



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

**Wednesday, October 25, 2023**

*The Board of Directors conducted this meeting in accordance with  
California Government Code section 54953.*

**DRAFT MINUTES**

**SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA  
REGIONAL OPEN SPACE DISTRICT – STUDY SESSION**

President Kishimoto called the special meeting of the Midpeninsula Regional Open Space District to order at 5:04 p.m.

**ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Yoriko Kishimoto, Margaret MacNiven, and Curt Riffle

Members Absent: None

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Maria Soria, Executive Assistant/Deputy District Clerk Shaylynn Nelson, Planning Manager Jane Mark, and Capital Projects Field Manager Bryan Apple

President Kishimoto announced this meeting is being held in accordance with Government Code section 54953. The public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website.

**1. Trail Use Policies And Trail Construction Practices Informational Study Session  
(R-23119)**

Assistant General Manager Brian Malone provided a brief background on the trail program's evolution and stated that tonight's study session aims to inform the Board and the public about the District's Trail Use Policies and that no action needs to be taken.

Planning Manager Jane Mark provided an overview of the District's policy framework, and highlighted the guiding policy documents that include the Basic Policy, the San Mateo County Coastal Service Plan, the Vision Plan, and Resource Management Policies.

Ms. Mark stated that there is a need for minor technical clarifications and administrative updates to align the language with current regulations, such as the Americans with Disabilities Act, and other related Board policies, including the Coastal Service Plan. This cleanup would also add the description of current trail construction practices in the Trail Use Policies.

Director Gleason stated that an attachment to the Board report titled "Mitigation Measures for Trail Use Conflicts" contains many great ideas but believes that not all of the measures are implemented as part of trail projects, and asked if there is a process to revisit them to incorporate some of the ideas to upcoming trail projects, specifically outreach to improve user group interaction and adding more rangers on bike patrol.

Ms. Mark stated that many of the criteria mentioned have been incorporated as part of the trails planning process, particularly outreach. For example, the Purisima-to-the-Sea-Trail and Parking project has incorporated robust outreach with stakeholders.

Mr. Malone reported that several of the measures have been implemented, such as the ranger bike patrol program. A review needs to be conducted to reassess and update the measures and consider which ones have not yet been implemented but could contribute positively moving forward.

Director Riffle requested clarification of the Measure AA 25 project portfolios because there is some confusion about a target to open 200 miles of additional trails, but the 200 miles were ultimately mentioned in the District's Vision Plan, which is broader than Measure AA.

Capital Projects Field Manager Bryan Apple continued the presentation providing an overview of the road and trail assessment. He also reviewed the work that is conducted for the trail scoping and scouting which is performed by the District's trail crews that have expertise in layout constructability, and implementation.

Ms. Mark concluded the presentation by reviewing the next steps to complete the administrative clean-up work. The General Manager plans to program the work and include it in the upcoming Three-Year Capital Improvement and Action Plan.

Public comment opened at 6:22 p.m.

Mike Buncic commented that he has submitted a written public comment to the Board expressing his desire for consistent standards and policies in trail use. He believes the District should establish handbooks or specifications on trail grading, drainage, and construction methods. Mr. Buncic also notes a decline in volunteer trail construction participation and hopes this can be expanded.

Jessica Tseng, a board member of Silicon Valley Mountain Bikers and Girls Rock, advocated for more mountain biker trails and multi-use trails in open space preserves. She believes the mountain biking community is supportive of additional trails and expressed readiness to contribute both time and money for this effort.

Aesa Medower shared her love for bike racing and that some of her favorite trails are in Santa Cruz because they are single track trails. She hopes for similar trails closer to home, and that there may be a potential for single track trails at Fremont Older. Ms. Medower stated that she is willing to volunteer for trail building initiatives as would other high-schoolers, and mountain bikers.

Grace Mills commented that she has been using District-maintained trails, particularly at Fremont Older. She expressed concern about the lack of single-track trails, and the wide fire roads with loose gravel have resulted in numerous crashes due to high speeds. She believes in the importance of cycling for mental health and is willing to contribute to trail maintenance efforts.

Charlie Krenz, a member of the Hawthorns Project Area Working Group, shared concerns about fulfilling the Measure AA promises regarding hiking and riding trails. He urged the District to streamline the trail process, work closely with permitting agencies, and focus on trail-building.

Mike Bushue with Equestrian Trail Riders' Action Committee raised a concern about the District's standard trail documents, which sets an 8% grade as a target number, believing this number is too high for the general use trails, suggesting a 6 to 8% grade is best. He commented that the issue is not about speed, but about providing a reasonable ride for the majority of trail users. Mr. Bushue requested access to the trail guidelines for review and discussion and offered his expertise to collaborate with Mr. Apple.

Colin Duwe spoke about the changes in bicycling since the passing of Measure AA in 2014 and noted the versatility of bikes, enabling riders to cover long distances without the need for extensive parking and infrastructure. He advocated for increased volunteer opportunities to bridge the gap between the District and trail users, promoting a more connected relationship.

Brian Medower thanked the District for conserving open space. He stated that the cycling community is a rapidly growing population with estimates suggesting a doubling in just two years and ongoing substantial growth. Mr. Medower suggested that the District's trails could be more enjoyable for cyclists and encouraged the District to draw inspiration from successful projects in Santa Cruz. He commented that with the District's extensive canvas, he urges the incorporation of more quality bike-specific and multi-use trails.

Trent Poltronetti praised the District for preserving beautiful land and balancing conflicting interests. However, he expressed concern that the District is behind in delivering on the trail promise and that the District is counting roads toward the trail totals, and personally does not think that is appropriate nor do the trails deliver an enjoyable experience due to steepness, the danger to go down, and lack of shade. Mr. Poltronetti advocated for the prioritization of narrow natural trails that meander through the forest, offering a more enjoyable experience for all users. He encourages the District to explore new trends in trail building, focusing on safety and creating fun spaces for the community, especially kids.

Beck Poltronetti, giving a perspective from today's kids, acknowledged the prevalence of screen time and video games, and highlighted the benefits of mountain biking for kids. He suggested that better trails near kids could encourage them to engage in outdoor activities, contributing to their physical well-being and enjoyment of spending time in nature.

Fred Berghout expressed gratitude for the District on the amazing open space. He commented that he sees the importance of empowering the next generation and highlighted the need to instill a sense of responsibility for the environment in them while advocating for good trails. He also stressed the importance of teaching kids about conflict resolution and appropriate trail etiquette.

Alison Hlady spoke about the valuable life skills that mountain biking teaches, such as resilience, perseverance, and the ability to encourage oneself and others. She expressed gratitude for the benefits gained from District's trails, particularly at Fremont Older. She suggested consideration of the mountain-bikers during the planning and building of new trails, highlighting the need to accommodate diverse user groups and minimize trail conflicts for a positive experience for everyone.

Kate Courtney expressed gratitude for the amazing trails in the area. She commented that what she has heard from this conversation is that it focuses on the differences between trail user groups rather than the commonalities. She acknowledged the diverse perspectives present in the conversation and emphasized the shared value of trails and the need to support better accessibility and opportunities, particularly for the next generation. She stressed the significance of safety, proposing small changes to trail use or accessibility to keep student athletes off busy roads like Skyline Boulevard, and enhancing safety for everyone. She advocated for more trails in general, promoting safe and respectful use that allows for a positive experience for all users.

Nicolas Jacques emphasized the importance of introducing kids to mountain biking for exercise, fun, and outdoor engagement. He advocated for beautiful trails like the Oljon Trail, which can cultivate a love for the outdoors and teach children the right values. He also expressed a willingness to assist in maintaining trails.

Sophia Jacques expressed gratitude for the construction of the Oljon trail, highlighting its significance in providing a great alternative to riding on Skyline Road. She noted the challenges and dangers of road biking, emphasizing the importance of creating more trails that allow mountain bikers to avoid paved roads.

Alistair Adams echoed the sentiment shared by others about the positive impact of mountain biking for kids. He emphasized the rewarding aspect of witnessing the transformation of shy and timid kids into confident young adults. Mr. Adams expressed the desire to strategize with the District on creating safe routes for Sunday rides that currently involve riding up Kings Mountain Road and along Skyline Boulevard to El Corte de Madera Preserve, with minimal road exposure. He seeks collaboration to find alternative paths that ensure the safety of the kids and reduce the need to ride on paved roads.

Emily Kraus emphasized the need for improved access to trails, emphasizing the health benefits of physical activity and the gender gap in sports science research. She suggested that improved trail access provides more opportunities for groups like female mountain biking teams to gather, fostering a supportive environment where girls and women can inspire each other and make a positive impact, especially when immersed in nature.

Linda Wegner a District Mountain Bike Docent emphasized the convenience and safety of having more trails nearby. She favored single tracks for seniors, citing their enjoyment and less hazardous nature. Ms. Wagner advocated for expanding single track trails for inclusivity.

Lily Sanders expressed concerns about gravel fire roads, stating they lack biker-specific challenges and are less environmentally friendly. She also highlighted the overlap between hikers, bikers, and vehicles, causing safety issues. Ms. Sanders proposed the development of access trails from residential areas to mitigate this problem, promoting eco-friendly transportation.

Thaddeus Block emphasized the importance of healthy activities for kids, stating that the District should initially design trails as multi-use systems accommodating various user groups. He suggests building well-designed single track trails and avoiding wide gravel trails to create a vibrant and enjoyable environment for recreation and health.

Linnea Block echoed the sentiments shared earlier by others and appreciates the mountain biking trails. Biking has helped her make friends, build fitness, and she stated that she knows of others that had the same positive experience.

Sean Bourke suggested allocating 100 miles of the 200 miles of the new trails to creating a well-designed, interconnected, professionally built single-track and multi-use trail system extending across multiple entry points from the valley floor to Skyline and beyond. The goal is to establish designated areas for hikers and equestrians separately, acknowledging that while multi-use trails are valuable, some spaces may benefit from separate usage for bicycling.

Willa Bourke commented she thrives on fun and technically challenging trails and that creating more of these trails can inspire people to explore and appreciate the outdoors, fostering a deeper connection to the land.

Jerry Wittenauer expressed his appreciation for the District's trails system, which is maintained year-round. However, he noticed brush and deadfall left after clearing. He suggested the U.S. Forest Service's fuel management best practices for wildfire mitigation and asked if the District has best practices for removing debris and incorporating it into trail policies.

Dashiell Leeds, Conservation Coordinator for the Sierra Club, Loma Prieta Chapter, and also representing Shani Kleinhouse from the Santa Clara Valley Audubon Society spoke in favor of the adopted e-bike policy and urged the District to maintain it. He commented that access to nature is crucial, but it should not compromise efforts to protect and restore the environment and that multi-use trails should be allowed, as long as there is no significant impact on plants, animals, habitat, soil erosion, or streams. He expressed concern about the potential impacts of a high percentage of multi-use trails that allow bikes. Furthermore, he emphasized the importance of robust processes before opening properties to the public, ensuring net benefits for biodiversity and aligning with the District's commitment to protect and restore the natural environment.

Buck Crockett commented that he believes that additional mountain bike trails should be developed across the preserves and that they should be the same width as multi-use trails. He proposed collaborating with the Santa Cruz Mountain Trail Stewardship (SCMTS) to create flow trails. He noted taking the Sierra Club's concerns with a grain of salt and, in his perspective, linking people, particularly the younger generation, with public lands through trails is important for having that membership to maintain biodiversity. He also underlined the importance of increased volunteer opportunities and transparent trail maintenance protocols.

Richard Skaff emphasized being the only one addressing accessibility for seniors and people with disabilities on the District's trails. He commented that he reviewed the District's website and noticed that there are only 7.5 miles of accessible trails, but at today presentation someone mentioned including roadways and sidewalks as part of the trail system. However, these are not trails; they're sidewalks and roadways. He stated that people with disabilities have the right to access the District's trails and commented against exclusive policies, requesting actions to ensure all of the multi-use paths are indeed paths for everyone to use, including people with disabilities.

Public comment closed at 7:20 p.m.

Director Holman requested additional information at a future board meeting regarding gravel trails, a chart or a timetable available for the Board and the public to understand the steps and duration for the construction of trails, including the purpose of each various step. She heard mentioned amongst the public comments that the number of mountain bikers has increased twofold since COVID, and inquired if the general use of hikers and equestrians has also doubled.

Mr. Malone stated survey work reveals a general trend of increased usage for hiking and bicycling, with a near-doubling during COVID, but that these numbers have dropped back closer to normal usage. The trend is a long gradual increase in visitation for both hiking and bicycle use.

Director Holman stated that a number of public comments spoke about volunteer opportunities in terms of trail maintenance and construction, and inquired if staff would like to address those comments.

Mr. Malone stated that the District's current Volunteer Program focuses on natural resource projects, particularly invasive weeds. A Volunteer Program evaluation was conducted, and it was recommended that a Volunteer Trail lead be hired; this recommendation is presently being reviewed by the Financial and Operational Sustainability Model (FOSM) Refresh. Furthermore, he stated that many public members expressed interest in collaborating with the SCMTS. Due to some challenges, such as COVID and the 2022/23 big storms, the District was unable to collaborate with the SCMTS on the first joint project. Mr. Malone also noted that the District funded half of the Saratoga-to-the-Sea Trail construction, which was done by the SCMTS, and that staff also collaborated with them on the design work.

Director Cyr commended the young members of the audience for attending the meeting and sharing their passion.

Director Gleason expressed gratitude to the public for attending the meeting and emphasized the dual importance of trails for people's experiences and their benefits to nature. He advocated for directing more projects to the professional trail crews for better results and improved trail systems. He encouraged considering light road-to-trail conversion projects, emphasizing the positive impact on the trail experience, and suggested an increased focus on such projects. Director Gleason urged prioritizing projects for the trail crew to ensure successful outcomes.

Director Riffle thanked everyone for their attendance and valuable comments. He praised staff for sharing their expertise and background in delivering trails. His hope is that people absorbed that there is much to building and maintaining the trails. Furthermore, he saw the meeting as an opportunity for listening, sharing, and incorporating good ideas into future trail plans and does

not have any direction tonight to change course other than keep up the good work and to incorporate some of the ideas and best practices that were discussed and incorporating volunteers.

Director Kersteen-Tucker appreciated Director Holman's suggestions and also recommends the topics she mentioned at a future meeting. In addition, she suggested adding a discussion on streamlining the permitting process and emphasized the importance of involving kids in outdoor activities and suggested collaborations with youth through a volunteer program.

Director Holman expressed gratitude to the public for attending the meeting and sharing their thoughts. She reiterated the District's mission, emphasizing the order is to preserve, protect, restore, educate, and enjoy. She acknowledged that most speakers talked about enjoying nature from a bicyclist perspective and encouraged reaching out to individuals who highlighted the recreational aspects and reminded them to respect and appreciate the context of being in nature. She stated that her perspective serves as a reminder of the context within which the District operates and the responsibilities of elected officials and staff.

Director Kersteen-Tucker asked that staff reach out to Mr. Skaff and connect with him regarding the District's ongoing work on the ADA program or to bring a presentation back to the Board to remind everyone of the efforts that are done to create more accessible open space preserves.

President Kishimoto emphasized that it is also the Board's responsibility to consider the needs of all 800,000 residents and not neglect those who did not come and speak tonight. She agreed with Director Holman's points and highlighted the recurring themes she heard for a future discussion on gravel trails, better utilization of volunteers, and the importance of incorporating the user experience into the trail design.

Mr. Malone addressed the loose gravel issues and Mr. Apple highlighted the importance of using aggregate-based surfacing and stated that the use of rock in specific areas is a selective tool to address challenges and ensure access for trail users throughout the year.

Director Holman suggested having more information, perhaps at a future Board meeting when this subject is discussed of when, why, and how the District uses various equipment to balance the engineering aspects of a project versus the artistic aspect.

Mr. Malone responded that staff are highly skilled and do operate machinery in an artistic manner, and that staff have the ability to follow the contour of the land and create sinuous paths.

No Board action required for this item.

### **ADJOURNMENT**

President Kishimoto adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 7:51 p.m.

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

President Kishimoto called the regular meeting of the Midpeninsula Regional Open Space District to order at 8:00 p.m.

**ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Karen Holman, Zoe Kersteen-Tucker, Yoriko Kishimoto, Margaret MacNiven, and Curt Riffle

Members Absent: None

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, District Clerk/Assistant to the General Manager Maria Soria Executive Assistant/Deputy District Clerk Loana Lumina-Hsu, Executive Assistant/Deputy District Clerk Shaylynn Nelson, Governmental Affairs Program Manager Joshua Hugg, Public Affairs Manager Korrine Skinner, and Senior Property Management Specialist Omar Smith III

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**ORAL COMMUNICATIONS**

Public comment opened at 8:01 p.m.

Ms. Soria reported there were no public speakers for this item.

Public comment closed at 8:01 p.m.

**ADOPTION OF AGENDA**

**Motion:** Director Cyr moved, and Director Holman seconded the motion to adopt the agenda.

**ROLL CALL VOTE: 7-0-0**

**SPECIAL ORDERS OF THE DAY**

Introduction of Staff

- Alex Harker, Capital Project Manager II
- Nguyen Pham, Senior Grants Technician

**CONSENT CALENDAR**

Public comment opened at 8:12 p.m.



Ms. Soria reported there were no public speakers for this item.

Public comment closed at 8:12 p.m.

**Motion:** Director Riffle moved, and Director Holman seconded the motion to approve the Consent Calendar.

**ROLL CALL VOTE: 7-0-0**

1. **Approve the September 13, 2023, and September 25, 2023 meeting minutes**
2. **Claims Report**
3. **Award of Contract to Roundstone Solutions Inc., for new Computer Servers, Software, and Support Services (R-23-120)**

General Manager’s Recommendation:

1. Authorize the purchase of an integrated 3-node computer server hardware system for the administrative office, with 60 months of 24/7 hardware support and onsite installation, for an amount not-to-exceed \$225,555.
2. Authorize the purchase of four computer servers for field offices, with 60 months of 24/7 hardware support and onsite installation, for an amount not-to-exceed \$99,880.
3. Authorize the purchase of 12 NVIDIA vPC GPU licenses for 60 months to support high performance server virtualization, for an amount not-to-exceed \$9,750.
4. **Authorization for Procuring Ranger Rugged Laptops for Field Use (R-23-121)**

General Manager’s Recommendations: Authorize the purchase of 30 Dell rugged laptops for a not-to-exceed amount of \$131,000.

5. **Approve an Agreement to Exchange Interests in Real Property between Colleen H. Garratt (Garratt) and Midpeninsula Regional Open Space District (District). District to receive a public trail easement along a portion of Skyline Trail traversing the Garratt property (San Mateo County APN 072-271-150) before crossing through Teague Hill Open Space Preserve (San Mateo County APN 072-290-100) in exchange for District quitclaiming an unused access easement over the Garratt property (R-23-122)**

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 report.
2. By a unanimous vote of the Board of Directors, adopt a resolution authorizing the General Manager or other appropriate officer to execute the Agreement to Exchange Interests in Real Property between the District and Garratt, the easements and deeds referenced therein and related documents.
3. Amend the Use and Management Plan for Teague Hill Open Space Preserve to include the public trail easement to be acquired by the District.
4. Withhold dedication of the public trail easement to be acquired by the District as public open space at this time.

**6. Award of Contract to Sherwood Design Engineers for Engineering and Design Services for the Webb Creek Culvert Replacement Project in Bear Creek Redwoods Open Space Preserve (R-23-123)**

General Manager's Recommendations:

1. Authorize the General Manager to execute a contract with Sherwood Design Engineers to complete the design, engineering, permitting, and construction oversight for the Webb Creek Culvert Replacement Project for a base contract amount not-to-exceed \$99,690.
2. Authorize a 10% contingency of \$9,969 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$109,659.

**7. Award of Contract with Questa Engineering Corporation for Engineering and Design Services for the Paulin Crossing and Slide Repair Project in La Honda Creek Open Space Preserve (R-23-124)**

General Manager's Recommendations:

1. Authorize the General Manager to enter into a multi-year professional services contract with Questa Engineering Corporation to complete the design, engineering, permitting, and construction oversight for the Paulin Crossing and Slide Repair Project for a base contract amount not-to-exceed \$150,000.
2. Authorize a 10% contingency of \$15,000 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount to \$165,000.

**8. Award of Contract to Confluence Restoration for Plant Installation & Maintenance at Bear Creek Redwoods Open Space Preserve to Address Permit Conditions and Mitigation Requirements for the Phase II Trails Work (R-23-125)**

General Manager's Recommendations:

1. Award a one-year contract to Confluence Restoration in the amount of \$62,320 for work on the Bear Creek Redwoods Plant Installation & Maintenance Project.
2. Authorize the General Manager to extend the contract for up to four additional one-year terms, based on contractor performance, for a not-to-exceed contract amount of \$268,156 over the five-year term.
3. Authorize a 10% contingency in the amount of \$26,816 over the five-year term to address unforeseen issues, for a not-to-exceed contract amount of \$294,972 over the five-year term.

**9. Highway 17 Wildlife and Trail Crossings Funding Exchange Agreement with the Metropolitan Transportation Commission and Santa Clara Valley Transportation Authority (R-23-126)**

General Manager's Recommendations: Authorize the General Manager to execute a Funding Exchange Agreement with the Metropolitan Transportation Commission and Santa Clara Valley Transportation Authority for the exchange of federal regional discretionary funds for Midpeninsula Regional Open Space District non-federal, unrestricted funds for the Highway 17 Wildlife and Trail Crossings project in an amount not to exceed \$500,000.

**BOARD BUSINESS****10. Proposals for Recognizing the Contributions and Significant Support of former Board members Larry Hassett and Pete Siemens (R-23-127)**

Governmental Affairs Program Manager Josh Hugg presented the staff presentation and reviewed the proposals to recognize the contributions and significant support of former District Board Members Larry Hassett and Pete Siemens. Mr. Hugg presented the former Board Members' long-standing service, ward representation, accomplishments, service on District committees, advocacy and support for District projects, volunteer projects, and service on local agencies committees and commissions. He shared the considerations the Legislative, Funding, and Public Affairs Committee discussed to arrive at the final recommendations.

Director Kersteen-Tucker commented that she is pleased to recognize former Board members Hassett and Siemens, and that both were excited about their selection of recognition. She stated that Mr. Hassett has numerous documents and has expressed interest in establishing a small library at the District focusing on the rich history of the Skyline.

Public Affairs Manager Korrine Skinner reported that the Public Affairs Department is waiting to receive the documents.

Director Holman commented having known Mr. Hassett for many years as a community retailer, colleague, friend, and as District Board Member. She recalls him shared his dream of being appointed to the Board. The District and his children are the prides of his life.

Director Gleason commented that even after retirement, both former directors were still actively contributing. Recently, Mr. Hassett provided an insightful tour, sharing his knowledge about the Skyline area and also Mr. Siemens who, just before his passing, assisted him with learning more about the District. He stated that he holds the utmost respect for both directors and supports the recognition they are receiving.

Director Riffle commented that he had the privilege of working alongside both former directors for a remarkable period of 15 to 16 years. Throughout this time, he continued to learn from them until their last day on the Board, and deeply values their significant contributions.

Diane Siemens thanked the Board for considering naming a Phase II trail at Bear Creek Redwoods Open Space Preserve (OSP) in recognition of Mr. Siemens, as it was one of his new favorites areas. She also suggested a portion of the trail could be handicap accessible.

Director Kersteen-Tucker requested to expedite Mr. Hassett's recognition to ensure his presence at the event. Given his fragile health, having him attend the ceremony would be significant, and would like to make every effort to accommodate that.

Director Cyr commented that as someone who has been in contact with both former directors for well over a quarter century, he can attest to the richness and engagement of the time shared with them. Despite the passage of many years, the interactions with the Board have consistently been characterized by cordiality, reflection, seriousness, occasional playfulness, and a constant commitment to what is best for the entire District. He mentioned that it is a significant choice on

how to honor the time, commitment, energy, and love that both of them brought to their roles and is wholeheartedly supportive of the recommendation.

Public comment opened at 8:39 p.m.

Ms. Soria reported there were no public speakers for this item.

Public comment closed at 8:39 p.m.

**Motion:** Director Kersteen-Tucker moved, and Director MacNiven seconded the motion to approve the recommendations from the Legislative, Funding and Public Affairs Committee to install a commemorative bench on the Grasshopper Loop Trail at the La Honda Creek Open Space Preserve to recognize former Board member Larry Hassett and to name a Phase II trail at Bear Creek Redwoods Open Space Preserve to recognize former Board member Pete Siemens for their years of service and significant support to the agency and its mission.

**ROLL CALL VOTE: 7-0-0**

#### **11. Disposition of the Quam House and Accessory Structures (R-23-128)**

Senior Property Management Specialist III Omar Smith recapped that the Board in February of 2022 directed staff to request bids to improve the lower driveway and return to the Board for further discussion if the bids were greater than \$350,000. Mr. Omar provided an overview of the house, the existing structures, existing driveway conditions, and the two landslide failures that occurred in March of 2023. The General Manager recommends that the Board reject all bids and approve the demolition of the Quam residence and accessory structures for an estimated cost of \$400,000. Funding to complete the work would be requested as part of the Annual Budget and Action Plan process and completed at a future fiscal year.

Senior Capital Project Manager Scott Reeves provided a background of the bid process. A Request for Bids was issued on July 11, 2023 for the Quam Residence Road Repair project. Staff reached out to 17 contractors but only one bid was received in the amount of \$728,877 from Storesund Construction, Inc. Staff met with the contractors and received feedback that site is a challenge to access and stage, and the project is less attractive compared to other projects available for bid. Mr. Reeves then reviewed the cost analysis of demolishing the site versus repairing and maintaining the site.

Director Riffle inquired if there were any salvageable items at the location.

Mr. Smith stated that there are several items that could be recycled or repurposed, such as the heat pump, air conditioning system, some appliances, materials from the redwood barn such as the wood materials and paneling, and a portion of the metal roofing.

Director Holman inquired if there is a possibility of leaving structures to serve as habitat for wildlife, and if any work needs to be done to the road in order for the demolition vehicles to access the site. Additionally, she inquired whether this cost has already been included in the total amount.

Mr. Malone stated that there would be an incremental cost increase but no significant enhancements to the road are necessary to facilitate the entry of demolition equipment. He also expressed apprehension about the risks associated with keeping structures, including the fire hazard that abandoned buildings can pose.

Mr. Reeves commented that as long as the demolition is done in the dry season, the road is passable. It will be problematic during the winter with water moving through that area.

Public comment opened at 9:12 p.m.

Ms. Soria stated there are no public comments.

Public comment closed at 9:12 p.m.

**Motion:** President Kishimoto moved, and Director Riffle seconded the motion to reject all bids received for the Quam Residence Roadway Repair Project and approve the demolition of the Quam residence and accessory structures and associated site remediation for an estimated cost of \$400,000.

**ROLL CALL VOTE: 7-0-0**

**INFORMATIONAL REPORTS**

A. Committee Reports

Director Gleason reported on the first meeting of the Hawthorns Historic Complex Ad Hoc Committee, which was held on October 24, 2023. The Committee is composed of Director Gleason as chair and Directors Holman and Riffle. The meeting included a tour of the house, discussion of potential uses, and opportunity for public access.

B. Staff Reports

Land and Facilities Manager Brandon Stewart shared that he, District staff, and Director Kersteen-Tucker attended the Half Moon Bay Pumpkin Festival on October 14 and represented the District in the parade.

C. Director Reports

Director Cyr attended the October 25, Santa Clara Valley Water Commission meeting.

Director Riffle attended the Staff Recognition Event (SRE) on October 18. He attended a tour of the Highway 17 crossing in Bear Creek Redwoods with the Wildlife Conservation Board and the State Coastal Conservancy on October 23. Lastly, he extended his compliments to his colleagues for the content discussed in tonight's meeting. He appreciates the effort to bring attention not only to the trails but also to the broader perspective of the District's mission.

Director Kersteen-Tucker attended the Half Moon Bay Pumpkin Festival parade, presented to the Half Moon Bay City Council, and attended the October 18 Staff Recognition Event. She and Director MacNiven also participated the Central Coast Rangeland Coalition workshop, met Mr.

Hassett on Saturday and took a tour of the Skyline area, attended the Volunteer Recognition Event (VRE) and hiked at Coyote Ridge and the Coyote Valley Open Space Preserves.

Director Gleason attended the Highway 17 projects tour on October 23 with the Wildlife Conservation Board and the State Coastal Conservancy. On October 25, he provided a presentation to Santa Clara County staff on areas they can enjoy nature during their Walk-tober and wellness campaign. He attended the VRE, and on October 22 a docent-led tour on Mt. Umunhum.

Director MacNiven reported that she attended the last of her Santa Cruz Mountain Stewardship meetings.

Director Holman attended the VRE and noted there were approximately 200 volunteers present. She praised the event organizers and said it was a well-done event.

President Kishimoto attended the CA LAFCO state conference where she spoke about LAFCO's fire services study. She mentioned that the last brown bag meeting is scheduled for December 12, which will be presented by Aaron Hebert on the butterfly pass.

**ADJOURNMENT**

President Kishimoto adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 9:26 p.m.

Maria Soria, MMC  
District Clerk