



Midpeninsula Regional  
Open Space District

January 14, 2026  
Board Meeting 26-01

## SPECIAL AND REGULAR MEETING

### BOARD OF DIRECTORS MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Wednesday, January 14, 2026

*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

President Cyr called the special meeting of the Midpeninsula Open Space District to order at 6:02 p.m.

#### ROLL CALL

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

Members Absent: Karen Holman

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, Budget and Finance Manager Rafaela Oceguera, District Clerk/Assistant to the General Manager Maria Soria, Executive Assistant/Deputy District Clerk Shaylynn Nelson, Executive Assistant/Deputy District Clerk Nalini Pillay

President Cyr announced that 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. Annual Bond Disclosure Training for the Board of Directors, Members of the Disclosure Working Group, and Contributors (R-26-01)**

The District's Disclosure Counsel Jacqui Jennings with ArentFox Schiff presented.

Director Holman joined the meeting at 6:14 p.m.

Public comment opened at 6:59 p.m.

District Clerk Maria Soria reported there were no public speakers for this item.

Public comment closed at 6:59 p.m.

No Board action required.

### **ADJOURNMENT**

President Cyr adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:59 p.m.

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

President Cyr called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:04 p.m.

### **ROLL CALL**

Members Present: Jed Cyr, Craig Gleason, Yoriko Kishimoto, Karen Holman, Zoe Kersteen-Tucker, Margaret MacNiven, 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, Executive Assistant/Deputy District Clerk Nalini Pillay, Real Property Planner Aaron Peth, Senior Capital Project Manager Mark Brandi, Superintendent Brad Pennington

President Cyr announced that 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.

### **ORAL COMMUNICATIONS**

Public comment opened at 7:05 p.m.

Lakhinder Walia spoke positively of the District's maps and requested that maps be created for the Los Gatos trail near Main Street and the Villa Maria trail of Fremont Older.

Public comment closed at 7:07 p.m.

General Manager Ana Ruiz responded that staff will look into both suggestions.

Director Gleason stated that the Los Gatos trail likely belongs to the Town of Los Gatos and suggested the District could communicate with the Town.

### **ADOPTION OF AGENDA**

**Motion:** Director Kishimoto moved, and Director Riffle seconded the motion to adopt the agenda.

**ROLL CALL VOTE:**      **7-0-0**

### **SPECIAL ORDERS OF THE DAY**

#### **Introduction of Staff**

- Nalini Pillay, Executive Assistant/Deputy District Clerk

### **CONSENT CALENDAR**

Director Riffle inquired about agenda item #3 and expressed concern that approximately half of District land is not dedicated. He noted that cities and agencies may begin looking towards the District for land to build houses and inquired whether the District should reconsider the criteria for dedicated lands.

Real Property Manager Aaron Peth explained that staff balances protecting open space by looking for lands appropriate for dedication while also leaving the District open to exchanges. He noted that in the District's favor is being a singular, focused agency for open space lands. He further noted that it is difficult to develop and obtain permits for many District-owned lands due to the terrain, which makes it less ideal for housing. He stated that the District will continue to thoroughly review which portions of land are appropriate for dedication.

Ms. Ruiz stated she also had concerns and spoke with Real Property staff about taking another precise look at District properties which led to a sizable acreage being presented tonight to the Board of Directors (Board) for dedication. She also noted in the next several years there will be further sizable allotments expected to be coming to the Board for consideration.

Director Kersteen-Tucker suggested that as the District considers which lands to dedicate to also analyze through the lens of which properties are more endangered or vulnerable.

Public comment opened at 7:16 p.m.

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

Public comment closed at 7:16 p.m.

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

**ROLL CALL VOTE:**      **7-0-0**

- 1. Approve the December 3 and December 10, 2025 Board meeting minutes**
- 2. Approve Claims Report**
- 3. Annual Dedication Report of Certain Lands of the Midpeninsula Regional Open Space District (R-26-02)**

**General Manager's Recommendations:**

1. Accept the annual report on the status of dedicated interests in lands of the Midpeninsula Regional Open Space District held for public open space purposes.
2. Adopt a Resolution dedicating interests in certain District lands for public open space purposes.

**4. 2026 Legislative Program (R-26-03)**

**General Manager's Recommendation:** Adopt the 2026 Legislative Program as recommended by the Legislative, Funding, and Public Affairs Committee, with any final changes from the Board of Directors, to set the Calendar Year 2026 legislative priorities and policies for Midpeninsula Regional Open Space District.

**5. Authorize the General Manager to Amend a Contract with AECOM Technical Services Inc. (AECOM) for image cataloging services on the Wildlife Picture Index project (R-26-04)**

**General Manager's Recommendation:** Authorize the General Manager to amend a contract with AECOM to provide additional wildlife cataloging services and increase the contract amount by \$35,500, for a total not-to-exceed contract amount of \$60,500.

**6. Annual Findings for up to Six Compensated Board Meetings Per Month (R-26-05)**

**General Manager's Recommendation:** Adopt a Resolution making annual findings that more than five Board meetings per month are necessary for the effective operation of the Midpeninsula Regional Open Space District.

**BOARD BUSINESS**

**7. Election of the Calendar Year 2026 Officers for the Midpeninsula Regional Open Space District Board of Directors (R-26-06)**

President Cyr delivered remarks as the outgoing President of 2025 and highlighted District accomplishments.

Each Board member thanked Director Cyr for his service as Board President for 2025.

President Cyr called for nominations for Board President.

Director Cyr nominated Director Kersteen-Tucker for Board President and Director MacNiven seconded the nomination for Board President.

Director Kishimoto noted that Director Gleason is next in the rotation to serve as Board President and inquired if he would be willing to serve if she made a nomination.

Director Gleason declined consideration as Board President for this year.

No further nominations were presented.

**Motion:** Director Riffle moved and Director Kishimoto seconded the motion to close the nominations for Board President.

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

By a vote of 7-0, the Board elected Director Kersteen-Tucker as Board President for calendar year 2026.

President Kersteen-Tucker called for nominations for Board Vice President.

Director Cyr nominated Director Gleason to serve as Board Vice President.

Director Gleason declined the nomination.

Director MacNiven nominated Director Kishimoto.

Director Kishimoto declined.

Director Kishimoto nominated Director Holman for Board Vice President and Director Gleason seconded the nomination.

No further nominations were presented.

**Motion:** Director Cyr moved and Director Riffle seconded the motion to close the nominations for Board Vice President.

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

By a vote of 7-0, the Board elected Director Holman as Board Vice President for calendar year 2026.

President Kersteen-Tucker called for nominations for Board Treasurer.

Director Kishimoto nominated Director Riffle for Board Treasurer and President Kersteen-Tucker seconded the nomination.

No further nominations were presented.

**Motion:** Director Cyr moved and Director Gleason seconded the motion to close the nominations for Board Treasurer.

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

By a vote of 7-0, the Board elected Director Riffle as Board Treasurer for calendar year 2026.

Director Holman nominated Director MacNiven for Board Secretary and Director Kersteen-Tucker seconded the nomination.

No further nominations were presented.

**Motion:** Director Riffle moved and Director Cyr seconded the motion to close the nominations for Board Secretary.

**ROLL CALL VOTE:**      **7-0-0**

By a vote of 7-0, the Board elected Director MacNiven as Board Secretary for calendar year 2026.

Public comment opened at 7:35 p.m.

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

Public comment closed at 7:35 p.m.

Director Holman left the dais at 7:35 p.m. and returned at 7:36 p.m.

Director Kishimoto left the dais at 7:36 p.m. and returned at 7:37 p.m.

## **8.      Fremont Older Parking Area Improvement Project for Fremont Older Open Space Preserve (R-26-07)**

General Manager Ana Ruiz provided opening remarks and Senior Capital Project Manager Mark Brandi presented. Ms. Ruiz, Superintendent Brad Pennington and Assistant General Manager Brian Malone assisted with answering questions.

Director Holman proposed evaluating non-urban stripping methods for parking space delineations and suggested evaluating what possibilities there are to improve the net structure and recommended that staff explore re-partnering with the Country Club for further negotiations relating to net structures.

Director Holman suggested using a down tree from a preserve to mill as a bench rather than purchasing a commercial bench.

Mr. Bradi responded that staff have not yet reached that level of detail but can explore the potential reuse of recycled wood material from the preserve or nearby locations.

Director Gleason recognized the continued ADA efforts and noted their increasing importance.

Director Gleason suggested that if the real-time parking count technology was placed on the way to the parking lot it could help visitors identify available parking earlier and choose the available roadside parking rather than driving further to enter a full lot.

Public comment opened at 8:22 p.m.

Margaret Hinebaugh spoke against the recommendation before the Board to reconfigure the existing parking area and delineate the parking spaces, and provided further comments on specific aspects of the project.

Lakhinder Walia provided suggestions for improving the parking area.

Public comment closed at 8:29 p.m.

Director Riffle, Chair of the Planning and Natural Resources (PNR) Committee commented that the PNR shared the Board's concerns and asked staff to continue to analyze if additional spaces could be added. Ultimately the PNR unanimously decided to forward the recommendation to the Board. He acknowledged that staff have heard their concerns but remembered that the project began as an ADA improvement project and that there is a circulation and safety problem at the site, pointing out that five residents and a ranger drive past the parking lot to reach their property. PNR also discussed permeable versus non-permeable materials and how to incorporate best practices for transportation demand management from other lots. Lastly, he said that it is worthwhile exploring how to make the most of the lot to help the public.

Director Kishimoto, also a PNR member, commented that it was difficult to decide whether to spend a significant amount of money on a parking lot that could potentially have fewer parking spaces and questioned whether funds should be spent on a rural parking lot. She pointed out that it can be intimidating for members of the public who do not frequent the parking lot, but in the end, she supported the recommendation. Lastly, she said that she did not know the cost of adding real-time parking counters, but the Board would have the opportunity to make a decision after they receive the cost data.

President Kersteen-Tucker also a PNR member, mentioned that there is a lot of information on transportation demand strategies from Rancho San Antonio that can be right-sized and potentially applied to the parking lot. She stated that she felt confident through the PNR reporting and questioning and emphasized that staff are paying attention and are trying to be flexible and accommodating of all the questions and concerns within a very constrained space.

Director Holman suggested maintaining a rustic atmosphere when considering paving and demarcating the parking lot. She asked staff to evaluate whether two staff parking spaces are needed, and to consider a taller safety net as opposed to a suspended net or extending the net and suggested collaborating with the Country Club to find a solution.

Ms. Ruiz explained that reconfiguring the net would likely be expensive, and staff had extensive conversations with the Country Club over the years that led to the conclusion of installing a suspended net.

Assistant General Manager Brian Malone explained that a taller, vertical net would likely not be useful in this instance since the high elevation where golfers tee would result in golf balls flying above the vertical net and into the parking area (the tee is much higher in elevation than the parking area). He further noted that a taller, vertical net would also require the District remove all the large oak trees along the border.

Director Holman suggested staff consider delineation of parking spaces without typical urban striping. She noted that many surfaces, including concrete, can be tinted to avoid the cold gray seen in urban settings.

Director Riffle commented that he was present during the original discussions of the netting project and that substantial effort and funding had already been invested in studying and installing the net. He stated that, given the current concerns about project costs, he believes the existing netting is sufficient and does not recommend further studies, which could result in costly changes.

Director Holman noted management may have changed and it may be beneficial to ask the Country Club a few questions.

Director MacNiven expressed support for not removing trees and hope they survive the pavement process. She commented that she does not support installing a taller net due to concerns about bird safety.

Director Gleason acknowledged the frustration expressed by some public commenters regarding the reduction in the maximum number of spaces. He noted that others he spoke with supported the proposal and that it addresses concerns raised by less frequent users who are less accustomed to the difficult parking issues at the site. He expressed his support for the proposal and encouraged creative consideration of opportunities to add additional parking spaces.

**Motion:** Director Kishimoto moved and Director Riffle seconded the motion to:

1. Accept the conceptual design recommended by the Planning & Natural Resources Committee for the Fremont Older Parking Area Improvements Project, which includes paving and formalizing the parking spaces, establishing defined circulation routes, and enhancing ADA parking and trailhead amenities.
2. Direct staff to evaluate the following additional amenities and transportation demand management strategies for the site during the design development process: enhanced cellular and internet connectivity, real-time parking count technology, and increased parking capacity.

**ROLL CALL VOTE:**      **7-0-0**

### **INFORMATIONAL REPORTS**

A.      Committee Reports

No reports.

B.      Staff Reports

Mr. Malone provided an update on the Purisima-to-the-Sea process related to the wetland challenges.

Stefan Jaskulak provided a status update for the Spooky Knoll Trail federal grant and the State Coastal Conservancy grant application for the highway 17 overcrossing.

C. Director Reports

Director Gleason reported that he attended Ken Miller's Mt. Umunhum history tour.

Directors Riffle and Kishimoto reported attending the Rights Relations Training.

Director Holman reported that she has been appointed as the alternative on the Coastal Conservancy Commission.

President Kersteen-Tucker reported meeting with Supervisor Corzo on December 15 for an annual check-in.

**ADJOURNMENT**

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 9:08 p.m.

Shaylynn Nelson, Deputy District Clerk  
Maria Soria, District Clerk