



SPECIAL AND REGULAR MEETING

**BOARD OF DIRECTORS
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

Wednesday, April 22, 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 – CLOSED SESSION**

President Kersteen-Tucker called the special meeting of the Midpeninsula Regional Open Space District to order at 5:00 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, District Clerk/Assistant to the General Manager Maria Soria, Real Property Allen Ishibashi, Planner III Aaron Peth, and Senior Resource Management Specialist David Liefert

President Kersteen-Tucker 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. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)

Property: San Mateo County APNs: 086-340-010, 020, 030, 040, 050, 070, 080, 090, 100, 110, 120, 130, 140, 150, 160, 170, 180, 190, 230, 240, 280, 300 and 320

Agency Negotiator: Aaron Peth, Real Property Planner

Negotiating Party: Ben Wright, Peninsula Open Space Trust

Under Negotiation: Purchase Terms

Public comment period opened.

District Clerk/Assistant to the General Manager Maria Soria reported no public comments were submitted for the closed session.

Public comment period closed.

The Board convened into closed session.

ADJOURNMENT

President Kersteen-Tucker adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 7:00 p.m.

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

President Kersteen-Tucker called the regular meeting of the Midpeninsula Regional Open Space District to order at 7:06 p.m.

ROLL CALL

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

Members Absent: None

Staff Present: General Manager Ana Ruiz, Assistant General Counsel Egan Hill, 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, Public Affairs Manager Lori Low, Administrative Assistant Gabi Navarrete, Public Affairs Specialist II Ryan McCauley, Visitor Services Manager/Chief Ranger Matt Anderson, and Foothills Area Superintendent Brad Pennington

President Kersteen-Tucker 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.

REPORT OUT OF CLOSED SESSION

President Kersteen-Tucker reported the Board met in closed session, and no reportable action was taken on April 14 and April 22.

ORAL COMMUNICATION

Public comment period opened.

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

Public comment period closed.

ADOPTION OF AGENDA

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

ROLL CALL VOTE: 7-0-0

CONSENT CALENDAR

Director Holman commented on Agenda Item #7, noting that page four of the staff report references CEQA, the Environmental Impact Report, and the Board resolution approved by the Board of Directors (Board) on April 8, 2026. She said that the report did not reference the separate directive given to staff that bird surveys take place no further out than 14 days from the start of the project.

Assistant General Counsel Egan Hill responded that the additional directive was not part of the CEQA determination approved by the Board and therefore is not reflected in the staff report.

General Manager Ana Ruiz stated that the directive was recorded in the April 8 minutes, and as it was not part of the CEQA findings, it was not included in the staff report.

Director Holman expressed the preference that in the future directives given to staff be reflected in the staff report.

President Kersteen-Tucker commented on Agenda Item #5, noting that the Board has separately requested staff to add signage on the South Cowell property along the coastal trail indicating the District's involvement in protecting the [agricultural uses of the] property. She noted that she did not see that information included in the staff report and requested that this direction be reflected in the meeting minutes.

Public comment period opened.

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

Public comment period closed.

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

ROLL CALL VOTE: 7-0-0

- 1. Approve the April 8, 2026 Board meeting minutes**
- 2. Approve Claims Report**
- 3. Grant Funding Application for Santa Cruz Kangaroo Rat Project (R-26-49)**

General Manager's Recommendation: Adopt a resolution authorizing the General Manager to apply for grant funding from the Santa Clara Valley Water District (Valley Water) and negotiate a grant funding agreement up to \$500,000 for the Santa Cruz Kangaroo Rat Habitat Management Plan Implementation Project.

4. Award of Contracts to Three Firms for On-Call Graphic Design Services (R-26-50)

General Manager's Recommendation: Authorize the General Manager to enter into three, four-year contracts for on-call graphic design services with Cartwright Design Studio, Eric Gouldsberry Art Direction and SIDE Studio for amounts not to exceed \$100,000 each.

5. Proposed Funding Agreement with Peninsula Open Space Trust for Purchase of an Agricultural Conservation Easement on the North Cowell Property located at 2475 Cabrillo Highway, Half Moon Bay, in unincorporated San Mateo County (Assessor's Parcel Numbers 066-170-070 & 066-170-080) to ensure perpetual agricultural use of the property (R-26-51)

General Manager's Recommendation: Adopt a Resolution authorizing the execution of the Funding Agreement with Peninsula Open Space Trust for the agricultural conservation easement over the North Cowell property.

6. Award of Contract for Engineering Design and Construction Support Services for the Miramontes Crossing Replacement Project at Miramontes Ridge Open Space Preserve (R-26-52)

General Manager's Recommendations:

1. Authorize the General Manager to execute a contract with Biggs Cardosa Associates Inc., to provide engineering design and construction support services for the Miramontes Crossing Replacement Project for a not-to-exceed base contract amount of \$249,799.
2. Authorize an allowance in the amount of \$20,000 for additional technical studies if required by regulatory agencies to obtain jurisdictional permits.
3. Authorize a 10% contingency in the amount of \$24,980 for unforeseen tasks or construction support beyond the current scope, bringing the total not-to-exceed contract amount to \$294,779.

7. Award of Construction Contract for the Bear Creek Redwoods Open Space Preserve North Parking Area (R-26-53)

General Manager's Recommendations:

1. Authorize the General Manager to enter into a contract with Joseph J. Albanese, Inc., of Santa Clara, CA as the lowest responsible and responsive bidder for a not-to-exceed base amount of \$1,904,963.
2. Authorize the award of a Bid Alternate in the amount of \$88,825 for the installation of planting and \$21,000 for the use of Corten steel edging in lieu of aluminum edging, bringing the base contract amount to \$2,014,788.
3. Authorize a contingency of 20% in the amount of \$402,958 to be reserved for unanticipated issues, bringing the total-not-to-exceed contract amount to \$2,417,746.

BOARD BUSINESS

8. Consideration of a Commemorative Bench in honor of Katherine (Kay) Duffy at Fremont Older Open Space Preserve (R-26-54)

Administrative Assistant Gabi Navarrete presented. Public Affairs Manager Lori Low assisted in answering questions.

Director Riffle commented that he is in favor of the recommendation but noted that there are several benches located in the Fremont Older Open Space Preserve (OSP) and inquired what is a sufficient number of benches for the area.

Public Affairs Manager Lori Low stated that staff presented Board Policy 5.01 to the Legislative Funding and Public Affairs Committee with proposed updates to the policy given the anticipated increase in requests in the coming years, the number of volunteers who meet current requirements, and the District's commitment to only install minimal infrastructure to keep the spaces natural. She noted that the Committee made a recommendation, which will be brought forward to the full Board, and reported that there are thirty-three existing commemorative benches on District lands but was unsure how many are located in Fremont Older OSP.

Director Gleason thanked Ms. Duffy for her service and recognized her efforts in protecting open spaces. He noted that her family selected the bench location, with input from staff, and expressed enthusiasm for the upcoming dedication.

Public comment period opened.

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

Public comment period closed.

Motion: Director Gleason moved, and Director Riffle seconded the motion to approve the request of Director Craig Gleason (Ward 1) to recognize a founding and former long-time Board Director Kay Duffy with a commemorative bench at the junction of Hayfield Trail and Sevens Springs Trail Connector in the Fremont Older Open Space Preserve.

ROLL CALL VOTE: 7-0-0

9. Public Affairs Annual Update (R-26-55)

Public Affairs Manager Lori Low and Public Affairs Specialist II Ryan McCauley presented.

Public comment period opened.

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

Public comment period closed.

No formal Board action is required.

10. Informational Ranger Public Safety Report for 2025 (R-26-56)

Visitor Services Manager/Chief Ranger Matt Anderson presented. Foothills Area Superintendent Brad Pennington and Assistant General Manager Brian Malone assisted in answering questions.

President Kersteen-Tucker suggested that the District should consider pursuing legislation to clarify ADA use or clarify regulations of e-bike use so that the rangers are equipped with more tools.

Public comment period opened.

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

Public comment period closed.

Director Holman encouraged the need for bilingual outreach and communication to better engage community near Ravenswood Open Space Preserve. She commented that the outreach would entice them to use and enjoy a preserve that is located near them.

No formal Board action is required.

INFORMATIONAL REPORTS

A. Committee Reports

Director Holman reported on the April 21, 2026, Legislative, Funding & Public Affairs Committee (LFPAC) meeting.

B. Staff Reports

Ms. Ruiz reported she met the Peninsula Open Space Trust President Gordon Clark to update each other on a number of projects. She also reported that on April 17, she presented an overview of the District to the Daughters of the American Revolution.

C. Director Reports

Director Gleason reported that on April 21, he along with Planning Manager Jane Mark, presented to the Campbell chapter of AARP. He also joined a volunteer event at Cherry Springs that was hosted by Volunteer Program Lead Ellen Gartside.

Director Cyr reported attending the District Staff Assembly on April 1, the Valley Water Commission meeting on April 8, a tour of the Hawthorns trail alignment on April 13, the District's All-Staff meeting on April 15, a tour of the Kennedy Trailhead on April 19, and the LFPAC meeting on April 21.

Director Riffle reported he attended the District Staff Assembly on April 1, the All-Staff meeting April 15, he met with Joe Simitian on April 15 regarding Board coaching services, attended the Daughters of the American Revolution presentation on April 17, he participated in the Ridge to

Bridge benefit for the Bay Area Ridge trail on April 18, and a tour of the Kennedy Trailhead on April 19.

Director Holman reported she attended a tour of the Hawthorns parking area options on April 13.

Director Kishimoto reported that she attended a Local Agency Formation Commission meeting on April 20, a Bay Conservation and Development Commission meeting on April 16, and attended the Bay Nature celebration on April 12.

ADJOURNMENT

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 9:29 p.m.

Maria Soria, MMC
District Clerk