



SPECIAL AND REGULAR MEETING

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

Wednesday, May 13, 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 Kersteen-Tucker called the special meeting of the Midpeninsula Regional Open Space District to order at 6:00 p.m.

ROLL CALL

Members Present: Jed Cyr, Craig Gleason, Zoe Kersteen-Tucker, Yoriko Kishimoto, Margaret MacNiven, and 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, District Clerk/Assistant to the General Manager Maria Soria, Executive Assistant/Deputy District Clerk Shaylynn Nelson, Senior Resource Management Specialist Coty Sifuentes-Winter, Resource Management Specialist II Arianna Camponuri

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. 20-Year Sudden Oak Death Update and Strategic Goals (R-26-61)

Resource Management Specialist II Arianna Camponuri and Senior Resource Management Specialist Coty Sifuentes-Winter presented. UC Berkeley Cooperative Extension Specialist, Adjunct Professor Matteo Garbelotto assisted with answering questions.

Director Holman arrived at 6:32 p.m.

Director Riffle suggested periodically reminding the public about preventing the spread of Sudden Oak Death (SOD), noting that people can become desensitized to the onsite educational signs after time.

Director Cyr requested that staff refrain from using yellow in the staff presentations, as it can be difficult to read.

Public comment period opened.

District Clerk/Assistant to the General Manager Maria Soria reported there were no public speakers for this item.

Public comment period closed.

No Board action required.

ADJOURNMENT

President Kersteen-Tucker adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:55 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 7:00 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, 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, Planner III Melissa Borgesi, Senior Planner Tina Hugg, Senior Resource Management Specialist Coty Sifuentes-Winter, and Senior Capital Project Manager Mark Brandi

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.

ORAL COMMUNICATIONS

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 Kishimoto 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

- Megan Calpin, Planner III
- Mathew Silva, Skyline Area Manager

CONSENT CALENDAR

Public comment period opened.

The following people provided comments:

Mike Bushue spoke on agenda items #5 and #6.

Kelly Sutherland spoke on agenda item #7.

Public comment period closed.

Motion: Director MacNiven moved, and Director Cyr seconded the motion to approve the Consent Calendar.

ROLL CALL VOTE: 7-0-0

- 1. Approve the April 22, 2026 Board meeting minutes**
- 2. Approve Claims Report**
- 3. Quarter 3 Proposed Budget Amendments for the Fiscal Year ending June 30, 2026 (R-26-62)**

General Manager's Recommendation: Adopt a resolution approving the proposed Quarter 3 budget amendments for the fiscal year ending June 30, 2026.

4. Legislative Position Recommendations (R-26-63)

General Manager's Recommendation: Approve the recommended list of legislative positions for the 2026 state legislative session.

5. Award of Contract for Trail Design and Engineering for a Planned Trail Project in Sierra Azul Open Space Preserve, former Beatty Property (R-26-64)

General Manager's Recommendations:

1. Award a contract to Timothy C. Best, Certified Engineering Geologist, for \$62,000.
2. Authorize a 15% contingency in the amount of \$9,300 to cover unforeseen circumstances.
3. Authorize a contract allowance of \$6,000 for additional technical studies beyond those covered in the base contract, if deemed necessary, bringing the total not-to-exceed contract amount to \$77,300.

6. Award of Contract for Trail Design and Engineering for the El Sereno Loop Trail Project, Highway 17 Connector (R-26-65)

General Manager's Recommendations:

1. Award a contract to Timothy C. Best, Certified Engineering Geologist for \$61,000.
2. Authorize a contingency of 15% in the amount of \$9,150 to cover unforeseen circumstances.
3. Authorize a contract allowance of \$6,000 for additional technical studies beyond those covered in the base contract, if determined necessary, bringing the total not-to-exceed contract amount to \$76,150.

7. Authorize the General Manager to enter into a new Lease Agreement with SHC Half Moon Bay LLC (Ritz Carlton Hotel) and delegate authority to the General Manager to take future property management actions related to the Lease at the Coastal Field Office Property located at 2251 S. Cabrillo Hwy, Half Moon Bay (portions of Assessor's Parcel Numbers 066-093-280 and 066-093-270) (R-26-66)

General Manager's Recommendations:

1. Determine that the recommended actions are categorically exempt under the California Environmental Quality Act (CEQA), as set out in the staff report.
2. Adopt a Resolution authorizing the General Manager to enter into an 18-month Lease agreement with the Ritz Carlton Hotel and delegating future property management actions to the General Manager related to the Lease at the Coastal Area Office Property located at 2251 S. Cabrillo Hwy, Half Moon Bay.

8. Contract amendment with Irish Excavation for the Prospect Road Culvert Replacement Project at Fremont Older Open Space Preserve (R-26-67)

General Manager's Recommendation: Authorize the General Manager to execute a change order in the amount of \$43,668 with Irish Excavation of Morgan Hill, California for emergency repairs on the Prospect Road Culvert Replacement Project (Project), bringing the total contract price to a not-to-exceed amount of \$319,423.

9. Reject All Bids for the Paulin Bridge and Slide Repair Project in La Honda Creek Open Space Preserve (R-26-68)

General Manager's Recommendations:

1. Reject all bids received for the Paulin Bridge and Slide Repair Project in La Honda Creek Open Space Preserve.
2. Authorize the General Manager to re-solicit bids.

BOARD BUSINESS

10. Initial Review of the Revised Design Alternatives for the La Honda Creek Parking and Trailhead Access Project based on New Traffic Findings (R-26-69)

General Manager Ana Ruiz provided opening remarks. Planner III Melissa Borgesi, Senior Planner Tina Hugg, Senior Capital Project Manager Mark Brandi, Senior Resource Management Specialist Coty Sifuentes-Winter, and Gary Black from Hexagon Transportation Consultants, Inc., presented.

Director Holman noted that on slide 20 of the staff presentation it is difficult to tell the difference between the green icons on the traffic collision data.

Mr. Black responded that the green icons indicate either unsafe speed or a right-of-way violation and noted that a new diagram using different colors could be prepared for easier identification.

Director Gleason inquired whether any studies have been done on the difference between permit plus docent access, and docent-only access as it has the potential to reduce the use versus permit only access.

Ms. Borgesi stated that staff reviewed permit numbers for Allen Road but may also look further into the differences between docent-led access and permit access in more detail.

Director MacNiven asked whether electric gates would be considered.

Ms. Borgesi responded that staff could consider incorporating electric gates at the site.

Director MacNiven commented that the Skyline Boulevard, Clouds Rest Vista Point, previously had bollards in the middle of the road, which have since been removed. She requested that staff investigate why these bollards were removed.

Director Kishimoto inquired whether it would be helpful to add a "Share the Road" sign if a car is not able to pass a cyclist.

Ms. Borgesi responded that a sign could be considered.

Director Gleason asked if the District will restrict access to the Red Barn where the current fence is located, which is further from the structure than the feasibility study conceptual design shows.

Ms. Borgesi stated that staff will need to explore this further. She noted that the fence and gate are a recent improvement made by the grazing tenant. At the time that the feasibility study

designs were prepared, the corral gate had not yet been installed. She added that, because of the Townsend's Bat, any loud noise next to the barn would need to be limited along with having a buffer zone. As a result, any access proposed up close to the barn would need to be evaluated carefully.

Public comment period opened.

The following people provided comments:

- Mike Bushue
- Bob Dooley
- Kathleen Moazed
- Barbara Hooper

Public comment period closed.

Director MacNiven recommended against including a median barrier. She requested a photo simulation for Site E option 2 showing the Red Barn with the parking lot in the background as viewed from the highway. She explained that this photo would illustrate how the driveway would appear and would help the Board of Directors (Board) better understand the potential visual impacts the driveway may have on the meadow. She commented that she is not in favor of excessive signage along the highway but believes a sign should be added for Site D because visitors may not know where the parking lot is located. She suggested considering permit-only parking for Site D initially to help determine the level of use. She also suggested including information on the permit regarding traffic conditions, such as high-speed vehicle traffic, so visitors are aware that access in and out of the area is challenging. Lastly, she suggested including a no project option in the CEQA analysis.

Director Gleason commented that for the next discussion he would like to have a better understanding of the proposed trail system improvements associated with the different parking options, such as will the Red Barn be connected to the internal trail system. He commented on Site B2, stating that if a large parking lot is considered at that location, providing equestrian access would create an opportunity that is not currently available. However, he noted that it is unclear whether it would attract a large number of visitors to the site and expressed interest in better understanding what additional trail features would be provided there to justify a large parking lot. He suggested exploring a docent-only option for Site E3, stating that such an approach would provide a significant level of control in the level of visitation and thereby minimize the impact on traffic. He expressed concern for allowing access to the Red Barn outside of docent-led hikes, noting that docent-only access will be supervised. Lastly, he stated that if a median is considered, there may be potential impacts on cyclists, and requested that this factor be included in evaluating trade-offs.

Director Kishimoto commented that the District has already invested in developing trails and, through the long process of the La Honda Public Access Working Group (PAWG), has committed to providing some level of access. She also acknowledged comments that median signs would not look rustic. She agreed that a simulation photo would be helpful to illustrate what Option 2 would look like. She also requested a one paragraph summary on what the master plan envisions for the Red Barn area. Lastly, she asked that the regional traffic study being developed by the San Francisco County Advisory Panel be brought forward to the Board once it is completed.

Director Holman expressed agreement with Director MacNiven to not add bollards and stated that aesthetics concerns will likely be called out as part of the CEQA analysis. She requested that the CEQA process include a rendering of the bollards in place, looking both up the road and towards the barn. She also agreed with her colleagues for staff to provide a simulation photo from the road perspective of the Red Barn, information on what the master plan envisions for the Red Barn area, clarification on what the trails are going to be like for Site E options 1 or 2, and information on the trail plan for that area. She also supports the concept that both lots should be permit-only, noting that the inclusion of docents would be beneficial. She commented that she is leaning towards Option 2. She further requested that when this item returns to the Board, include visuals showing the trees proposed for removal. In addition, she suggested staff look at the tree removal under Site E and consider either keeping or relocating certain trees. She commented on the parking lot design, particularly for Site E, noting that there are multiple ways to delineate parking spaces and suggested that felled trees could be cut into sections and used as wheel stops to define parking stalls rather than painted stripes. Lastly, she requested that staff explore what level of commitment could be obtained from Caltrans regarding vegetation removal or reduction.

Director Riffle commented that initially there was a master plan in 2012 to open the preserve and make it accessible, and that five years ago, the PAWG process began. He noted that staff have continued to make progress and he expressed his interest in seeing the public be able to enjoy the preserve. He also expressed apprehension about opening trails without providing any way for the public to be able to access them, emphasizing that the District has a responsibility to provide safe public access to the preserve. He clarified that the Board is not required to decide between Option 1 and Option 2, but rather to forward the General Manager's recommendation along with the Board comments. Speaking as the Chair of the Planning and Natural Resources Committee (Committee), he noted that Directors Kishimoto, Cyr and he had reviewed the options and forwarded them to the full Board for consideration. He added that the Committee's vote was 2-1, with Director Kishimoto supporting Option 1 and Director Cyr and himself supporting Option 2 but emphasized that selecting between the two options was not necessary at this stage. He concluded by stating that, at the appropriate time, he would like to make a motion to approve the General Manager's recommendation with the comments provided by his colleagues.

President Kersteen-Tucker shared that beacons on Highway 1 have been effective in assisting people to cross the highway, especially on the weekends. She requested that staff provide a visual representation of what the bollards would look like. She commented that she reviewed Supervisor Ray Mueller's South Coast Traffic Advisory Panel report that has numerous recommendations that she believes are useful. She requested that staff work with Supervisor Mueller in ensuring the County Board of Supervisors put this on their workplan to elevate the need for roadway improvements.

President Kersteen-Tucker expressed interest in looking broadly at District visitor usage of rural roads in San Mateo County and evaluate at the policy level how the District manages access and the effects of visitation on rural areas. She asked whether her colleagues would support staff returning with options for policy level direction that may be part of the Good Neighbor Policy.

Director Holman suggested that the Board proceed with taking action on the item currently on the agenda, and that the broader policy discussion be agendaized for a future meeting.

Director Riffle agreed with Director Holman.

President Kersteen-Tucker attained consensus from the Board to agendize the item at a future meeting.

Director Holman requested that the carrying capacity of the preserves also be highlighted in the discussion.

President Kersteen-Tucker reiterated the requests of the Board which are: the topic of no barriers with a visualization in the staff report, visualization of the tree removal of the various options, a visualization of the impacts to the meadow for Option 2, a broader discussion of what will be considered as part of the larger trail system for these various locations, information on access to the Red Barn, the cost associated with translocating trees, and imaging that could be provided around the vegetation removal for Site D.

Director Gleason requested docent-only access to Site E3 and asked whether a smaller, less intensive option might be feasible. He noted that reducing the number of days of use would significantly reduce the number of cars. He further asked whether it might be possible to use the existing parking lot rather than creating a new lot and inquired whether there is a more scaled-down option.

Director Riffle expressed concern about restricting access. He said that the Board's role is to provide opportunities for the public to enjoy the preserves. He referenced the work of the PAWG, and the five years of planning focused on identifying the location of the parking lots and ensuring safety, and that despite these efforts, the discussion at hand seemed to be moving towards further restricting access and he would like to give the public the opportunity to safely be able to access the preserve. He stated that he is fine with docent and permit access but urged the Board not to restrict access even more.

Ms. Ruiz explained that many of the items requested by the Board will be part of the environmental review process, including the visualizations. The purpose of CEQA is to provide an understanding of the potential effects and impacts for the various environmental factors. She stated that staff has set aside a year to prepare the CEQA document. She expressed hope that the Board understands that the details will be incorporated into the CEQA review because this work is a part of the environmental review process. Additionally, she heard from a few Directors asking about a more limited type of use for the sites and noted that the environmental review will be looking at the outer bounds for each site. Once the Board reviews these CEQA findings, the Board will be able to make the ultimate decisions on the level of use, within the bounds of the project description, for each site. This includes considering the CEQA analysis and findings to determine whether to scale back the level of use as suggested by some Directors. She noted that making those decisions now would be premature and emphasized that it would be better for the Board to wait until they are fully informed to make those final decisions.

Director Holman suggested it would be prudent for staff to return in June with additional information regarding the trees, as it would allow the Board to make decisions or provide recommendations regarding the scope of the CEQA analysis. While CEQA does not analyze the project costs, she stated that the Board could make the decision about tree costs, which would be helpful towards a decision.

Ms. Ruiz responded that she would work with staff on what information could be brought to the Board regarding the trees to assist the Board in making a decision between Options 1 or 2.

President Kersteen-Tucker suggested that photos of the trees proposed for removal would be helpful to the Board. She confirmed that Ms. Ruiz had noted the direction of information that the Board will ultimately need to make any necessary decisions in June.

Motion: Director Riffle moved, and Director Kishimoto seconded the motion to direct the General Manager to return to the full Board of Directors with the revised design alternatives for Sites E3 and D, with any Board-directed changes, for selection of a preferred design options to be incorporated as part of the CEQA project description and analysis.

ROLL CALL VOTE: 7-0-0

INFORMATIONAL REPORTS

A. Committee Reports

Director Riffle reported on the April 27, 2026 Planning and Natural Resources Committee meeting.

Director Holman reported on the May 12, 2026 Action Plan and Budget Committee meeting.

B. Staff Reports

Ms. Ruiz reported that she testified before the Assembly Local Government Committee regarding AB 2188 on April 29. She also participated as an interview panelist for the recruitment of the East Bay Regional Parks District General Manager on May 5. In addition, the District held a Staff Recognition Event (SRE) on May 6, and she attended the San Mateo Executive Committee meeting on May 11.

C. Director Reports

Director Gleason reported that at the end of April he tabled at the Spring into Green Festival, attended the SRE event on May 6, volunteered at a District volunteer event at the Bear Creek Redwoods tree farm, and participated in a mentoring session with Joe Simitian on May 13. Director Cyr reported he attended the SRE event on May 6 and the La Honda Creek Preserve Parking and Trailhead tour on May 8.

Director Kishimoto reported that she toured the La Honda Creek Preserve Parking and Trailhead on May 12 and attended the Together Bay Area conference on May 13.

Director MacNiven reported that she attended the South Coast Traffic Advisory meeting on May 8.

ADJOURNMENT

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 10:07 p.m.

Maria Soria, MMC
District Clerk