



**SPECIAL AND REGULAR MEETING**

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

**Wednesday, May 27, 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 5:32 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, Grants Program Manager Carol Schimke, Senior Grants Technician Caitlin Amarillas

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. Consideration of Grant Awards for the 2025 Cycle of the Grantmaking Program  
(R-26-70)**

Grants Program Manager Carol Schimke and Senior Grants Technician Caitlin Amarillas presented.

Director Holman requested that staff include a key defining the funding priority acronyms used in the *Award Summary* tables and in the staff report, noting that doing so would improve clarity and understanding to the public and grant applicants.

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.

**Motion:** Director Kishimoto moved, and Director Holman seconded the motion to approve the list of recommended grant awards for the 2025 Cycle of the Grantmaking Program, for a total of \$313,983.

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

**ADJOURNMENT**

President Kersteen-Tucker adjourned the special meeting of the Board of Directors of the Midpeninsula Regional Open Space District at 6:35 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 II Brittany Wheatman, Planning Manager Jane Mark, Capital Project Manager III Ivana Yeung, Foothills Area Superintendent Brad Pennington, Engineering, Construction Manager Scott Reeves, Senior Project Manager Paul Kvam, and Foothills Area Manager Cody Fickes

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 Cyr moved, and Director Gleason seconded the motion to adopt the agenda.

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

**CONSENT CALENDAR**

Director MacNiven pulled agenda item #8.

Public comment period opened.

Ms. Soria reported there were no public speakers for consent items 1-7.

Public comment period closed.

**Motion:** Director Kishimoto moved, and Director Riffle seconded the motion to approve Consent Calendar agenda items 1-7.

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

- 1. Approve the May 6, 2026 and May 13, 2026 Board meeting minutes**
- 2. Approve Claims Report**
- 3. Award of Contract for Design and Engineering Services for Beatty Parking Area and Trail Connections Project at Sierra Azul Open Space Preserve (R-26-71)**

**General Manager's Recommendations:**

1. Authorize the General Manager to award a contract to Callander Associates (CALA) of San Jose, California, to complete the design, engineering, permitting, and construction administration services for the Beatty Parking Area and Trail Connections Project for a not-to-exceed base contract amount of \$195,196.
2. Authorize a 15% contingency in the amount of \$29,280 to be reserved for unanticipated issues, bringing the total not-to-exceed contract amount of \$224,476.
- 4. Proposed Extension of the Option Agreement and Lease and Management Agreements with Peninsula Open Space Trust for the Cloverdale Ranch Phase 3 Lands, in unincorporated San Mateo County (involves San Mateo County Assessor's Parcel Numbers: 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) (R-26-72)**

General Manager's Recommendation: Adopt a Resolution authorizing the General Manager to extend the Option to Purchase Agreement and Lease and Management Agreement with Peninsula Open Space Trust for the western portion of the Cloverdale Ranch property (Phase 3 Lands).

**5. Contract Amendment with Sherwood Design Engineers for the Bear Creek Redwoods Parking Lot Culvert Replacement Project in Bear Creek Redwoods Open Space Preserve (R-26-73)**

General Manager's Recommendation: Authorize the General Manager to execute a contract amendment in the amount of \$98,226 with Sherwood Design Engineers of Santa Cruz, California, to provide additional geotechnical, surveying, hydrologic and hydraulic study, design, and construction support services for the Bear Creek Redwoods Parking Lot Culvert Replacement Project, bringing the contract total to a new not-to-exceed amount of \$207,885.

**6. Contract Amendment with BKF Engineers for the Bear Creek Redwoods North Parking Area Project in Bear Creek Redwoods Open Space Preserve (R-26-74)**

General Manager's Recommendation: Authorize the General Manager to execute a contract amendment in the amount of \$57,453 with BKF Engineers of Redwood City, California to provide additional design, engineering, permitting and construction administration services for the Bear Creek Redwoods North Parking Area Project, bringing the contract total to a new not-to-exceed total amount of \$300,796.

**7. Contract amendment with Haro, Kasunich & Associates, Inc., for the Bear Creek North Parking Area Project in Bear Creek Redwoods Opens Space Preserve (R-26-75)**

General Manager's Recommendation: Authorize the General Manager to execute a contract amendment in the amount of \$91,815.00 with Haro, Kasunich & Associates Inc., to provide additional geotechnical construction administration, observation, and testing services for the Bear Creek North Parking Area Project, bringing the existing contract to a new, not-to-exceed total amount of \$132,629.

**8. Award of Contract to TJKM Transportation Consultants for Traffic Engineering and Planning Services to Support the Long Ridge Parking Enhancement Feasibility Study at Long Ridge Open Space Preserve (R-26-76)**

General Manager's Recommendations:

1. Authorize the General Manager to enter into a contract with TJKM Transportation Consultants (TJKM) for a not-to-exceed base contract amount of \$48,375.
2. Authorize a 31% contingency in the amount of \$15,000 to be reserved for unanticipated tasks related to the base scope of work, bringing the total not-to-exceed contract amount to \$63,375.
3. Authorize a separate contract allowance in the amount of \$10,480 to conduct line-of-sight analyses beyond those included in the base scope, if necessary, to explore additional parking location options, bringing the not-to-exceed contract amount to \$73,855.

Director MacNiven commented about increased traffic and safety concerns expressed by local communities along Highways 1, 35, and 84. She emphasized the importance of approaching

parking lot projects with sensitivity to the rural character of Skyline and Highway 84, and the coast, as these roads have limited capacity. She recommended providing the South Coast Traffic Advisory report to the project consultants so they can better understand the community's traffic concerns. She encouraged the District to consider the long-term impacts of any proposed parking lots. She also expressed support for preserving the area's rural character and wildlife habitat.

President Kersteen-Tucker commented that parking has been dealt with consistently through multiple projects, but that portfolio 16 contains specific language regarding improvements to roadside parking. She noted that the Measure AA (MAA) language does not reference parking or staging areas, while the staff report discusses investigating a potential parking and staging area. She inquired about the distinction between roadside parking improvements and the development of parking areas or staging areas.

General Manager Ana Ruiz explained that Long Ridge Open Space Preserve (Long Ridge) is one of the District's older preserves and currently relies on roadside parking rather than a formal parking lot. She stated that the MAA language calls for improvements to roadside parking and noted that, at this early stage, there is flexibility in interpreting what improvements to roadside parking means. She outlined several potential options, including improving or expanding roadside parking areas, but noted that it will be challenging because the roadside parking areas are all within Caltrans right-of-way. Other options could be to enhance amenities that connect to the roadside parking areas, and are within District fee title lands, such as vault toilet restrooms, sign boards, adding a bench, or adding a formal parking lot. She also indicated a possible opportunity to work with the County to explore nearby available flatter land for parking. She suggested that the Board allow the feasibility studies to proceed with the understanding that this phase is exploratory. She stated that staff will return to the Board with viable options and that staff are aware of the sensitivities around traffic and the number of vehicles introduced to the highway and are folding those sensitivities into the analysis. She also stated the District can provide the report from the South Coast Traffic Advisory to the consultants to review the information and take that into consideration.

Director MacNiven suggested that the District participate in the South Coast Traffic Advisory Committee, noting the committee's interest in having more traffic enforcement. She also recommended providing a presentation to the South Skyline Association.

President Kersteen-Tucker emphasized the importance of remaining consistent with the MAA language that calls for improvements to roadside parking and providing restrooms, but it does not specifically identify development of a staging area. She cautioned against extending the scope beyond the original voter approved intent and encouraged the Board to remain mindful of the public input that informed the portfolio. She suggested that the District should become part of the South Coast Traffic Advisory Committee to address regional transportation challenges on Highways 35, 84, and 1.

Director Gleason emphasized the importance of providing context during public outreach regarding proposed improvements in Long Ridge, such as the formalization of Eagle Rock and Devil's Canyon is what is driving the interest in formalizing parking. He expressed the importance of clearly communicating the relationship between proposed access improvements and anticipated visitor use, which would help the public and Board better understand the need for parking.

Director Kishimoto agreed with Director Gleason's comments.

Public comment period opened.

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

Public comment period closed.

**Motion:** President Kersteen-Tucker moved and Director MacNiven seconded the motion to:

1. Authorize the General Manager to enter into a contract with TJKM Transportation Consultants (TJKM) for a not-to-exceed base contract amount of \$48,375.
2. Authorize a 31% contingency in the amount of \$15,000 to be reserved for unanticipated tasks related to the base scope of work, bringing the total not-to-exceed contract amount to \$63,375.
3. Authorize a separate contract allowance in the amount of \$10,480 to conduct line-of-sight analyses beyond those included in the base scope, if necessary, to explore additional parking location options, bringing the not-to-exceed contract amount to \$73,855.

**ROLL CALL VOTE: 6-1-0 (Director Holman opposed)**

## **BOARD BUSINESS**

### **9. Bear Creek Stables Update (R-26-77)**

Assistant General Manager Brian Malone presented. Rick Parfitt, President of the Friends of Bear Creek Stables, presented their programming plan and assisted with answering questions. General Counsel Hilary Stevenson and Assistant General Manager Susanna Chan assisted with answering questions.

Director Kishimoto inquired whether the Board of Directors (Board) will have enough information by July 1, 2027 to move forward with Phase 1 improvements or whether it would be best to allow the Friends of Bear Creek Stables (FBCS) to operate for an entire summer season before progressing into Phase 1 improvements.

Mr. Malone responded that the Board will have more information as the date gets closer.

Ms. Ruiz stated that since this project is unusual, staff may present to the Board the proposed scope for the request for bids, which will be another opportunity to confirm that the District is ready to move forward with Phase 1 improvements. She expressed confidence in the partnership with the FBCS and suggested that another check-in would be a good opportunity for both the District and the FBCS to confirm readiness for Phase I improvements since it is a new partnership and a significant investment for the District.

Public comment period opened.

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

Public comment period closed.

No board action required.

**10. Path of Travel Delineation Design Alternatives for Rancho San Antonio Service Road and Americans with Disabilities Act (ADA) Path Improvement Project (R-26-78)**

Capital Project Manager III Ivana Yeung presented. Foothills Area Superintendent Brad Pennington, Assistant General Manager Brian Malone, Engineering and Construction Manager Scott Reeves, Senior Capital Project Manager Paul Kvam and Foothills Area Manager Cody Fickes assisted in answering questions.

Director Riffle suggested an alternative option, Option 0, to repave but not to add a travel delineation.

Director Gleason inquired whether the delineation line could be painted a trail color rather than white.

Ms. Yeung responded that the color selection is up to the Board, and that staff could consider the suggestion.

Director Kishimoto agreed with the delineation line to be painted another color, and expressed she is not in favor of the roadway dots.

Director Holman agreed with Director Kishimoto noting that she is also not in favor of the dots. She suggested using natural materials, such as trees, stumps, or logs, to help define the edge of the ADA walkway. She expressed that she is in favor of Director Riffle's alternative option to only repave. She cited her concerns that the rumble strips and dots could be a tripping hazard and noisy. She further stated that the white stripe is not compatible with the setting and questioned whether painting the pavement would delineate enough to separate the vehicles from pedestrians. She concluded that she is not ready to support any of the recommended options provided.

President Kersteen-Tucker expressed agreement with the comments of her colleagues and noted that there have not been any known safety issues at the site to date. She indicated support for resurfacing the road and suggested adding signage with braille encouraging users to stay to the right.

Director Holman agreed with adding braille signage or other markers and perhaps having them at waist height, but commented that if signage would be added, her preference would be to install signage for vehicles to remind them to share the road.

Director Kishimoto cautioned that a smooth and wide road may encourage speeding and noted that it would be a challenge to incorporate traffic calming measures. She asked if the main road could be kept 10 feet wide.

Ms. Ruiz stated that the roadway serves both vehicles and an ADA pathway, and it will need to be widened to some extent. She noted that 80% of visitors traveling through the corridor use the road as opposed to the trail and the majority of visitors take the entire road width as they walk side by side. She further stated that the majority of visitors who travel through that corridor is to get to the interior trails or to Deer Hollow Farm are walking on the roadway.

Mr. Pennington added that another reason for widening the road to 15 feet is that the District has large equipment with trailers, which force other travelers off the road.

Director Holman concurred with Director Kishimoto that wide roadways invite speeding. She noted that one traffic calming technique used along city streets is planting trees. She suggested that there be bulb-outs where pedestrians and bicyclists can step aside to allow large equipment to pass.

Ms. Ruiz stated that she can work with staff to identify ways to adjust the roadway width in reasonable ways that will still meet the District's needs. She requested input from the Board regarding the traffic delineation.

Director Riffle expressed a preference for making no changes since, regardless of the delineation, pedestrians will continue to use the entire road.

Public comment period opened.

The following speaker provided comments:

- Tina To

Public comment period closed.

Director Kishimoto suggested there could be time-based restrictions for the use of large equipment on the pathway or a rest area could be added where pedestrians can step off the roadway.

Mr. Fickes responded that staff uses the road to access the District's busiest field office and shop and restricting the hours that large equipment could be driven on the road would significantly impact District operations.

Ms. Ruiz inquired whether the Board was interested in considering design alternative options that include a rumble strip.

A majority of the Board expressed opposition to the design alternatives that include a rumble strip. Five directors were against a rumble strip, and Directors Kishimoto and Gleason supported further consideration.

Director Gleason noted that although he is not completely committed to adding a rumble strip, it is significant that staff included a rumble strip in each option presented to the Board.

President Kersteen-Tucker inquired whether there was Board interest in a continuous stripe of a color yet to be determined.

The Board expressed unanimous interest in a design alternative with a continuous striped line.

President Kersteen-Tucker inquired whether there was any Board interest in roadway dots. The Board unanimously opposed roadway dots.

President Kersteen-Tucker inquired whether there was Board interest in not selecting any of the travel delineation design alternative but rather for staff to look further into the road width, along with signage and enforcement.

A majority of the Board expressed interest in not pursuing a travel delineation design alternative, with four directors in favor and Directors Kishimoto, Cyr and Gleason expressing opposition.

Director Holman requested that the roadway width return to the Board for further discussion and suggested that a split rail be added to separate the vehicles from the pedestrians.

Ms. Ruiz responded that there is a high likelihood of vehicles hitting the fence and it will not necessarily keep pedestrians off the road.

Director Holman stated that pedestrians would have the option to travel on the pathway or road.

Mr. Malone further explained that a fence would prevent large equipment from driving on the road and would not be feasible.

Ms. Ruiz added that a fence would impede pedestrians from moving onto the pedestrian pathway when vehicles are on the roadway.

Director Holman suggested there could be breaks in the fence. She requested that staff return to the Board with options for speed control measures if the roadway is widened to 15 feet.

Mr. Malone explained that implementing a delineation that narrows the pathway for drivers will help with the speed. He further added that there are sections of the existing road that are currently 15 feet or wider but there are pinch points where the road narrows. He noted that a 15-foot roadway is not very wide for the incredible volume of traffic, pedestrians, strollers, and bicyclists and suggested that widening the road to 15 feet is the minimum work needed to support dual use of the road.

Director Riffle suggested that a different texture of asphalt could be applied to delineate the pedestrian pathway from the roadway, which would be a slightly different color and have a tactile feel due to the rougher texture.

Ms. Chan stated that staff can explore paving the roadway with the treated asphalt and the pedestrian pathway would remain smooth to maintain ADA compliance.

Director Holman noted that the standard highway lane is only 12 feet and requested additional information for the need to expand the roadway width to 15 feet and asked if vehicles pass each other along the roadway.

Ms. Yeung confirmed that there can be large vehicles meeting up along the roadway that need to navigate the space.

Director Holman suggested adding a tint to the asphalt to be compatible with the environment. President Kersteen-Tucker inquired if there was Board interest in texturizing the roadway and leaving the pedestrian pathway smooth. The Board unanimously expressed interest in a texturized roadway.

President Kersteen-Tucker inquired whether staff had the guidance needed to return to the Board with new options.

Ms. Ruiz confirmed that the Board had provided staff with direction.

**INFORMATIONAL REPORTS**

A. Committee Reports

Director Holman reported on the May 27, 2026 Action Plan and Budget Committee meeting.

B. Staff Reports

None.

C. Director Reports

Director Kishimoto reported that she attended a Bay Conservation and Development Commission meeting on May 21. She also noted that staff are assisting Save the Redwoods with a tour of Bear Creek Redwoods on May 29.

President Kersteen-Tucker reported attending the District's All Staff meeting on May 20, which included a presentation on beavers.

**ADJOURNMENT**

President Kersteen-Tucker adjourned the regular meeting of the Board of Directors of the Midpeninsula Regional Open Space District meeting at 9:13 p.m.

Shaylynn Nelson, Deputy District Clerk  
Maria Soria, District Clerk