



Midpeninsula Regional  
Open Space District

R-25-108  
Meeting 25-21  
August 20, 2025

**AGENDA ITEM 2**

**AGENDA ITEM**

Approval of Amendment to Agreement between the County of Santa Clara and Midpeninsula Regional Open Space District for Management of Rancho San Antonio County Park

**GENERAL MANAGER'S RECOMMENDATIONS**

1. Authorize the General Manager to execute the attached Amendment to Agreement with the County of Santa Clara for the Management of Rancho San Antonio County Park, which term extends from July 2025 to June 2026.
2. Authorize the General Manager to execute an optional one-year agreement extension for July 2026 through June 2027.
3. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) as set out in the report.

**SUMMARY**

The proposed amendment (Amendment) to the Agreement for Operation and Management of Rancho San Antonio County Park (Agreement) proposes a one-year continuation of the existing agreement (July 1, 2025 to June 30, 2026), with an optional one (1) year extension (July 1, 2026 to June 30, 2027). The Amendment mirrors the term length of the recent agreement with the City of Mountain View (City) for joint operation of Deer Hollow Farm. The Amendment maintains the County of Santa Clara's (County) annual contribution of support for the City's Deer Hollow Farm Education program at \$75,000 per year. The Amendment also specifies a total compensation to Midpeninsula Regional Open Space District (District) of \$439,222 for the management services with a cost escalator of 3% if the one-year option is executed. Although not specified in the Amendment, the District will meet with the County to explore a subsequent longer-term management agreement for Rancho San Antonio County Park.

**DISCUSSION**

**Background**

In January 1999, the County proposed entrance fees at all of its parks, including Rancho San Antonio County Park (County Park). This park serves as the gateway to the District's 2,000-acre Rancho San Antonio Open Space Preserve (Preserve). In order to avoid entrance fees for the Preserve, the District Board of Directors (Board) directed staff to negotiate with the County to reach an agreement whereby the District would assume the management responsibilities for the County Park in exchange for financial support of future acquisitions, and a commitment by both



the County and the District to the continued support of Deer Hollow Farm. The initial agreement, approved in May 2000 had a ten (10) year term ([R-00-49](#)), with \$1,000,000 to be used for land acquisition and \$500,000 for support of Deer Hollow Farm. In 2010, a five (5) year agreement was negotiated. This agreement added 120 acres of land along Cristo Rey Drive, commonly known as the “Diocese Property,” to the existing management area. In 2015, another ten (10) year agreement was negotiated and approved by both agencies. The 2015 agreement for the County Park expired on June 30, 2025. The District, through a letter of extension to the County, agreed to continue operating the facility under the current agreement terms through September 30, 2025, in anticipation of the County and District executing the proposed Amendment that is the subject of this report and before the Board for approval consideration. The proposed Amendment provides the time needed for both agencies to explore and negotiate a subsequent longer-term management agreement for Rancho San Antonio County Park.

### **Proposed Amendment**

The proposed Amendment would continue the 2015 agreement for an additional one (1) year term (retroactive to July 1, 2025 and extending to June 30, 2026), with a provision for an additional one (1) year extension, unless either party chooses to renegotiate the terms. The Amendment includes a provision for both agencies to agree to the extension term no later than (3) months prior to the expiration of the initial one (1) year term.

### **FISCAL IMPACT**

During the negotiations, an analysis of the costs for managing the County Park was conducted. The current annual cost of managing the County Park is estimated to be \$878,444. This includes patrol, maintenance, equipment, materials, and administrative costs. In negotiations with the County, it was agreed that the past practice of splitting the cost between the agencies (\$439,222 by each agency) should continue. This amount increases by 3% if the optional year is executed. Funds received from the County are placed in the District’s General Fund to offset operating expenses.

Under the Amendment, the County will continue to pay \$75,000 per year for support of Deer Hollow Farm. This amount will be passed through to the City of Mountain View as part of the County’s ongoing support of Deer Hollow Farm. There is no cost escalator for the \$75,000 County contribution.

Expenses related to managing the County Park are included in the adopted Fiscal Year 2025-26 FY26) budget.

### **PRIOR BOARD AND COMMITTEE REVIEW**

**May 24, 2000** – Board approval of an initial 10-year agreement between the County and District for the Management of Rancho San Antonio County Park ([R-00-49](#), [minutes](#))

**November 17, 2010** – Board approval of a 5-year agreement between the County and District for the Management of Rancho San Antonio County Park ([R-10-133](#), [minutes](#))

**June 24, 2015** – Board approval of a 10-year agreement between the County and District for the Management of Rancho San Antonio County Park ([R-15-87](#), [minutes](#))



**July 09, 2025** – Board approval of an agreement between the City of Mountain View and the District for the Operation of Deer Hollow Farm ([R-25-94](#), [minutes](#))

## **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act. Notices were also provided to the County. No additional notice is required.

## **CEQA COMPLIANCE**

This project is categorically exempt from the California Environmental Quality Act (CEQA) under section 15301 of the CEQA Guidelines as follows:

Section 15301 allows for the continued operation of an existing public facility, with no expansion of use beyond that which currently exists.

## **NEXT STEPS**

Upon approval of both agencies, the General Manager will execute the Amendment. County Park staff expect to take the Amendment to the County Board of Supervisors for their consideration on August 26, 2025.

### **Attachment(s)**

1. Amendment to Agreement for Operation and Management of Rancho San Antonio County Park
2. Map of Rancho San Antonio County Park
3. Extension Letter

### **Responsible Department Head:**

Brian Malone, Assistant General Manager for Visitor Services

### **Prepared by/Contact Person:**

Michael Gorman, Land Stewardship & Trails Manager, Land Stewardship & Trails Department



**FIRST AMENDMENT TO AGREEMENT BETWEEN COUNTY OF SANTA CLARA AND  
MIDPENINSULA REGIONAL OPEN SPACE DISTRICT  
FOR OPERATION AND MANAGEMENT OF  
RANCHO SAN ANTONIO COUNTY PARK**

This First Amendment (“Amendment”) to the Operation and Management Agreement (“Agreement”) is dated for identification this 1st day of July 2025, between the Midpeninsula Regional Open Space District, a special district formed pursuant to California Public Resources Code Article 3, Division 5, Chapter 3, Section 5500 et seq. (“District”), and the County of Santa Clara, a political subdivision of the State of California (“County”). County and District are hereinafter collectively referred to as the “Parties” and individually as a “Party.”

**RECITALS**

**WHEREAS**, COUNTY and DISTRICT entered into the Agreement on June 30, 2015, for the operation and management of Rancho San Antonio County Park;

**WHEREAS**, in October 2019, COUNTY and DISTRICT agreed to extend the term of the Agreement by five (5) years for an expiration date of June 30, 2025; and

**WHEREAS**, COUNTY and DISTRICT desire to further extend the term of the Agreement by one (1) year and include an additional one (1) year optional extension.

**NOW, THEREFORE**, in consideration of the recitals and mutual promises of the Parties contained herein, County and District now desire to amend the Agreement as follows:

1. **Article II, Term**, is deleted in its entirety and replaced by the following:

**Article II      Term**

The initial term (“Initial Term”) of this Agreement shall commence on July 1, 2015 (“Commencement Date”), and shall expire eleven (11) years thereafter on June 30, 2026, unless both parties by written letter signed by the County’s Parks and Recreation Department Director and the District’s General Manager agree to an additional one-year term on the same terms and conditions as contained herein (the “Optional Term”). In addition, both parties must agree to the Optional Term no later than three (3) months prior to the expiration of the Initial Term.

If either party wishes to propose amendments to the terms or conditions of this Agreement, such proposed changes shall be communicated to the other party, in writing, three (3) months before the end of the Initial Term.

For purposes of any amendments to this Agreement, the County’s authorized representative is the County of Santa Clara Board of Supervisors and the District’s authorized representative is the District’s Board of Directors.



2. **Article III, Compensation**, is amended with the following:

Year #	Fiscal year (July - June)	Date to be Paid	Rancho	Deer Hollow Farm	Total
11	2025-26	9/1/2025	\$439,222	\$75,000	\$514,222

If the parties mutually agree to the Optional Term under the terms stated herein, the applicable payment schedule would be as follows:

12	2026-27	9/1/2026	\$452,399	\$75,000	\$527,399
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3. All terms and conditions of the Agreement not expressly amended herein shall remain in full force and effect.

IN WITNESS HEREOF, the Parties duly execute this Amendment as of the last date signed below by all parties ("Effective Date"):

**MIDPENINSULA REGIONAL OPEN  
SPACE DISTRICT**

\_\_\_\_\_  
Jed Cyr, President  
Board of Directors

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Maria Soria  
District Clerk

**COUNTY OF SANTA CLARA**

\_\_\_\_\_  
Otto Lee, President  
Board of Supervisors

Date: \_\_\_\_\_

Signed and certified that a copy of this document has been delivered by electronic or other means to the President, Board of Supervisors.

Attest:

\_\_\_\_\_  
Curtis Boone  
Clerk of the Board of Supervisors

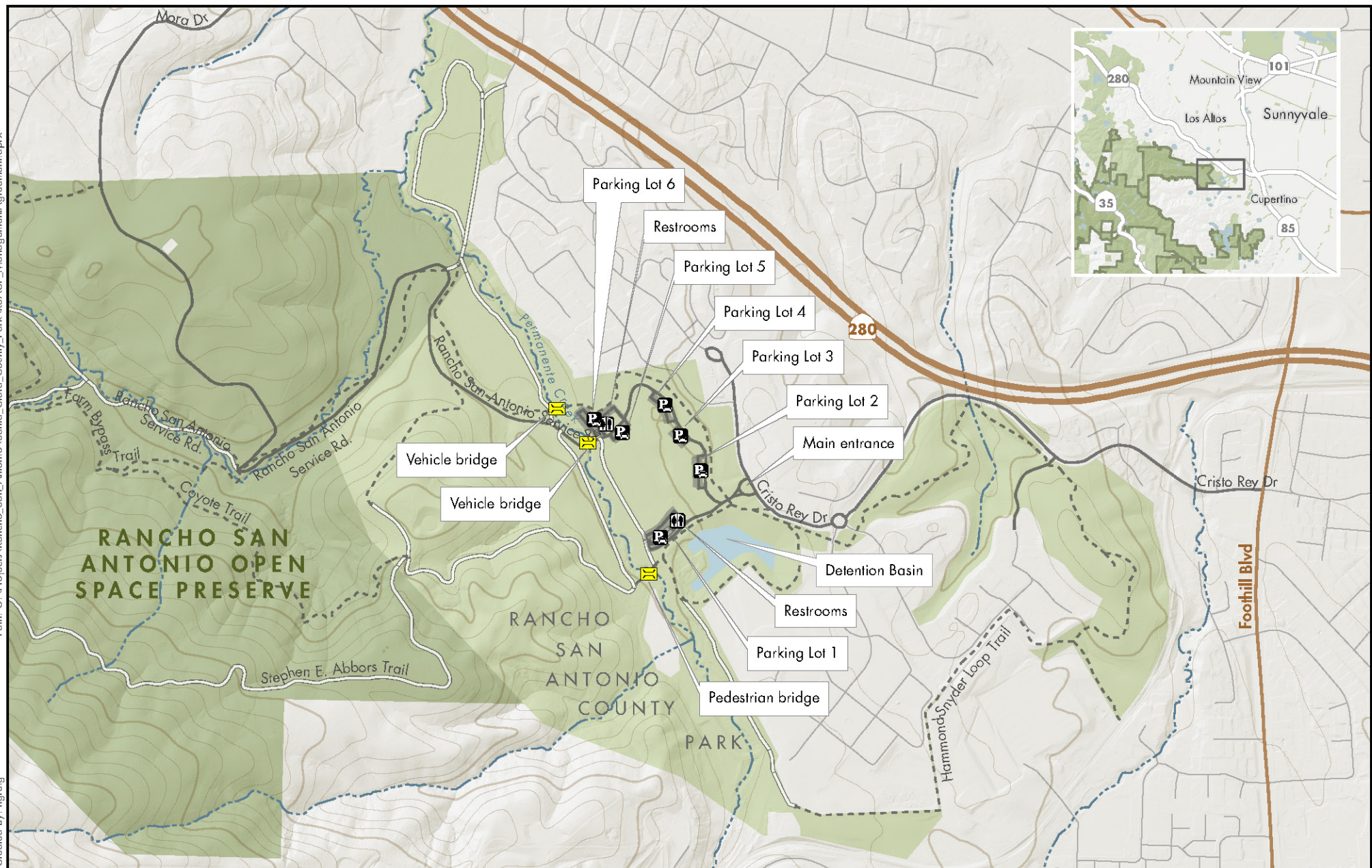
Approved as to form

Approved as to form and legality:

\_\_\_\_\_  
Hilary Stevenson  
General Counsel

\_\_\_\_\_  
Nick DeFiesta  
Deputy County Counsel





## Rancho San Antonio County Park - Midpen Maintenance / Management Area

- |                                |                  |                       |
|--------------------------------|------------------|-----------------------|
| Midpen preserve                | Detention Basin  | Paved road            |
| Rancho San Antonio County Park | Private property | Unpaved seasonal road |
|                                |                  | Trail                 |

Midpeninsula Regional  
Open Space District  
(Midpen)  
3/21/2024



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GENERAL MANAGER  
Ana M. Ruiz

BOARD OF DIRECTORS  
Craig Gleason  
Yoriko Kishimoto  
Jed Cyr  
Curt Riffle  
Karen Holman  
Margaret MacNiven  
Zoe Kersteen-Tucker

July 3, 2025  
Santa Clara County  
Attn: Eric Ross  
Senior Real Property Agent  
Santa Clara County Parks and Recreation

Re: Rancho San Antonio County Park, Operations and Management Agreement

Dear Mr. Ross,

As previously discussed, on behalf of the Midpeninsula Regional Open Space District (Midpen), this letter confirms Midpen's intent to continue operations of Rancho San Antonio County Park (RSACP) with the County of Santa Clara (County) until September 30, 2025, under the current Operation and Management Agreement dated July 1<sup>st</sup>, 2015.

The applicable payment schedule will be as follows:

Year #	Fiscal year (July - June)	Date to be Paid	Rancho	Deer Hollow Farm	Total	Percentage Increase
11	2025-26	9/1/2025	\$439,222	\$75,000	\$514,222	N/Z
12	2026-27	9/1/2026	\$452,399	\$75,000	\$527,399	3.0%

Should a new agreement be executed by Midpen and the County for operation of RSACP before September 30, 2025, the terms of the new agreement shall take effect.

Sincerely,

Michael Gorman  
Land Stewardship & Trails Manager