



Midpeninsula Regional  
Open Space District

R-26-62  
Meeting 26-14  
May 13, 2026

### AGENDA ITEM 3

#### AGENDA ITEM

Quarter 3 Proposed Budget Amendments for the Fiscal Year ending June 30, 2026

#### GENERAL MANAGER'S RECOMMENDATION

(5) *elm*

Adopt a resolution approving the proposed Quarter 3 budget amendments for the fiscal year ending June 30, 2026.

#### SUMMARY

This report outlines the proposed Quarter 3 (Q3) budget adjustments for the fiscal year ending June 30, 2026 (FY26). The proposed Q3 budget adjustments result in a net decrease of \$5.7 million to the amended budget. Adjustments are presented by fund and project (Attachment 2), budget category and department (Attachment 3), and general ledger account (Attachment 4).

The proposed budget adjustments require Board approval in accordance with Board Policy 3.04, *Budget and Expenditure Authority*. This policy outlines the procedures and guidelines for making changes to the approved budget, ensuring that all adjustments are aligned with the organization's strategic goals and financial objectives.

#### DISCUSSION

##### *Revenue Budget*

The current amended FY26 revenue budget is \$96 million. Proposed adjustments represent a net decrease of \$2.7 million, resulting in a revised total of \$93.4 million (see Table 1).

This change is primarily driven by a combined \$4.1 million reduction in grant-related Fund 30 (Measure AA) and Fund 40 (General Fund Capital) revenues. In Fund 30, revenues are decreasing by \$3.4 million as the Bear Creek Redwoods Phase 2 Trails grant disbursement awaits a Caltrans right-of-way permit, now anticipated for FY27. Similarly, \$0.7 million in Fund 40 grant revenues are shifting to FY27 due to a shift in the project schedule for the revised designs for the Alma Bridge Road Wildlife Passage project.

These reductions are partially offset by a \$1.4 million increase in Fund 10 revenue (General Fund). This growth stems from approximately \$1 million in generous public donations and \$0.4 million in federal grant reimbursements, which was realized as federal funding opportunities became more certain following budget adoption.

### ***Other Funding Sources & Transfers***

In addition to traditional revenue sources, the District utilizes other funding streams, including the General Fund, Measure AA bond funds, and the Hawthorns endowment funds to balance operating and capital expenditures. These sources are also leveraged to bolster reserves, such as the District's committed funds.

After balancing General Fund transfers, bond reimbursements and endowment funds to cover projected costs in FY26, as well as a transfer to reserves, the Q3 adjustments reflect a net \$3.2 million change in the use of other funding sources, bringing the revised total to \$5.7 million (see Table 1). This adjustment includes a proposed transfer of an additional \$3.7 million from the General Fund Unassigned Fund Balance to the Committed for Infrastructure reserve, for a new total of up to \$7,950,000 in Committed for Infrastructure transfers in FY26. This reserve is slowly increasing every fiscal year in anticipation of large construction costs for two new District facilities that are scheduled to go into construction in FY29 and FY30.

When combining the revised revenue budget of \$93.4 million with the \$5.7 million in other funding sources, the total proposed amended budget stands at \$99.0 million.

**Table 1: Revenue & Other Funding Sources Budget by Fund with Proposed Amendments**

<b>Funding Source</b>	<b>FY26 Adopted Budget</b>	<b>YTD Approved Amendments</b>	<b>FY26 Amended Budget</b>	<b>Proposed Q3 Amendment</b>	<b>Proposed FY26 Budget</b>
Fund 10 – GF (Property Tax / Grants / Interest Income / Rental Income / Other)	\$81,893,437	\$0	\$81,893,437	\$1,420,000	\$83,313,437
Fund 20 – Hawthorns Interest Income	62,000	0	62,000	0	62,000
Fund 30 - MAA Grants/Interest Income	5,081,121	0	5,081,121	(3,400,000)	1,681,121
Fund 40 - GF Grants	500,000	870,000	1,370,000	(685,000)	685,000
Fund 50 - Debt Service (Property Tax / Interest Income)	7,610,000	0	7,610,000	0	7,610,000
<b>Revenues Total</b>	<b>95,146,558</b>	<b>870,000</b>	<b>96,016,558</b>	<b>(2,665,000)</b>	<b>93,351,558</b>
Fund 10 - Committed for Infrastructure Transfer	(5,350,000)	1,054,000	(4,296,000)	(3,654,000)	(7,950,000)
Fund 10 - GF Transfers	(20,529,410)	(885,200)	(21,414,610)	2,379,419	(19,035,191)
Fund 20 - Hawthorns Funds	905,200	0	905,200	(882,000)	23,200
Fund 30 - Bond Reimbursements	3,703,963	3,080,091	6,784,054	1,327,771	8,111,825
Fund 40 - GF Transfers	11,594,635	885,200	12,479,835	(2,379,419)	10,100,416
Fund 40 - Committed for Future Acquisitions & Capital Projects	0	5,500,000	5,500,000	0	5,500,000
Fund 50 - GF Transfers	8,934,775	0	8,934,775	0	8,934,775
<b>Other Funding Sources Total</b>	<b>(740,837)</b>	<b>9,634,091</b>	<b>8,893,254</b>	<b>(3,208,229)</b>	<b>5,685,025</b>
<b>Grand Total: Revenues &amp; Other Funding Sources</b>	<b>\$94,405,721</b>	<b>\$10,504,091</b>	<b>\$104,909,812</b>	<b>(\$5,873,229)</b>	<b>\$99,036,583</b>

***Expenditure Budget***

The current amended FY26 expenditure budget of \$104.7 million is proposed to decrease by \$5.7 million, for a revised total of \$99.0 million (see Table 2).

This net reduction is primarily driven by \$4.4 million in project timing shifts and \$2.4 million in identified cost savings, alongside a \$0.6 million decrease resulting from the reallocation of projects from Fund 40 (General Fund Capital) to Fund 30 (Measure AA). These reductions are partially offset by \$1.7 million in project cost increases.

As summarized below by fund, Fund 40 accounts for most of this \$5.7 million decrease. Full details regarding specific projects, departments and accounts are provided in **Attachments 2, 3 and 4**.

- **Fund 10 – General Fund Operating:** Fund 10 includes a net increase of \$0.1 million, primarily driven by the need to outfit a multi-year vehicle replacement backlog, conduct additional plant maintenance at restoration sites, and respond to an anticipated increase in invasive species removal during the spring. This increase is partially offset by decreases in project expenditures due to shifting project timelines, as described in Attachment 2.
- **Fund 20 – Hawthorns:** Fund 20 includes a deferral of \$0.9 million from FY26 to FY27 primarily due to the timing of roof repairs for key structures in the Historic Complex (Main House, Garage, and Cottage). The roof replacement work will take place in early FY27 after the rainy season and the end of the bat maternity roost season.
- **Fund 30 – MAA Land/Capital:** Fund 30 includes a net decrease of \$2.1 million, primarily due to a projected decrease in expenditures related to shifting project timelines as described in Attachment 2. In addition, several cost savings measures were identified throughout the fiscal year that lowered the total expenditures. As mentioned above, multiple Fund 40 projects became eligible for Measure AA reimbursement, thus shifting to Fund 30, partially offsetting the net decrease.
- **Fund 40 – General Fund Land/Capital:** Fund 40 includes a net decrease of \$3.1 million, primarily because several Fund 40 projects became eligible for Measure AA reimbursement and were reallocated to Fund 30. A primary example of this is the Bear Creek Redwoods North Parking Area project, which became MAA-eligible following a recent portfolio reallocation request. That request went through two committee reviews (ABC and BOC) in March and will go to the full Board in June for formal approval. In addition, various project delays led to timing shifts in projected expenditures, much of which is deferred to FY27 or later fiscal years. Some examples include the Purisima Creek Trail Repair project (still pending FEMA funding decision due to extended government shut-down) and the Guadalupe Creek Crossing Replacement project (regulatory permitting delays). Additionally, approximately \$0.9 million in cost savings will be realized now that Santa Clara County is anticipated to lead the final design work for the Alma Bridge Road Wildlife Passage project.
- **Fund 50 – Debt Service:** A balance of \$230K was remaining in the capital interest account from the 2024 Bond issuance, which was transferred to the 2024 Bond Service

fund. The interest payment of \$1.6M for the 2024 Bonds was offset by the \$230K capital interest, resulting in a net payment of \$1.4M to be reflected the adopted budget. However, since that is a transfer of cash, the entire amount must still be expensed and budgeted. The budget amendment in Fund 50 corrects the \$230K shortfall.

**Table 2: Expenditure Budget by Fund with Proposed Amendments**

Funding Source	FY26 Adopted Budget	YTD Approved Amendments	FY26 Amended Budget	Proposed Q3 Amendment	Proposed FY26 Amended Budget
Fund 10 - GF Operating	\$55,911,815	\$271,000	\$56,182,815	\$137,845	\$56,320,660
Fund 20 - Hawthorns	967,200	0	967,200	(882,000)	85,200
Fund 30 - MAA Land/Capital	8,785,084	3,080,091	11,865,175	(2,072,229)	9,792,946
Fund 40 - GF Land/Capital	12,094,635	7,255,200	19,349,835	(3,064,419)	16,285,416
Fund 50 - Debt Service	16,311,938	0	16,311,938	230,000	16,541,938
<b>Grand Total</b>	<b>\$94,070,672</b>	<b>\$10,606,291</b>	<b>\$104,676,963</b>	<b>(\$5,650,803)</b>	<b>\$99,026,160</b>

## FISCAL IMPACT

As shown in Table 3, the proposed Q3 adjustments bring total revenues and other funding sources to \$99.0 million and the total expenditure budget to \$99.0 million. This results in a positive estimated change in fund balance for FY26, with an amended change of \$10,423.

**Table 3: FY26 Estimated Change in Fund Balance**

FY26 Estimated Change in Fund Balance	Fund 10 GF Operating	Fund 20 Hawthorns	Fund 30 MAA Capital	Fund 40 GF Capital	Fund 50 Debt Service	Total
Amended Revenues	\$83,313,437	\$62,000	\$1,681,121	\$685,000	\$7,610,000	\$93,351,558
Amended Other Funding Sources*	(26,985,191)	23,200	8,111,825	15,600,416	8,934,775	5,685,025
Total Revenues and Other Funding Sources	56,328,246	85,200	9,792,946	16,285,416	16,544,775	99,036,583
Amended Expenses	56,320,660	85,200	9,792,946	16,285,416	16,541,938	99,026,160
<b>Amended Change in Fund Balance</b>	<b>7,586</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,837</b>	<b>10,423</b>
<b>Adopted Change in Fund Balance</b>	<b>102,212</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>232,837</b>	<b>335,049</b>
<b>Difference</b>	<b>(\$94,626)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$230,000)</b>	<b>(\$324,626)</b>

\*Other funding sources include General Fund transfers, bond reimbursements and previously approved commitments.

## PRIOR BOARD AND COMMITTEE REVIEW

- **January 22, 2025:** Board approval to purchase the 65.29-acre Alves Properties as additions to Miramontes Ridge Open Space Preserve ([R-25-16](#), [minutes](#))

- **June 11, 2025:** Board Adoption of the Fiscal Year 2025-26 Budget and Capital Improvement and Action Plan ([R-25-80](#), [minutes](#))
- **September 10, 2025:** Board approval to purchase the 38.88-acre Cunningham-Walsh Property as an addition to Sierra Azul Open Space Preserve ([R-25-116](#), [minutes](#))
- **October 22, 2025:** Board approval to purchase the 152.61-acre Tabachnik Trust Property as an addition to Tunitas Creek Open Space Preserve ([R-25-128](#), [minutes](#))
- **November 12, 2025:** Board approval to purchase the 34.11-acre Valoff-Pezzoli Tax-Defaulted Property as an addition to Sierra Azul Open Space Preserve ([R-25-140](#), [minutes](#))
- **December 10, 2025:** Quarter 1 Proposed Budget Amendments for the Fiscal Year ending June 30, 2026 ([R-25-159](#), [minutes](#))
- **April 22, 2026:** Proposed Funding Agreement with Peninsula Open Space Trust for Purchase of an Agricultural Conservation Easement on the North Cowell Property ([R-26-51](#), minutes – see Attachment 5)

## PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

## CEQA COMPLIANCE

This item is not a project subject to the California Environmental Quality Act.

## NEXT STEPS

Upon Board approval, staff will make the necessary budget adjustments.

### Attachments:

1. Resolution Amending the FY26 Budget by Fund
2. FY26 Quarter 3 Budget Adjustments by Fund and Project
3. FY26 Quarter 3 Budget Adjustments by Budget Category and Department
4. FY26 Quarter 3 Budget Adjustments by General Ledger Account
5. Draft Minutes for the April 22, 2026 Board of Directors Meeting

Responsible department head / contact person:  
Rafaela Ocegüera, Budget & Finance Manager

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**RESOLUTION NO. 26-XX**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AMENDING THE BUDGET FOR FISCAL YEAR 2025-2026**

**WHEREAS**, on June 11, 2025, the Board of Directors (Board) of the Midpeninsula Regional Open Space District (District) adopted the Budget and Action Plan for fiscal year ending June 30, 2026 (FY26); and

**WHEREAS**, on September 10, 2025, October 22, 2025, November 12, 2025, December 10, 2025, and April 22, 2026 the Board amended the FY26 Budget; and

**WHEREAS**, the General Manager recommends amending the FY26 Budget to reflect a net decrease in projected expenditures and revenues.

**NOW, THEREFORE**, the Board of Directors of the Midpeninsula Regional Open Space District does resolve as follows:

**SECTION ONE.** Approve the recommended revenue amendments to the District FY26 Budget resulting in a net decrease as follows:

DISTRICT REVENUE BY FUNDING SOURCE	FY26 Adopted Budget	YTD Approved Amendments	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
Fund 10 - General Fund Operating	\$81,893,437	\$0	\$81,893,437	\$1,420,000	\$83,313,437
Fund 20 - Hawthorns	62,000	0	62,000	0	62,000
Fund 30 - MAA Capital	5,081,121	0	5,081,121	(3,400,000)	1,681,121
Fund 40 - General Fund Capital	500,000	870,000	1,370,000	(685,000)	685,000
Fund 50 - Debt Service	7,610,000	0	7,610,000	0	7,610,000
<b>Total</b>	<b>\$95,146,558</b>	<b>\$870,000</b>	<b>\$96,016,558</b>	<b>(\$2,665,000)</b>	<b>\$93,351,558</b>

**SECTION TWO.** Approve the recommended expenditure budget amendments to the District FY26 Budget resulting in a net decrease as follows:

DISTRICT BUDGET BY FUNDING SOURCE	FY26 Adopted Budget	YTD Approved Amendments	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
Fund 10 - General Fund Operating	\$55,911,815	\$271,000	\$56,182,815	\$137,845	\$56,320,660
Fund 20 - Hawthorns	967,200	0	967,200	(882,000)	85,200
Fund 30 - MAA Land/Capital	8,785,084	3,080,091	11,865,175	(2,072,229)	9,792,946
Fund 40 - General Fund Capital	12,094,635	7,255,200	19,349,835	(3,064,419)	16,285,416
Fund 50 - Debt Service	16,311,938	0	16,311,938	230,000	16,541,938
<b>TOTAL</b>	<b>\$94,070,672</b>	<b>\$10,606,291</b>	<b>\$104,676,963</b>	<b>(\$5,650,803)</b>	<b>\$99,026,160</b>

**SECTION THREE.** The following transfer is approved, and the General Manager or designee is authorized to implement said transfers during FY26: up to \$7,950,000 from the General Fund Unassigned Fund Balance to Committed for Infrastructure.

**SECTION FOUR.** Monies are hereby appropriated in accordance with said budget by fund.

**SECTION FIVE.** Except as herein modified, the FY26 Budget and Action Plan, Resolution No. 25-11 as amended, shall remain in full force and effect.

\* \* \* \* \*

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on May 13, 2026, at a regular meeting thereof, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Margaret MacNiven, Secretary  
Board of Directors

\_\_\_\_\_  
Zoe Kersteen-Tucker, President  
Board of Directors

**APPROVED AS TO FORM:**

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

I, the District Clerk of the Midpeninsula Regional Open Space District, hereby certify that the above is a true and correct copy of a resolution duly adopted by the Board of Directors of the Midpeninsula Regional Open Space District by the above vote at a meeting thereof duly held and called on the above day.

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

Summary by Icon		
Work timeline shifting	(\$4,432,829)	↔
Cost increasing	\$1,742,895	↑
Reallocation of funds, no net increase	(\$573,859)	↑↓
Savings this fiscal year	(2,387,010)	< \$
<b>TOTAL</b>	<b>(\$5,650,803)</b>	

Fund 10 - Operating Project Adjustments	Adjustment	Icon	Explanation
10003 - Diversity, Equity and Inclusion Program Actions	(37,500)	↔	Training timeline was pushed back until after the General Manager's review of the DEI action plan and implementation roadmap was complete. Some training is expected to begin in the current fiscal year and then continue into the next fiscal year.
10004 - FOSM Update	(10,000)	< \$	Recruitments proceeded as planned, and no consultant services work was needed during the fiscal year.
20133 - Graf House Legalization	50,000	↑	A property purchased in FY25 included an existing house that may be feasible to legalize and retain as a ranger residence. Because the project approach was uncertain during budget development, funding is being added in Q3 to begin the structure assessment.
31904 - Purisima Preserve Multimodal Access - Implementation	(29,350)	< \$	Budget was inadvertently included during budget development cycle. Project is complete and no further expenses are anticipated.
31915 - Sphere of Influence Boundary Annexation at Sierra Azul Open Space Preserve in Santa Clara County	(50,000)	↔	Due to staff capacity constraints and reprioritization of higher-priority initiatives, including preparation and submittal of the Coastal Development Permit for the Cloverdale Ranch Interim Public Access, this annexation project will not begin in FY26, as originally planned. The timeline is now shifting to FY27.
40014 - Legislative Initiative Regarding Permitting	(67,200)	↔	Pursuit of sponsored legislation is deferred due to limited capacity with sponsoring agency and pending outcome of ongoing permitting coordination with the California Department of Fish and Wildlife. Legislative options will be reassessed in future fiscal years, if deemed viable.
51709 - Cybersecurity Implementation	(20,000)	< \$	The majority of the project scope was completed in-house, resulting in savings.
61030 - Toto Ranch Agricultural Plan	(102,000)	↔	The project was deferred to FY27 due to an unanticipated staff retirement.
61031 - Wildland Fire Capacity	(120,000)	↔	Project initiation was deferred to FY27 as a result of a pending FEMA funding decision.
61056 - Los Gatos Creek Watershed Phase 2 (Fuel Treatment)	(31,000)	↔	A portion of the budgeted staff time for grant match was deferred to FY27 to align with the next phase of the grant milestones in FY27.
80034 - Programmatic State and Federal Permitting	48,000	↑	The environmental services contract was expanded to finalize programmatic permits with the California Department of Fish and Wildlife for full implementation of the Open Space Maintenance and Restoration Program.
80058 - Districtwide Herpetofauna & Aquatic Habitat Assessment	20,000	↑	Additional survey work was needed in an area where standard methods could not confirm the presence or absence of Western pond turtles due to dense vegetation.
80069 - Human/Mountain Lion Interaction Management	(136,000)	< \$	Budget was inadvertently overestimated due to a miscalculation of a vendor contract.
80072 - Irish Ridge Restoration	(35,000)	↔	This project is currently pending the completion of the Purisima Comprehensive Use and Management Plan and CEQA review. Consequently, the timeline for pre-treatment invasive species management has shifted to remain aligned with implementation. Funds will instead be requested for an upcoming fiscal year.
80073 - Oversight of Lehigh Quarry Activities	100,000	↑	As a result of the Lehigh Quarry's 2023 Reclamation Plan amendment, unanticipated geotechnical review and water quality evaluations were needed.
80084 - Remediation of Planting Sites	(30,000)	↔	Our research partner, Oregon State University, requested a change to the billing schedule because they operate on a different fiscal calendar.
80090 - CEQA Review for Integrated Pest Management Implementation	90,000	↑	Further technical studies were required to increase the diversity of tools the District uses for integrated pest management and property management.
80092 - Long Ridge Forest Health Treatment	30,000	↔	Completion of the restoration plan was rescheduled from FY25 to FY26 to align with consultant availability.
80093 - Prescribed Fire Plan Implementation	20,000	↑	The budget increase reflects mandatory botanical surveys for a new CAL FIRE prescribed fire location.
80096 - San Francisco Garter Snake Partnership	23,000	↔	The U.S. Geological Survey partnership accelerated DNA sequencing ahead of schedule, moving work originally planned for FY27 into this year.
80097 - Wildlife Conservation Board Grant Reforestation Projects	(88,000)	↔	Winter rains reduced the need for contracted watering services for the tree basins. Similar funds will support an expanded plant installation phase in the upcoming fiscal year.
80098 - Science Symposium	(11,000)	< \$	Graphic design costs came in lower than anticipated.

80102 - District-Wide Bat Roosting Habitat Suitability Analysis	(50,000)	↔	Promotions and hiring delays have pushed the project start date to FY27. The budget has been moved to next fiscal year to align with the new staffing schedule.
VP01003 - Madonna Creek Caltrans Mitigation	(64,000)	↔	Coordination delays with Caltrans, including a late cultural report, pushed the project past the seasonal work window. While restoration planning is underway, implementation is now scheduled for FY27 and beyond.
VP05002 - La Honda Creek Parking and Trailhead Access Feasibility Study and CEQA Review	(20,000)	↔	Additional traffic analysis required redesign of two sites to meet Caltrans requirements. CEQA work was then placed on hold to allow the PNR Committee and Board time to comment and select a preferred alternative for advancement.
VP07003 - La Honda South Area Parking Feasibility Study	(160,000)	< \$	Technical studies and conceptual parking design were instead completed in-house.
<b>FUND 10 SUBTOTAL</b>	<b>(680,050)</b>		
Non-project expenditure adjustments	817,895	↑	The budget increase is primarily driven by operational needs and environmental conditions. This includes the outfitting and equipment purchases for a multi-year vehicle backlog. Additionally, insufficient plant survivorship rates at several sites required additional plant maintenance in order to meet monitoring success criteria. Lastly, with unusually warm and wet late winter conditions, staff project a higher than expected volume of invasive species removal this spring.
<b>TOTAL FUND 10</b>	<b>137,845</b>		

<b>Fund 20 - Hawthorns Project Adjustments</b>	<b>Adjustment</b>	<b>Icon</b>	<b>Explanation</b>
VP06003 - Hawthorns Historic Complex Partnership	(70,000)	↔	The project is deferred, and the partnership is not moving forward at this time due to zoning, access, and conservation easement constraints that limit reuse options for the Lower Barn and other historic complex structures; also requires additional discussions with the Town of Portola Valley.
VP06004 - Hawthorns Structures Stabilization/Repairs (Construction)	(812,000)	↔	Roof replacement of key structures will take place after the rainy season and the end of the bat maternity roost season in early FY27.
<b>TOTAL FUND 20</b>	<b>(882,000)</b>		

Fund 30 - Measure AA Capital Project Adjustm	Adjustment	Icon	Explanation
MAA01006 - Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement	(41,000)	< \$	The selected design proposal meets all of the Open Space Maintenance and Restoration Program requirements and does not require geotechnical services. This allows us to release the funds previously held for CEQA and environmental permitting.
MAA01009 - Replace Bridge MRBR1 in Miramonte	35,000	↑↓	Project 61054 (fund 40) found to be eligible for Measure AA reimbursement and is being transferred to MAA01-009 (fund 30). Not all Fund 40 funds are requested to be transferred to Fund 30 because project design work was done in-house and resulted in cost savings.
MAA02004 - Stevens Creek Shoreline Nature Area Restoration	(375,000)	↔	Project delays related to permitting, interagency coordination, and additional discussion on the direction of the Species Protection Plan all contributed to a revised schedule. The federal government shutdown also affected the ability to obtain required permits and permissions for feasibility studies from the Department of Fish and Wildlife, NASA, and USACE. As a result, associated funding is deferred to FY27.
MAA03002 - Purisima Upland Site Cleanup and Soil Remediation	(220,000)	↔	Delay due to Cal OES coordination, the Water Board Cost Share Agreement, and adjustments to accommodate the farming schedule. Construction is now anticipated to begin in June and continue into the beginning of FY27.
MAA03009 - Purisima-to-the-Sea Parking	(80,000)	↔	Completion of CEQA review and the Purisima Comprehensive Use and Management Plan (MAA03-12) is taking longer than originally anticipated, shifting design development into FY27. A portion of funds is retained to support preparation and submission of the Coastal Development Permit application.
MAA03010 - Purisima-to-the-Sea Trail	(30,000)		
MAA03012 - Purisima Preserve Comprehensive Use and Management Plan	86,000	↔	Additional CEQA work beyond the original contract scope is needed to complete environmental review for the Purisima Comprehensive Use and Management Plan, including analysis of newly added project components. In addition, Coastal Development Permit work is being initiated earlier than originally planned to streamline permitting based on recommendations from San Mateo County staff.
MAA03013 - Highway 35 Multi-Use Trail Crossing and Parking Implementation	(75,000)	↔	CEQA certification delays shifted the anticipated design schedule. The project will now proceed with Planning and Building Permits concurrently with CEQA review, resulting in continued spending through the end of the fiscal year, though at a lower level than originally anticipated.
MAA05007 - La Honda Creek Trail Connections	(176,357)	< \$	Project is complete and was delivered under budget. Savings were achieved through a competitive fencing bid and use of the Engineering & Construction department's existing contract with Half Moon Bay Grading and Paving for trail hardening materials.
MAA05014 - Lone Madrone Corrals	(151,394)	< \$	Project costs were lower than expected because the contractor bid came in below the original engineer's estimate.
MAA06002 - Hawthorns Area Plan	(95,625)	< \$	Refined project scope reduced the need for survey, arborist, and environmental consulting services, resulting in lower costs than anticipated. Consultant efficiencies also reduced costs in FY26.
MAA08004 - San Gregorio Creek Fish Habitat Enhancement	(46,250)	< \$	Project costs were lower than expected because the contractor bid came in below the initial estimate.
MAA10002 - Meadow Trail Reroute in Coal Creek	20,000	↔	Staff identified an opportunity to start preparatory work and purchase materials for the Meadow Trail reroute in FY26. This early investment will support the main construction phase scheduled for FY27.
MAA11001 - Monte Bello Black Mountain Trail Extension	(94,000)	↔	Staff resources were reallocated to a higher-priority project (MAA22004 - Beatty Parking Area and Trail Connections), delaying CEQA consultant procurement.
MAA11006 - Rancho San Antonio Welcome Center Kiosk	(10,000)	↔	The project timeline is shifting to FY27 due to staff capacity constraints and the need to prioritize work on the Purisima Comprehensive Use and Management Plan and draft Initial Study/Mitigated Negative Declaration.
MAA13005 - Pond Fencing at Cloverdale Ranch	(35,000)	< \$	The contractor's bid for the Cloverdale Ranch pond fencing came in lower than the original engineer's estimate.
MAA20001 - Wildlife Corridor: Highway 17 Crossing	(510,000)	↔	Adjustment reflects slower project spending due to delayed consultant billing and invoicing from VTA for design work, which shifted the timing of budgeted costs.
MAA20002 - Bay Area Ridge Trail: Highway 17 Crossing	(510,000)		
MAA20004 - El Sereno Loop Trail	(221,744)	↔	Implementation is delayed because of a pending federal earmark request and a new State Coastal Conservancy grant submittal.
MAA21004 - Bear Creek Stables	(160,000)	↔	Consultant work began in FY25 (prior fiscal year) earlier than anticipated, reducing the need for the full FY26 budgeted amount.

MAA21007 - Bear Creek Redwoods Preserve Plan: Invasive Weed Treatment and Restoration	(33,859)	↑↓	To accommodate the diverse vegetation work required this year, multiple contractors are being utilized. This shift reduces the demand for in-house crew labor, resulting in a budget reduction in Fund 30 and a corresponding net-zero adjustment to Fund 10 labor.
MAA21011 - Phase 2 Trail Improvements, Bear Creek Redwoods (NE Trailhead Connection)	(90,000)	↔	Additional engineering design services were needed to address Caltrans requirements, including new ADA-compliant path designs. These design updates have shifted the construction phase to FY27.
MAA21013 - BCR North Parking Area	677,000	↑↓	Project VP21-005 (fund 40) found to be eligible for Measure AA reimbursement due to recent MAA Portfolio Reallocation request and is being transferred to MAA21-013 (fund 30). Not all Fund 40 funds are requested to be transferred to Fund 30 because an extensive permitting process has shifted the construction phase into FY27. Reallocation request has been reviewed by ABC and BOC and will come to the full board in June.
MAA21014 - Phase 2 Multiuse Trail, Bear Creek Redwoods	165,000	↑↓	Project VP21-006 (fund 40) found to be eligible for Measure AA reimbursement due to recent MAA Portfolio Reallocation request and is being transferred to MAA21-014 (fund 30). However, not all Fund 40 funds are requested to be transferred to Fund 30 because resource and environmental consulting are now covered with savings in civil services, reducing the overall funding requirement. Reallocation request has been reviewed by ABC and BOC and will come to the full board in June.
MAA22004 - Beatty Parking Area and Trail Connections	(60,000)	↔	Project was delayed to coordinate improvements with the adjacent Alma Bridge Road Newt Passage project. Additional schedule impacts resulted from an added PNR meeting and staff direction to evaluate shared use of the Miller Point parking area and relocation of the initial phase of the newt passage improvements.
MAA25007 - Cunningham-Walsh Acquisition	(40,000)	↔	Close of escrow was delayed due to the time needed for the owner to vacate the property. As a result, close of escrow is now anticipated near the end of FY26, and certain post-acquisition costs are expected to shift into FY27.
<b>TOTAL FUND 30</b>	<b>(\$2,072,229)</b>		

Fund 40 - General Fund Capital Project Adjustr	Adjustment	Icon	Explanation
31901 - ADA Barrier Removal	17,000	↑	Additional contingency was needed to cover temporary site security fencing during a pause in construction and payment for additional trail materials was needed to complete the connector trail.
31914 - Skyline Field Office Rebuild	331,000	↔	Due to construction cost escalation and Board direction, the Skyline Field Office Rebuild Project is prioritized as a Big Rock, and architectural and CEQA consultant services are being accelerated, including final schematic design development, background review, and additional technical studies.
35004 - Sierra Azul Ranger Residence	36,000	↑	Project scope was expanded to address unforeseen sewer line and fence repairs.
35006 - Kennedy Trailhead Parking Area Improvement	(165,000)	↑↓	Project found to fit under vision plan portfolio 53, number changed to VP53-003.
35010 - Structure Evaluation and Disposition	(219,671)	< \$	Savings this year are due to refinement of project scope resulting in less structural engineering work than originally budgeted.
35012 - Driscoll Ranch New Agricultural Well	75,000	↑	Bids came in higher than anticipated.
35015 - Rancho San Antonio Road and ADA Improvements	10,000	↔	Delays in design work shifted the project timeline, causing CEQA and related work originally anticipated in FY25 to carry over into FY26.
35030 - Fremont Older Parking Area Improv.	(40,000)	↔	The project timeline shifted due to coordination and sequencing of early-phase work taking longer than originally anticipated, resulting in a portion of the technical studies now occurring in FY27.
35031 - Guadalupe Creek Crossing Replacement	(258,852)	↔	Regulatory permitting delays shifted construction to FY27, resulting in related biological services, materials testing, and construction oversight costs also shifting accordingly.
35033 - Miramontes Ridge - Madonna Creek Dam Repair	(151,000)	< \$	Bid came in under budget, resulting in overall cost savings.
35034 - Prospect Road Culvert Replacement	49,000	↑	Additional costs are due to County building permit requirements for special inspections, testing, and reporting that were not included in the original contract scope, as well as emergency culvert repairs following winter 2025/2026 storm events.
35035 - Purisima Creek Trail (Trail and Vehicle Access)	(385,000)	↔	Construction is delayed to FY27 pending FEMA funding decision.

35036 - Resource Management Permit for the Former Event Center Site	(200,000)	↔	Permitting delays have slowed construction, resulting in lower-than-anticipated FY26 spending, with construction extending into FY27.
35037 - Annex Building Repairs	152,000	↔	Project timeline accelerated and construction is now anticipated to occur in FY26 rather than FY27 due to faster than anticipated permitting.
35041 - Fremont Older Residence Roof Replacement	(75,000)	↔	Construction is now expected to extend into FY27 due to delayed building permit approval and adjustments to the work schedule to reduce the risk of weather impacts, as the existing roof will be removed and the structure would be difficult to tarp during rain events.
35043 - Schilling Lake Spillway Repair	(105,000)	< \$	Stand alone geotechnical services are no longer needed due to contracting with a civil engineering firm, and cultural resources consultant support is not required.
35044 - Coastal Area Office Build Out	(231,274)	↔	Design work is delayed pending a site conditions analysis by the City of Half Moon Bay.
35046 - Visitor Services Storage Unit	(20,000)	< \$	Savings were realized because staff procured the storage shed directly and installation will be completed in-house, reducing contractor costs.
61050 - Purisima Creek Redwoods - Purisima Ponds	63,000	↑	Unavoidable rare plant impacts required additional botanical surveys to develop a Mitigation Monitoring and Reporting Plan for California Department of Fish and Wildlife compliance.
61054 - Replace Bridge MRBR1 in Miramontes Ridge Preserve	(105,000)	↑↓	Project 61054 (fund 40) was found to be eligible for Measure AA reimbursement, and the budget is being transferred to MAA01-009 (fund 30).
61055 - Replace Roof on Coal Creek Barn	(50,000)	< \$	Design work will now be completed in-house, reducing the need for consultant support.
63002 - Elkus-Lobitos Perimeter Fence	(69,759)	↔	Transitioning to a new grazing tenant deferred a project element that required coordination with the incoming operator. Consequently, the remaining work has been rescheduled for FY27.
63004 - October Farms Perimeter Fence	33,000	↑	The contractor's bid came in higher than the original engineer's estimate.
63008 - Rural Residential Water System Improvements	(25,000)	↔	Unanticipated preparatory work, including the removal of a tree and existing infrastructure, is necessary to complete the improvements. This requirement has delayed the start of construction.
65407 - Radio System Assessment and Upgrade	400,000	↔	Several milestone payments related to the installation and functionality checks of the radio system equipment were delayed from FY25 to FY26 due to tariffs and supply chain issues.
80059 - Groundwater Well Decommissioning	(125,000)	↔	Challenging site access, an underestimated original cost estimate, and high demand for drilling work have made this small well decommissioning project less competitive. As a result, the project is being deferred to the next fiscal year, when staff anticipates issuing a request for proposals for multiple wells as a larger bid package.
80081 - Pescadero Watershed Sediment Reduction Implementation	(190,000)	↔	Staffing transitions delayed required internal coordination, limiting the FY26 scope to conceptual design, cost estimating, and early consultations with tribal partners and regulatory agencies. As a result, civil engineering and permitting costs have shifted to FY27.
VP06004 - Hawthorns Structures Stabilization/Repairs (Pre-Construction Activities)	(127,500)	↔	Roof replacement of key structures will take place after the rainy season and the end of the bat maternity roost season in early FY27.
VP14001 - California Riding and Hiking Trails	(15,000)	↔	Due to delays in easement transfer with the State, surveyor services are now anticipated in FY27 rather than FY26.
VP15001 - Redwood Forest Land Opportunity	50,000	↑	Additional site condition studies are needed to support geotechnical investigations.
VP15005 - POST (Dyer Creek)	(20,000)	↔	Title and escrow costs are no longer anticipated in FY26 because close of escrow is now expected in a future fiscal year pending the outcome of the geotechnical study.
VP15006 - El Mirador Land Conservation	(180,000)	↔	Project close is no longer anticipated in FY26 as an agreement amongst co-owners has not yet been met.
VP20003 - Quint Trail Easement	(20,000)	↔	Project is delayed pending a willing seller, and surveyor services are now anticipated in a future fiscal year.
VP20004 - SJWC Lands - Trout & LG Creek	14,000	↑	A land opportunity arose midyear, and appraisal costs were not originally budgeted. Close of escrow is anticipated in FY27.
VP21005 - Bear Creek Redwoods North Parking Area	(977,000)	↑↓	Project VP21-005 (fund 40) was found to be eligible for Measure AA reimbursement due to recent MAA reallocation request and is being transferred to MAA21-013 (fund 30). Reallocation request has been reviewed by ABC and BOC and will come to the full board in June.

VP21006 - Phase 2 Multiuse Trail, Bear Creek Redwoods	(215,000)	↑↓	Project VP21-006 (fund 40) was found to be eligible for Measure AA reimbursement due to recent MAA reallocation request and the budget is being transferred to MAA21-014 (fund 30). Reallocation request has been reviewed by ABC and BOC and will come to the full board in June.
VP22002 - Alma Bridge Road Wildlife Passage	(389,363)	< \$	The County will instead lead the final design and construction of the first phase of the project.
VP23004 - Mount Umunhum Land Conservation	(10,000)	↔	Close of escrow is now anticipated in FY27, subject to agreement on price with a willing seller, thereby shifting site condition studies to next fiscal year.
VP53003 - Kennedy Trailhead Parking Area	45,000	↑↓	Project found to fit under vision plan portfolio 53, project number 35006 is changing to VP53-003. However, not all funds are requested to be transferred to the new project number because of delays in the feasibility study and public engagement phase, along with unanticipated natural resources constraints, which have delayed the CEQA phase of work.
<b>FUND 40 SUBTOTAL</b>	<b>(3,094,419)</b>		
Non-project expenditure adjustments	30,000	↑	This is driven by a \$130,000 increase for the arrival of previously backlogged vehicle fleet purchases, and partially offset by a \$100,000 reduction in land acquisition funds due to a lack of low-dollar land opportunities in FY26.
<b>TOTAL FUND 40</b>	<b>(3,064,419)</b>		

<b>Fund 50 - Debt Service Adjustments</b>	<b>Adjustment</b>	<b>Icon</b>	<b>Explanation</b>
Non-project expenditure adjustments	230,000	↑	A balance of \$230K was remaining in the capital interest account from the 2024 Bond issuance. The funds were transferred to the 2024 Bond Service fund. An interest payment of \$1.6M was due for the 2024 Bonds, which was offset by the \$230K capital interest. The net payment was \$1.4M, which is what was the adopted budget, but the entire amount must be expensed, which created the \$230K shortfall in the budget.
<b>TOTAL FUND50</b>	<b>230,000</b>		

District Budget by Expenditure Category	FY26 Adopted Budget	YTD Approved Amendments	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
<b>ADMINISTRATIVE SERVICES</b>					
Salaries and Benefits	8,827,807	-	8,827,807	-	8,827,807
Services and Supplies	2,393,328	(20,000)	2,373,328	(87,500)	2,285,828
Operating Expenditures Subtotal	11,221,135	(20,000)	11,201,135	(87,500)	11,113,635
<b>Total Administrative Services Expenditures</b>	<b>11,221,135</b>	<b>(20,000)</b>	<b>11,201,135</b>	<b>(87,500)</b>	<b>11,113,635</b>
<b>ENGINEERING &amp; CONSTRUCTION</b>					
Salaries and Benefits	1,841,708	-	1,841,708	-	1,841,708
Less MAA Reimbursable Staff Costs	(165,017)	-	(165,017)	-	(165,017)
Net Salaries and Benefits	1,676,691	-	1,676,691	-	1,676,691
Services and Supplies	60,710	-	60,710	(25,000)	35,710
Operating Expenditures Subtotal	1,737,401	-	1,737,401	(25,000)	1,712,401
Hawthorn Services and Supplies	10,000	-	10,000	-	10,000
Hawthorn Capital	850,000	-	850,000	(812,000)	38,000
Hawthorn Expenditures Subtotal	860,000	-	860,000	(812,000)	48,000
Measure AA Capital	5,631,059	85,000	5,716,059	(960,000)	4,756,059
General Fund Capital	7,253,785	1,426,500	8,680,285	(3,343,660)	5,336,625
Capital Expenditures Subtotal	12,884,844	1,511,500	14,396,344	(4,303,660)	10,092,684
<b>Total Engineering &amp; Construction Expenditures</b>	<b>15,482,245</b>	<b>1,511,500</b>	<b>16,993,745</b>	<b>(5,140,660)</b>	<b>11,853,085</b>
<b>FACILITIES &amp; FLEET</b>					
Salaries and Benefits	1,948,442	-	1,948,442	-	1,948,442
Less MAA Reimbursable Staff Costs	(18,394)	-	(18,394)	18,394	-
Net Salaries and Benefits	1,930,048	-	1,930,048	18,394	1,948,442
Services and Supplies	3,123,070	178,000	3,301,070	(10,000)	3,291,070
Operating Expenditures Subtotal	5,053,118	178,000	5,231,118	8,394	5,239,512
Measure AA Capital	588,894	-	588,894	(186,394)	402,500
General Fund Capital	2,156,350	130,000	2,286,350	68,241	2,354,591
Capital Expenditures Subtotal	2,745,244	130,000	2,875,244	(118,153)	2,757,091
<b>Total Facilities &amp; Fleet Expenditures</b>	<b>7,798,362</b>	<b>308,000</b>	<b>8,106,362</b>	<b>(109,759)</b>	<b>7,996,603</b>
<b>OFFICE OF THE GENERAL COUNSEL</b>					
Salaries and Benefits	1,043,633	-	1,043,633	-	1,043,633
Services and Supplies	157,755	-	157,755	-	157,755
Operating Expenditures Subtotal	1,201,388	-	1,201,388	-	1,201,388
<b>Total General Counsel Expenditures</b>	<b>1,201,388</b>	<b>-</b>	<b>1,201,388</b>	<b>-</b>	<b>1,201,388</b>
<b>GENERAL MANAGER'S OFFICE</b>					
Salaries and Benefits	2,328,802	-	2,328,802	-	2,328,802
Services and Supplies	305,535	(15,000)	290,535	(10,000)	280,535
Operating Expenditures Subtotal	2,634,337	(15,000)	2,619,337	(10,000)	2,609,337
<b>Total General Manager Expenditures</b>	<b>2,634,337</b>	<b>(15,000)</b>	<b>2,619,337</b>	<b>(10,000)</b>	<b>2,609,337</b>
<b>LAND STEWARDSHIP &amp; TRAILS</b>					
Salaries and Benefits	9,186,158	-	9,186,158	-	9,186,158
Less MAA Reimbursable Staff Costs	(457,075)	-	(457,075)	285,501	(171,574)
Net Salaries and Benefits	8,729,083	-	8,729,083	285,501	9,014,584
Services and Supplies	2,833,926	135,000	2,968,926	40,000	3,008,926
Operating Expenditures Subtotal	11,563,009	135,000	11,698,009	325,501	12,023,510
Hawthorn Services and Supplies	37,200	-	37,200	-	37,200
Hawthorn Expenditures Subtotal	37,200	-	37,200	-	37,200
Measure AA Capital	957,075	(31,000)	926,075	(373,960)	552,115
General Fund Capital	197,500	(92,500)	105,000	(90,000)	15,000
Capital Expenditures Subtotal	1,154,575	(123,500)	1,031,075	(463,960)	567,115
<b>Total Land Stewardship &amp; Trails Expenditures</b>	<b>12,754,784</b>	<b>11,500</b>	<b>12,766,284</b>	<b>(138,459)</b>	<b>12,627,825</b>

District Budget by Expenditure Category	FY26 Adopted Budget	YTD Approved Amendments	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
<b>NATURAL RESOURCES</b>					
Salaries and Benefits	2,993,908	-	2,993,908	-	2,993,908
<i>Less MAA Reimbursable Staff Costs</i>	<i>(56,576)</i>	-	<i>(56,576)</i>	-	<i>(56,576)</i>
Net Salaries and Benefits	2,937,332	-	2,937,332	-	2,937,332
Services and Supplies	2,790,077	8,000	2,798,077	304,000	3,102,077
Operating Expenditures Subtotal	5,727,409	8,000	5,735,409	304,000	6,039,409
Measure AA Capital	638,876	-	638,876	(77,250)	561,626
General Fund Capital	370,000	-	370,000	(137,000)	233,000
Capital Expenditures Subtotal	1,008,876	-	1,008,876	(214,250)	794,626
<b>Total Natural Resources Expenditures</b>	<b>6,736,285</b>	<b>8,000</b>	<b>6,744,285</b>	<b>89,750</b>	<b>6,834,035</b>
<b>PLANNING</b>					
Salaries and Benefits	2,659,204	-	2,659,204	-	2,659,204
Services and Supplies	656,835	(15,000)	641,835	(294,350)	347,485
Operating Expenditures Subtotal	3,316,039	(15,000)	3,301,039	(294,350)	3,006,689
Hawthorn Services and Supplies	70,000	-	70,000	(70,000)	-
Hawthorn Expenditures Subtotal	70,000	-	70,000	(70,000)	-
Measure AA Capital	849,180	75,000	924,180	(434,625)	489,555
General Fund Capital	475,000	(175,000)	300,000	292,500	592,500
Capital Expenditures Subtotal	1,324,180	(100,000)	1,224,180	(142,125)	1,082,055
<b>Total Planning Expenditures</b>	<b>4,710,219</b>	<b>(115,000)</b>	<b>4,595,219</b>	<b>(506,475)</b>	<b>4,088,744</b>
<b>PUBLIC AFFAIRS</b>					
Salaries and Benefits	1,602,974	-	1,602,974	-	1,602,974
Services and Supplies	1,204,542	-	1,204,542	(78,200)	1,126,342
Operating Expenditures Subtotal	2,807,516	-	2,807,516	(78,200)	2,729,316
<b>Total Public Affairs Expenditures</b>	<b>2,807,516</b>	<b>-</b>	<b>2,807,516</b>	<b>(78,200)</b>	<b>2,729,316</b>
<b>REAL PROPERTY</b>					
Salaries and Benefits	1,086,236	-	1,086,236	-	1,086,236
Services and Supplies	82,450	-	82,450	80,000	162,450
Operating Expenditures Subtotal	1,168,686	-	1,168,686	80,000	1,248,686
Measure AA Land and Associated Costs	120,000	2,951,091	3,071,091	(40,000)	3,031,091
General Fund Land and Associated Costs	522,000	5,966,200	6,488,200	(254,500)	6,233,700
Land and Associated Costs Subtotal	642,000	8,917,291	9,559,291	(294,500)	9,264,791
<b>Total Real Property Expenditures</b>	<b>1,810,686</b>	<b>8,917,291</b>	<b>10,727,977</b>	<b>(214,500)</b>	<b>10,513,477</b>
<b>VISITOR SERVICES</b>					
Salaries and Benefits	8,379,477	-	8,379,477	-	8,379,477
Services and Supplies	1,102,299	-	1,102,299	(85,000)	1,017,299
Operating Expenditures Subtotal	9,481,777	-	9,481,777	(85,000)	9,396,777
General Fund Capital	1,120,000	-	1,120,000	400,000	1,520,000
Capital Expenditures Subtotal	1,120,000	-	1,120,000	400,000	1,520,000
<b>Total Visitor Services Expenditures</b>	<b>10,601,777</b>	<b>-</b>	<b>10,601,777</b>	<b>315,000</b>	<b>10,916,777</b>
<b>DEBT SERVICE</b>					
Debt Service	16,311,938	-	16,311,938	230,000	16,541,938
Debt Service Expenditures Subtotal	16,311,938	-	16,311,938	230,000	16,541,938
<b>Total Debt Service Expenditures</b>	<b>16,311,938</b>	<b>-</b>	<b>16,311,938</b>	<b>230,000</b>	<b>16,541,938</b>
<b>GRAND TOTAL</b>	<b>94,070,672</b>	<b>10,606,291</b>	<b>104,676,963</b>	<b>(5,650,803)</b>	<b>99,026,160</b>

Budget Category / Organization Set	Object	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
<b>FUND 10 GENERAL FUND SALARIES &amp; BENEFITS</b>				
10-61-611 - GF Op-L&T- Admin	4109-0000 - Measure AA Labor Reimbursement	(457,075)	285,501	(171,574)
10-63-613 - GF Op-F&F- Admin	4109-0000 - Measure AA Labor Reimbursement	(18,394)	18,394	-
<b>Fund 10 Salaries &amp; Benefits Subtotal</b>			<b>303,895</b>	
<b>FUND 10 GENERAL FUND SERVICES &amp; SUPPLIES</b>				
10-10-110 - GF Op-GMO- Admin	5299-0000 - Other Professional Services	90,000	(10,000)	80,000
10-20-230 - GF Op-RP- Land Conservation	5231-0000 - Geotechnical Consult	-	50,000	50,000
10-20-240 - GF Op-RP- Land Protection	5227-0000 - Boundary/survey consult	-	15,000	15,000
10-20-240 - GF Op-RP- Land Protection	5243-0000 - Site Conditions Studies/Engnr	-	15,000	15,000
10-30-310 - GF Op-PL- Admin	5004-0000 - Temporary Office Help	25,000	(25,000)	-
10-30-310 - GF Op-PL- Admin	5299-0000 - Other Professional Services	60,000	(10,000)	50,000
10-30-320 - GF Op-PL- Planning	5211-0000 - Environment/Climate Consult	135,000	(20,000)	115,000
10-30-320 - GF Op-PL- Planning	5299-0000 - Other Professional Services	359,350	(239,350)	120,000
10-35-315 - GF Op-E&C- Admin	5219-0000 - Legal Services	25,000	(25,000)	-
10-40-410 - GF Op-PA- Admin	5202-0000 - Graphic Design & Layout	87,400	(11,000)	76,400
10-40-410 - GF Op-PA- Admin	5205-0000 - Legislative Consultant	279,300	(67,200)	212,100
10-50-510 - GF Op-ADMIN- Admin	6601-0000 - Training & Conferences	116,000	(20,000)	96,000
10-50-520 - GF Op-ADMIN- Grants	5503-0000 - Grant Award Agreements	100,000	(20,000)	80,000
10-50-550 - GF Op-ADMIN- IST	5215-0000 - Saas/Cloud Software	651,967	50,000	701,967
10-50-550 - GF Op-ADMIN- IST	5237-0000 - IST Consultants	68,700	(20,000)	48,700
10-50-550 - GF Op-ADMIN- IST	6803-0000 - Computer Hardware	134,300	20,000	154,300
10-50-560 - GF Op-ADMIN- HR	5299-0000 - Other Professional Services	174,474	(37,500)	136,974
10-50-560 - GF Op-ADMIN- HR	6605-0000 - Safety Program	30,000	(10,000)	20,000
10-50-560 - GF Op-ADMIN- HR	7502-0000 - Projects/Programs	100,000	(50,000)	50,000
10-61-631 - GF Op-L&T- Foothills	5218-0000 - Bio Survey/Monitoring	70,000	40,000	110,000
10-61-631 - GF Op-L&T- Foothills	5608-0000 - Equipment Rental	-	90,000	90,000
10-61-631 - GF Op-L&T- Foothills	7109-0000 - Trails & Road Maint	210,000	(130,000)	80,000
10-61-631 - GF Op-L&T- Foothills	7112-0000 - Resource/Landscaping Maint	170,000	40,000	210,000
10-61-641 - GF Op-L&T- Skyline	5608-0000 - Equipment Rental	-	35,000	35,000
10-61-641 - GF Op-L&T- Skyline	7001-0000 - Field Equipment/Shop Supplies	70,000	(40,000)	30,000
10-61-641 - GF Op-L&T- Skyline	7102-0000 - Janitorial/Cleaning	30,000	20,000	50,000
10-61-641 - GF Op-L&T- Skyline	7109-0000 - Trails & Road Maint	230,000	(25,000)	205,000
10-61-641 - GF Op-L&T- Skyline	7406-0000 - Fuels Management	355,000	10,000	365,000
10-63-613 - GF Op-F&F- Admin	6601-0000 - Training & Conferences	25,000	(15,000)	10,000
10-63-621 - GF Op-F&F- Property Management	5004-0000 - Temporary Office Help	-	52,000	52,000
10-63-621 - GF Op-F&F- Property Management	5211-0000 - Environment/Climate Consult	50,000	(50,000)	-
10-63-621 - GF Op-F&F- Property Management	5299-0000 - Other Professional Services	132,000	(52,000)	80,000
10-63-621 - GF Op-F&F- Property Management	5607-0000 - Lease Commissions	32,000	16,000	48,000
10-63-623 - GF Op-F&F- Grazing	5299-0000 - Other Professional Services	-	19,000	19,000
10-63-671 - GF Op-F&F- Fleet	6404-0000 - Vehicle - Supplies - Equipment	95,000	126,000	221,000
10-63-691 - GF Op-F&F- District Facilities	6002-0000 - Property Insurance	106,000	(106,000)	-
10-65-615 - GF Op-VS- Admin	7003-0000 - Employee Uniform Allowance	52,390	(10,000)	42,390
10-65-625 - GF Op-VS- Patrol	6604-0000 - Ranger Academy Training	100,000	(60,000)	40,000
10-65-625 - GF Op-VS- Patrol	7010-0000 - Field Supplies - Radio	5,000	30,000	35,000
10-65-625 - GF Op-VS- Patrol	7110-0000 - Signs Maintenance	62,000	(35,000)	27,000
10-65-645 - GF Op-VS- Volunteer	7001-0000 - Field Equipment/Shop Supplies	13,500	(10,000)	3,500
10-80-810 - GF Op-NR- Admin	5004-0000 - Temporary Office Help	-	30,000	30,000
10-80-820 - GF Op-NR- Vegetation Mgmt	5204-0000 - Architect/Engineering Fees	15,000	(11,000)	4,000
10-80-820 - GF Op-NR- Vegetation Mgmt	5211-0000 - Environment/Climate Consult	341,000	194,000	535,000
10-80-820 - GF Op-NR- Vegetation Mgmt	5218-0000 - Bio Survey/Monitoring	55,000	15,000	70,000
10-80-820 - GF Op-NR- Vegetation Mgmt	7202-0000 - Permits & Licenses, Fees	25,000	(25,000)	-
10-80-820 - GF Op-NR- Vegetation Mgmt	7400-0000 - IPM Program Maintenance	735,000	50,000	785,000
10-80-820 - GF Op-NR- Vegetation Mgmt	7401-0000 - Plant Maint	570,000	12,000	582,000
10-80-820 - GF Op-NR- Vegetation Mgmt	7403-0000 - Restoration	221,000	(23,000)	198,000
10-80-820 - GF Op-NR- Vegetation Mgmt	7406-0000 - Fuels Management	180,000	(55,000)	125,000
10-80-830 - GF Op-NR- Wildlife Management	5211-0000 - Environment/Climate Consult	564,277	(101,000)	463,277
10-80-850 - GF Op-NR- Earth Sciences	5211-0000 - Environment/Climate Consult	202,500	218,000	420,500
<b>Fund 10 Services &amp; Supplies Subtotal</b>			<b>(166,050)</b>	
<b>FUND 20 HAWTHORNS SERVICES &amp; SUPPLIES</b>				
20-30-320 - Hawth-PL- Planning	5204-0000 - Architect/Engineering Fees	15,000	(15,000)	-
20-30-320 - Hawth-PL- Planning	5218-0000 - Bio Survey/Monitoring	20,000	(20,000)	-
20-30-320 - Hawth-PL- Planning	5232-0000 - Traffic Consult/Studies	5,000	(5,000)	-
20-30-320 - Hawth-PL- Planning	5233-0000 - Historic/Cultural Resource	15,000	(15,000)	-

Budget Category / Organization Set	Object	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
20-30-320 - Hawth-PL- Planning	5299-0000 - Other Professional Services	15,000	(15,000)	-
<b>Fund 20 Services &amp; Supplies Subtotal</b>			<b>(70,000)</b>	
<b>FUND 20 HAWTHORNS CAPITAL/FIXED ASSETS</b>				
20-35-325 - Hawth-E&C- Projects	8601-0000 - Prime Contractor	850,000	(812,000)	38,000
<b>Fund 20 Capital/Fixed Assets Subtotal</b>			<b>(812,000)</b>	
<b>FUND 30 MEASURE AA CAPITAL SALARIES &amp; BENEFITS</b>				
30-61-611-MAA-L&T- Admin	4109-0000 - Measure AA Labor Reimbursement	457,075	(285,501)	171,574
30-63-613-MAA-F&F- Admin	4109-0000 - Measure AA Labor Reimbursement	18,394	(18,394)	-
<b>Fund 30 Salaries &amp; Benefits Subtotal</b>			<b>(303,895)</b>	
<b>FUND 30 MEASURE AA CAPITAL/FIXED ASSETS</b>				
30-20-230-MAA-RP- Land Conservation	8102-0000 - Appraisal	10,000	(10,000)	-
30-20-230-MAA-RP- Land Conservation	8104-0000 - Legal Services	40,000	(10,000)	30,000
30-20-230-MAA-RP- Land Conservation	8109-0000 - Misc Land Acquisition	70,000	(10,000)	60,000
30-20-230-MAA-RP- Land Conservation	8205-0000 - Surveyor	40,000	(10,000)	30,000
30-30-320-MAA-PL- Planning	8201-0000 - Architect/Landscape Architect	125,000	(40,000)	85,000
30-30-320-MAA-PL- Planning	8205-0000 - Surveyor	50,000	(37,800)	12,200
30-30-320-MAA-PL- Planning	8302-0000 - CEQA Consultant	495,000	(395,000)	100,000
30-30-320-MAA-PL- Planning	8304-0000 - Environmental Consultant Servs	219,180	36,000	255,180
30-30-320-MAA-PL- Planning	8305-0000 - Planning Consultant	10,000	(10,000)	-
30-30-320-MAA-PL- Planning	8306-0000 - Traffic Consultant/Engineer	20,000	12,175	32,175
30-35-325-MAA-E&C- Projects	8201-0000 - Architect/Landscape Architect	650,000	(220,000)	430,000
30-35-325-MAA-E&C- Projects	8202-0000 - Civil Engineer	3,296,042	(920,000)	2,376,042
30-35-325-MAA-E&C- Projects	8207-0000 - Accessibility Specialist	15,000	(10,000)	5,000
30-35-325-MAA-E&C- Projects	8301-0000 - Biologist Services	60,000	35,000	95,000
30-35-325-MAA-E&C- Projects	8402-0000 - Geotech/Geologist Inspection	35,000	(5,000)	30,000
30-35-325-MAA-E&C- Projects	8403-0000 - Materials Testing	30,000	(23,000)	7,000
30-35-325-MAA-E&C- Projects	8404-0000 - Biologist Inspection	28,000	(10,000)	18,000
30-35-325-MAA-E&C- Projects	8501-0000 - Local (County/City)	25,000	15,000	40,000
30-35-325-MAA-E&C- Projects	8601-0000 - Prime Contractor	1,260,000	178,000	1,438,000
30-61-631-MAA-L&T- Foothills	8203-0000 - Geotechnical Engineer/Geologist	45,000	(25,000)	20,000
30-61-631-MAA-L&T- Foothills	8301-0000 - Biologist Services	-	63,000	63,000
30-61-631-MAA-L&T- Foothills	8404-0000 - Biologist Inspection	5,000	(5,000)	-
30-61-631-MAA-L&T- Foothills	8501-0000 - Local (County/City)	9,000	(9,000)	-
30-61-631-MAA-L&T- Foothills	8502-0000 - State/Regional	10,000	(10,000)	-
30-61-631-MAA-L&T- Foothills	8609-0000 - Trail Improvements	20,000	20,000	40,000
30-61-631-MAA-L&T- Foothills	8614-0000 - Equipment/Vehicle Rental	30,000	(15,000)	15,000
30-61-641-MAA-L&T- Skyline	8301-0000 - Biologist Services	-	18,483	18,483
30-61-641-MAA-L&T- Skyline	8404-0000 - Biologist Inspection	15,000	(15,000)	-
30-61-641-MAA-L&T- Skyline	8502-0000 - State/Regional	30,000	(30,000)	-
30-61-641-MAA-L&T- Skyline	8609-0000 - Trail Improvements	75,000	(57,843)	17,157
30-61-641-MAA-L&T- Skyline	8610-0000 - Gates/Fencing/Enclosures	100,000	(45,029)	54,971
30-61-641-MAA-L&T- Skyline	8614-0000 - Equipment/Vehicle Rental	50,000	21,930	71,930
30-63-623-MAA-F&F- Grazing	8301-0000 - Biologist Services	30,000	(13,000)	17,000
30-63-623-MAA-F&F- Grazing	8601-0000 - Prime Contractor	459,500	(75,000)	384,500
30-63-623-MAA-F&F- Grazing	8603-0000 - Landscape Maint/Restoration	80,000	(80,000)	-
30-80-820-MAA-NR- Vegetation Mgmt	8603-0000 - Landscape Maint/Restoration	50,000	10,000	60,000
30-80-850-MAA-NR- Earth Sciences	8202-0000 - Civil Engineer	57,000	33,000	90,000
30-80-850-MAA-NR- Earth Sciences	8203-0000 - Geotechnical Engineer/Geologist	10,000	(10,000)	-
30-80-850-MAA-NR- Earth Sciences	8301-0000 - Biologist Services	5,000	(5,000)	-
30-80-850-MAA-NR- Earth Sciences	8302-0000 - CEQA Consultant	20,000	(20,000)	-
30-80-850-MAA-NR- Earth Sciences	8304-0000 - Environmental Consultant Servs	85,000	(36,000)	49,000
30-80-850-MAA-NR- Earth Sciences	8501-0000 - Local (County/City)	10,000	(10,000)	-
30-80-850-MAA-NR- Earth Sciences	8502-0000 - State/Regional	10,000	(10,000)	-
30-80-850-MAA-NR- Earth Sciences	8503-0000 - Federal	10,000	(10,000)	-
30-80-850-MAA-NR- Earth Sciences	8601-0000 - Prime Contractor	85,000	(19,250)	65,750
<b>Fund 30 Capital/Fixed Assets Subtotal</b>			<b>(1,768,334)</b>	
<b>FUND 40 GENERAL FUND CAPITAL/FIXED ASSETS</b>				
40-20-230-GF Cap-RP- Land Conservation	8100-0000 - REAL PROPERTY SERVICES	150,000	(100,000)	50,000
40-20-230-GF Cap-RP- Land Conservation	8102-0000 - Appraisal	35,000	(11,000)	24,000
40-20-230-GF Cap-RP- Land Conservation	8104-0000 - Legal Services	20,000	(20,000)	-
40-20-230-GF Cap-RP- Land Conservation	8105-0000 - Site Condition Studies/Engnr	50,000	10,000	60,000

Budget Category / Organization Set	Object	FY26 Amended Budget	Proposed Q3 Amendments	Proposed FY26 Amended Budget
40-20-230-GF Cap-RP- Land Conservation	8107-0000 - Title Insur/Escrow	58,200	(25,000)	33,200
40-20-230-GF Cap-RP- Land Conservation	8109-0000 - Misc Land Acquisition	50,000	(50,000)	-
40-20-230-GF Cap-RP- Land Conservation	8205-0000 - Surveyor	125,000	(58,500)	66,500
40-30-320-GF Cap-PL- Planning	8201-0000 - Architect/Landscape Architect	175,000	303,000	478,000
40-30-320-GF Cap-PL- Planning	8301-0000 - Biologist Services	30,000	(30,000)	-
40-30-320-GF Cap-PL- Planning	8302-0000 - CEQA Consultant	-	33,500	33,500
40-30-320-GF Cap-PL- Planning	8303-0000 - Cultural Resources	25,000	(25,000)	-
40-30-320-GF Cap-PL- Planning	8304-0000 - Environmental Consultant Servs	-	26,000	26,000
40-30-320-GF Cap-PL- Planning	8306-0000 - Traffic Consultant/Engineer	15,000	(15,000)	-
40-35-325-GF Cap-E&C- Projects	8201-0000 - Architect/Landscape Architect	380,000	(211,274)	168,726
40-35-325-GF Cap-E&C- Projects	8202-0000 - Civil Engineer	2,308,000	(599,215)	1,708,785
40-35-325-GF Cap-E&C- Projects	8203-0000 - Geotechnical Engineer/Geologist	150,000	(110,000)	40,000
40-35-325-GF Cap-E&C- Projects	8204-0000 - Structural Engineer	483,500	(230,671)	252,829
40-35-325-GF Cap-E&C- Projects	8206-0000 - Arborist Services	62,500	(15,000)	47,500
40-35-325-GF Cap-E&C- Projects	8207-0000 - Accessibility Specialist	10,000	(10,000)	-
40-35-325-GF Cap-E&C- Projects	8301-0000 - Biologist Services	263,000	(83,000)	180,000
40-35-325-GF Cap-E&C- Projects	8302-0000 - CEQA Consultant	60,000	(55,000)	5,000
40-35-325-GF Cap-E&C- Projects	8303-0000 - Cultural Resources	172,000	(160,000)	12,000
40-35-325-GF Cap-E&C- Projects	8304-0000 - Environmental Consultant Servs	226,000	(33,000)	193,000
40-35-325-GF Cap-E&C- Projects	8402-0000 - Geotech/Geologist Inspection	50,000	(50,000)	-
40-35-325-GF Cap-E&C- Projects	8403-0000 - Materials Testing	79,500	(49,500)	30,000
40-35-325-GF Cap-E&C- Projects	8404-0000 - Biologist Inspection	126,500	(10,000)	116,500
40-35-325-GF Cap-E&C- Projects	8501-0000 - Local (County/City)	146,000	(10,000)	136,000
40-35-325-GF Cap-E&C- Projects	8502-0000 - State/Regional	88,500	(50,000)	38,500
40-35-325-GF Cap-E&C- Projects	8503-0000 - Federal	11,000	(5,000)	6,000
40-35-325-GF Cap-E&C- Projects	8504-0000 - CEQA	84,500	10,000	94,500
40-35-325-GF Cap-E&C- Projects	8601-0000 - Prime Contractor	3,725,250	(1,507,000)	2,218,250
40-35-325-GF Cap-E&C- Projects	8602-0000 - Grading/Site Work	15,000	(15,000)	-
40-35-325-GF Cap-E&C- Projects	8611-0000 - Utility Infrastructure	150,000	(150,000)	-
40-61-631-GF Cap-L&T- Foothills	8301-0000 - Biologist Services	35,000	(35,000)	-
40-61-631-GF Cap-L&T- Foothills	8609-0000 - Trail Improvements	40,000	(40,000)	-
40-61-631-GF Cap-L&T- Foothills	8614-0000 - Equipment/Vehicle Rental	16,000	(15,000)	1,000
40-63-621-GF Cap-F&F- Property Management	8601-0000 - Prime Contractor	510,000	(25,000)	485,000
40-63-623-GF Cap-F&F- Grazing	8301-0000 - Biologist Services	15,000	(10,000)	5,000
40-63-623-GF Cap-F&F- Grazing	8601-0000 - Prime Contractor	317,350	(26,759)	290,591
40-63-671-GF Cap-F&F- Fleet	8707-0000 - Vehicles	1,292,000	130,000	1,422,000
40-65-625-GF Cap-VS- Patrol	8703-0000 - Network/Comms Equipment	800,000	400,000	1,200,000
40-80-820-GF Cap-NR- Vegetation Mgmt	8603-0000 - Landscape Maint/Restoration	48,000	(10,000)	38,000
40-80-830-GF Cap-NR- Wildlife Management	8202-0000 - Civil Engineer	62,000	38,000	100,000
40-80-830-GF Cap-NR- Wildlife Management	8304-0000 - Environmental Consultant Servs	-	25,000	25,000
40-80-850-GF Cap-NR- Earth Sciences	8202-0000 - Civil Engineer	150,000	(100,000)	50,000
40-80-850-GF Cap-NR- Earth Sciences	8301-0000 - Biologist Services	30,000	(30,000)	-
40-80-850-GF Cap-NR- Earth Sciences	8303-0000 - Cultural Resources	30,000	(30,000)	-
40-80-850-GF Cap-NR- Earth Sciences	8501-0000 - Local (County/City)	10,000	(10,000)	-
40-80-850-GF Cap-NR- Earth Sciences	8502-0000 - State/Regional	10,000	(10,000)	-
40-80-850-GF Cap-NR- Earth Sciences	8503-0000 - Federal	10,000	(10,000)	-
<b>Fund 40 Capital/Fixed Assets Subtotal</b>			<b>(3,064,419)</b>	
<b>FUND 50 DEBT SERVICE</b>				
50-99-999-Debt-Districtwide	9103-0000 - Interest exp - MAA GO	4,522,163	230,000	4,752,163
<b>Fund 50 Debt Service Subtotal</b>			<b>230,000</b>	
<b>Grand Total</b>			<b>(5,650,803)</b>	



**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.

**Meeting 26-12**

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.

**Meeting 26-12**

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)**

**Meeting 26-12**

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.

**Meeting 26-12****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

**Meeting 26-12**

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