



Midpeninsula Regional
Open Space District

R-26-77
Meeting 26-15
May 27, 2026

AGENDA ITEM 9

AGENDA ITEM

Bear Creek Stables Update

GENERAL MANAGER'S RECOMMENDATION

Provide a status update on compliance actions for transferring the operation of Bear Creek Stables from the Midpeninsula Regional Open Space District to the Friends of Bear Creek Stables for the purpose of providing public equestrian and nature programming, and horse boarding services. No Board action required.

SUMMARY

On February 25, 2026, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) approved an agreement (Agreement) with the Friends of Bear Creek Stables (Friends) for the multi-year operation of Bear Creek Stables (Stables) in Bear Creek Redwoods Open Space Preserve. The approved Agreement includes insurance requirements that the Friends must meet prior to the General Manager executing the Agreement. As of May 21, 2026 (the writing of this report), the Friends have identifying policies that meet the various insurance requirements, but have not yet bound on all of them, so the Agreement has not yet been executed. The Friends are confident that they will be able to meet the requirements by the end of June.

DISCUSSION

On February 25, 2026, the Board approved entering into a multi-year Agreement with the Friends for the full operation of Bear Creek Stables ([R-26-25](#), [minutes](#)). This Agreement has not yet been executed because one of the Agreement requirements remains outstanding: for the Friends to meet all the insurance requirements. The Friends have met all the other requirements for entering into the Agreement. Procuring the obligatory insurance has required extensive time. Staff will continue to work with the Friends to answer questions, as needed, about the required insurance coverages and to confirm that the insurance they procure meets the requirements in the Agreement. The Friends have indicated to the District that they are finalizing their purchase of the required insurance coverage and will provide evidence of coverage to the District for the District's final review. Given the delay in the Friends taking over operation of the Stables, they were unable to plan for day camp sessions for 2026. To avoid unnecessary expenses, the Friends will not include insurance coverage for day camps at this time. Before starting day camps, the Friends will add coverage for that program and will need to receive written authorization from the District once proof of insurance coverage for this program element has been provided.

In the interim, the District and Friends have been working under a separate interim stables agreement that runs through end of June 2026 whereby the District operates the Stables while the Friends muck stalls, water, and feed the boarded horses. This interim agreement was entered into in March 2026, with an extension granted in October 2025, to allow time for the District and Friends to establish the terms of the multi-year Agreement and for the Friends to meet the Agreement requirements to proceed with its full execution and the operational transfer of the stables site. If the current outlook changes and it becomes apparent that the Friends cannot meet the insurance requirements to enter into the Agreement by the end of June, staff will return to the Board with options for how to proceed.

FISCAL IMPACT

None

PRIOR BOARD AND COMMITTEE REVIEW

Since the approval of the Preserve Plan, Bear Creek Stables use and operation previously came before the full Board at the following public meetings:

- **July 14, 2021:** The Board approved operational requirements, concessionaire selection criteria, and agreement terms for a new concessionaire at Bear Creek Stables. ([R-21-98, meeting minutes](#))
- **August 24, 2022:** The Board authorized the General Manager to enter into a Concessionaire Agreement for Bear Creek Stables with Chaparral Country Corporation. ([R-22-99, meeting minutes](#))
- **May 14, 2024:** The Board received an update on the Repair Project and reviewed several long-term stables options. The Board voted to form an Ad Hoc Committee to work with community members to explore and develop potential additional options and return to the full Board in approximately four months. ([R-24-58, meeting minutes](#))
- **November 20, 2024:** The Board selected a long-term use and management option for Bear Creek Stables. ([R-24-142, minutes](#))
- **March 26, 2025:** The Board approved milestones and framework for entering into a long-term agreement with the Friends of Bear Creek Stables to operate Bear Creek Stables and approved a short-term Stables Services Agreement with the Friends of Bear Creek Stables. ([R-25-35, minutes](#))
- **October 22, 2025:** The Board extended short-term Stables Services Agreement until June 2026, to allow more time to develop a long-term agreement. ([R-25-134, minutes](#))
- **February 25, 2026:** The Board approved entering into a long term agreement with the friends of bear creek Stables for the operation of the Stables, subject to meeting insurance requirements. ([R-26-25, minutes](#)).

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notices were provided electronically to Stables boarders, individuals signed up for the Bear Creek Redwoods interested

parties list and members of the Bear Creek Stables Ad Hoc Committee and focused Working Groups.

CEQA COMPLIANCE

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

NEXT STEPS

Staff will continue to work with the Friends to evaluate their insurance documentation as they work toward procuring all the required insurance. The General Manager will notify the Board if they meet the requirements and would subsequently execute the Agreement for a two-year term. If they do not meet the requirements, staff will return to the Board in June 2026 with options for how to proceed.

Responsible Department Head:

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