



Midpeninsula Regional
Open Space District

NOTICE OF SPECIAL BOARD MEETING

Meeting 24-30

Board Room of the Midpeninsula Regional
Open Space District Administrative Office
5050 El Camino Real, Los Altos, CA 94022

AGENDA

Wednesday, November 20, 2024

Special Meeting starts at 5:00 PM

The Midpeninsula Regional Open Space District (Midpen) Board meetings are held in person at the District's Administrative Office, and by teleconference pursuant to Government Code Section 54953.

PUBLIC ATTENDANCE OPTIONS

1. In person at the Midpen Administrative Office: the Board Room is open to the public during meetings of the Board of Directors.
2. Remotely via Zoom: Join the meeting conference by clicking this link:
<https://openspace.zoom.us/j/84715217531>
3. By phone: dial (669) 900-6833 or (346) 248-7799 and enter the Meeting ID: 847 1521 7531

SUBMITTAL OF PUBLIC COMMENTS

Members of the public may submit written comments to be provided to the Board, or register to make oral comments, as follows:

- Written comments may be submitted via the public comment form at: <https://www.openspace.org/public-comment>.
- Requests to provide oral comment must be submitted prior to the time when public comment on the agenda item is closed as follows:
 - In-person attendance: submit a request via the paper-based public comment form at the meeting.
 - Remote attendance: submit a request through the public comment form at: <https://www.openspace.org/public-comment>.
- Any comments received after the deadline will be provided to the Board after the meeting.

SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

ROLL CALL

- 5:00 1. CLOSED SESSION 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, Planner III
Negotiating Party: Ben Wright, POST
Under Negotiation: Purchase Terms

6:00 TIME CERTAIN

ADOPTION OF AGENDA

CONSENT CALENDAR

All items on the Consent Calendar may be approved without discussion by one motion. Board members, the General Manager, and members of the public may request that an item be removed from the Consent Calendar during consideration of the Consent Calendar.

2. Quarter 1 Proposed Budget Amendments for the Fiscal Year ending June 30, 2025 (R-24-140)

Staff Contact: Rafaela Ocegüera, Budget & Finance Manager, Budget & Finance Department

General Manager’s Recommendation: Adopt a resolution approving the proposed Quarter 1 budget amendments for the fiscal year ending June 30, 2025.

3. Renaming one section of the Ridge Trail as Badger’s Byway and extending the Fog Drift Vista Trail name on another section, all within Russian Ridge Open Space Preserve (R-24-141)

Staff Contact: Mattea Ottoboni, Planner II, Planning Department

General Manager’s Recommendations:

1. Rename a 1.2-mile segment of the Ridge Trail to “Badger’s Byway” to highlight the presence of American Badger in Russian Ridge Open Space Preserve.
2. Rename a 0.2-mile segment of the Ridge Trail to “Fog Drift Vista” to provide continuity with the existing 0.5-mile Fog Drift Vista Trail.

BOARD BUSINESS

Public comment on agenda items is received at the time each item is considered by the Board of Directors.

4. Selection of a Long-term Use and Management Option for the Bear Creek Stables Site (R-24-142)

Staff Contacts: Susanna Chan, Assistant General Manager, General Manager’s Office

General Manager’s Recommendations:

1. Select one of the following long-term use and management options for the Bear Creek Stables (Stables) Site, each of which are discussed in detail within this report:
 - a. Continue stables boarding and programming consistent with the Ad Hoc Committee Option by implementing a phased approach to the site improvements, programming, and fundraising; option includes a non-profit entity to manage, operate, and fundraise for the stables; option involves the District funding and completing certain annual maintenance and repairs (to be negotiated) and all capital improvements and site cleanups for Phases 0 and 1; since Phase 2 is dependent on future non-profit fundraising, only Phases 0 and 1 would proceed with approval of this option.

- b. Continue stables boarding and programming, applying the same approaches for phasing, management, and programming presented in the Ad Hoc Committee Option but utilizing an alternate site plan option as modified by staff; option includes a non-profit entity to manage, operate, and fundraise for the stables; option involves the District funding and completing certain annual maintenance and repairs (to be negotiated) and all capital improvements and site cleanups for the modified Phases 0 and 1; since the modified Phase 2 is dependent on future non-profit fundraising, only the modified Phases 0 and 1 would proceed with approval of this option.
 - c. Replace the horse boarding and public programming with a lower intensity horse experiential opportunity for the public; option substantially reduces the scale and cost of site improvements; includes six-month relocation period for existing boarded horses.
 - d. Close the Stables, allowing for a six-month relocation period for existing boarded horses.
 2. Authorize the General Manager to negotiate with the current operator for a short-term agreement for stables operation during the transition period regardless of which long-term option is selected.
 3. If Option 1 (a) or 1 (b) is selected, direct the General Manager to return with the following for Board consideration:
 - a. A set of defined milestones related to formation, operations, and fundraising targets for the non-profit entity that would need to be met before the District enters into a construction contract and substantially invests in and completes the Phase 1 improvements.
 - b. A draft operating contract to enter with a non-profit entity that identifies clear roles, responsibilities and expectations, including onsite maintenance and repair responsibilities.
 - c. A hiring plan for new District staff to address annual maintenance and capital repair needs at the stables.

ADJOURNMENT

**Times are estimated and items may appear earlier or later than listed. The Agenda is subject to a change of order.*

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at (650) 691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Written materials relating to an item on this Agenda that are considered to be a public record and are distributed to Board members less than 72 hours prior to the meeting, will be available for public inspection at the District's Administrative Office located at 5050 El Camino Real, Los Altos, California 94022.

CERTIFICATION OF POSTING OF AGENDA

I, Maria Soria, District Clerk for the Midpeninsula Regional Open Space District (MROSD), declare that the foregoing agenda for the special meeting of the MROSD Board of Directors was posted and available for review on November 15, 2024, at the Administrative Offices of MROSD, 5050 El Camino Real, Los Altos, California, 94022. The agenda and any additional written materials are also available on the District's website at <http://www.openspace.org>.



Maria Soria, MMC, CPMC
District Clerk

