

**Peninsula Corridor Joint Powers Board
Technology, Operations, Planning, and Safety (TOPS) Committee**

**1250 San Carlos Avenue, San Carlos, CA 94070
San Bruno City Hall, 567 El Camino Real, Room 138, San Bruno, CA 94066**

Minutes of April 29, 2026

Members Present: Pat Burt (Vice Chair)

Members Present Rico E. Medina (Chair)
via Teleconference:

Members Absent: Shamann Walton

Staff Present: M. Bouchard, A. Feng, N. Fogarty, J. Harrison, J. Jest, L. Ko, J. Lin

1. Call to Order

Chair Medina called the meeting to order at 1:30 pm.

2. Roll Call

Lauryn Ko, JPB Assistant Secretary, called the roll and confirmed a quorum was present.

3. Pledge of Allegiance / Safety Briefing

Chair Medina led the Pledge of Allegiance and delivered the safety briefing.

4. Public Comment on Items not on the Agenda

Roland commented on bike-related capacity issues and suggested free, secure station bike parking.

5. Approval of Meeting Minutes for March 25, 2026

Motion/Second: Medina/Burt

Ayes: Burt, Medina

Noes: None

Absent: Walton

6. Conduct Public Hearing and Adopt Updated Policy Regarding Conveyance of Property Interests Involving Property Owned by the Peninsula Corridor Joint Powers Board and Fee Schedule

Chair Medina opened the Public Hearing at 1:34 pm.

Nadine Fogarty, Director, Real Estate Development, and Jenny Lin, Manager, Transit-Oriented Development and Real Estate, provided the presentation that included the following:

- Alignment with broader real estate and transit-oriented development (TOD) policy updates; policy simplification and improved clarity
- Guiding principles for safety, rail needs, and station activation
- Fee structure revisions for cost recovery and revenue generation; lease term increases and minimum rent reduction
- Expanded Executive Director authority and operational flexibility

Staff provided further clarification in response to the Committee comments and questions, which included the following:

- Scope clarification between property conveyance policy and rail corridor use policy
- Rail Corridor Use Policy (RCUP) as initial screening framework for allowable uses
- Range of agreements covered (access, licenses, leases)
- Waiver process providing flexibility for exceptions
- Balance between operation needs and city/grade separation objectives

Chair Medina motioned to close the Public Hearing at 1:49 pm. Vice Chair Burt seconded.

Ayes: Burt, Medina

Noes: None

Absent: Walton

Motion to Adopt Staff Recommendation/Second: Burt/Medina

Ayes: Burt, Medina

Noes: None

Absent: Walton

Public Comment

Roland commented on advancing the revised policy to the Board meeting's consent agenda without further discussion.

Adrian Brandt commented on the rationale for the reduced minimum rent and the need for clearer criteria and guidance for fee waiver eligibility.

7. Receive Update on 2025 Triennial Customer Survey

Julian Jest, Manager, Market Research and Development, provided the presentation that included the following:

- Post-electrification satisfaction and ridership stability
- Rider demographics and income diversity; travel pattern and trip purposes; first/last mile access

- Clipper adoption and fare payment trends
- San Francisco Station ridership growth
- Rider experience feedback and qualitative comments

Staff provided further clarification in response to the Committee comments and questions, which included the following:

- Survey methodology and consistency of core questions over time
- Comparison to prior survey results and limited changes since 2022
- Household income metric clarification and framing of averages
- Income distribution and equity implications for fare programs
- Ridership frequency trends, with riders averaging two to three days of Caltrain use per week
- Walkability assumptions and distance conversion discussion
- Station access modes and car access comparison
- San Francisco Station boardings and alighting differences and possible causes of discrepancies
- Request for deeper data breakdowns and crosstab analysis

Public Comment

Roland commented on the need for both origin and destination ridership views and post-pandemic ridership trends versus new rider growth.

iPhone commented on survey methodology and how the customer survey was conducted and distributed to riders.

8. Committee Member Requests - There were none.

9. Date/Time/Location of Next Regular TOPS Committee Meeting: Wednesday, May 27, 2026 at 1:30 pm The meeting will be accessible via Zoom and in person at the San Mateo County Transit District, Public Hearing Room, 5th Floor, 166 North Rollins Road, Millbrae, CA 94030.

10. Adjourn - The meeting adjourned at 2:21 pm