




Memorandum

DATE: December 6, 2022

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, General Manager 

FROM: Rafaela Duran, Budget & Analysis Manager

SUBJECT: Progress Update on Measure AA Commitments

Measure AA Overall Completion Percentage

In June 2014, voters approved Measure AA (MAA), a 30-year, \$300 million general obligation bond to protect natural and working lands; open preserve lands to the public; construct public access improvements such as new trails and parking/staging areas; and restore and enhance open space land, forests, streams, watersheds, and coastal ranch areas. Projects are grouped in 25 key project portfolios organized by geographic area within the Midpeninsula Regional Open Space District's (District) boundaries. Proceeds are generated from a series of bond sales over a 20-to-30-year period.

The District began using MAA funds in 2014 and Fiscal Year 2021-22 (FY22) marks the completion of the eighth year of funding. The table on the following page estimates the overall MAA completion percentage range as of June 30, 2022. The overall MAA completion range is determined by using two different estimation methods for each MAA Portfolio and then calculating a weighted average of all portfolios using two different weighting methods. In the following chart:

- The first column estimates the percent completion for each portfolio based on the estimated projects/tasks completed as of FY22 within each portfolio as shown in the *Measure AA Bond Annual Accountability Report* (Accountability Report). The project completion percentages for each portfolio are derived from the "Portfolio Progress Indicators" moon-charts described in the Accountability Report.
- The second column calculates the percent completion for each portfolio based on the inception-to-date actual spend through FY22.
- The last two columns in the chart weigh the completion percentages in the first two columns to arrive at the matrix of results at the bottom of the chart (green shaded area). The third column shows an equal weighting by portfolio (i.e., each portfolio is 1/25th) while the fourth column reflects a weighting by portfolio to the total \$300 million expenditure allocation.

Applying the two portfolio completion estimation methods to the two weighting methods, the overall MAA completion is estimated at between 39.5% and 44.4% while the net spend of the

total \$300 million bond authorization is between 25.8% and 26.3% (as shown in the bottom green shaded section of the chart). This compares and aligns well to currently being at almost 28% or 8.5 years through the 30-year MAA timeframe.

MAA Overall Completion Estimate		Estimated Total Percent Complete of			
		Portfolio Commitments		Portfolio Weighting	
		Based on the	Inception-to-Date		
		Average of the	Through FY22		
		Portfolio Projects	Total Net* Spend	Equal	By
	Estimated	as % of Allocation	Weight	Allocation \$	
Portfolio 1	Miramontes Ridge	20%	2%	4.0%	9.3%
Portfolio 2	Regional	100%	68%	4.0%	1.7%
Portfolio 3	Purisima Creek Redwoods	38%	87%	4.0%	2.5%
Portfolio 4	El Corte de Madera Creek	58%	12%	4.0%	2.8%
Portfolio 5	La Honda Creek	38%	25%	4.0%	3.9%
Portfolio 6	Windy Hill	8%	1%	4.0%	4.2%
Portfolio 7	La Honda Creek	81%	84%	4.0%	4.9%
Portfolio 8	La Honda Creek and Russian Ridge	13%	14%	4.0%	5.1%
Portfolio 9	Russian Ridge	100%	11%	4.0%	1.9%
Portfolio 10	Coal Creek	63%	7%	4.0%	2.7%
Portfolio 11	Rancho San Antonio	42%	3%	4.0%	3.6%
Portfolio 12	Peninsula/South Bay Cities	8%	0%	4.0%	0.3%
Portfolio 13	Cloverdale Ranch	0%	0%	4.0%	5.2%
Portfolio 14	Regional	13%	0%	4.0%	1.3%
Portfolio 15	Regional	13%	6%	4.0%	16.9%
Portfolio 16	Long Ridge	0%	0%	4.0%	1.7%
Portfolio 17	Regional	50%	21%	4.0%	2.6%
Portfolio 18	South Bay Foothills	100%	85%	4.0%	0.5%
Portfolio 19	El Sereno	88%	13%	4.0%	0.8%
Portfolio 20	South Bay Foothills	25%	3%	4.0%	4.7%
Portfolio 21	Bear Creek Redwoods	85%	76%	4.0%	5.8%
Portfolio 22	Sierra Azul	40%	14%	4.0%	2.2%
Portfolio 23	Sierra Azul	100%	78%	4.0%	9.3%
Portfolio 24	Sierra Azul	13%	16%	4.0%	3.4%
Portfolio 25	Sierra Azul	17%	30%	4.0%	2.7%
All Portfolios				100.0%	100.0%
Total MAA Estimated Percent Complete					
Average of Portfolio Projects Estimated Completion				44.4%	39.5%
Total Net* Spend and Committed as % of Allocation				26.3%	25.8%
* Net expenditure after reducing for grants					

Summary of MAA Accomplishments and Beneficial Outcomes Since 2014:

- Preserved 3,322 acres of open space land.
- Opened 22.7 miles of trail to public access.
- Closed a critical 0.6-mile gap to establish 80 miles of continuous Bay Trail access.
- Created 3 new parking areas with a total of 126 new parking spaces.
- Expanded the conservation grazing program by 98 acres.
- Opened five (5) new preserves/preserve areas to the public including Mindego Gateway area of Russian Ridge Open Space Preserve, Mount Umunhum area of Sierra Azul Open

Space Preserve, lower La Honda Creek Open Space Preserve, and Bear Creek Redwoods Open Space Preserve Phase I Trails and Alma Cultural Landscape.

- Invested \$26.8 million on Coastside projects.

Major MAA accomplishments in FY22 include but are not limited to:

- Received Board approval for the purchase of the 644-acre Johnston Ranch Uplands Property, entered into a Lease and Management Agreement with Peninsula Open Space Trust, and received approval of a lot line adjustment from the San Mateo County Planning Commission (MAA01).
- Completed 6th and final year of native plantings at Cooley Landing to enhance bayfront resource values (MAA02).
- Developed and presented draft conceptual parking area design alternatives for the Purisima-to-the-Sea Trail and Parking Area (MAA03).
- Drafted the La Honda Forest Management Plan, met with stakeholders, and held a public meeting with neighbors to review findings and recommendations (MAA05) (since June 2022, received Board approval to develop a timber plan and prescriptions).
- Prepared the project vision and goals for the Hawthorns Area Plan and began technical studies (MAA06) (since June 2022, the Board has adopted the vision and goals).
- Completed engineering designs to repair Lower Turtle Pond, which provides habitat for Western Pond Turtle.
- Completed and opened 1.3 miles of the Grasshopper Loop easy-access trail that includes seasonal dog access at La Honda Creek Preserve (MAA07).
- Completed infrastructure improvements to add 98 acres of grasslands to the conservation grazing program in Russian Ridge Preserve (MAA09).
- Designated approximately 4 miles of existing trails in Monte Bello Preserve, including the White Oak, Skid Road, and Stevens Creek Nature Trails, as part of the regional Stevens Creek Trail with formal signage (MAA12).
- Completed technical studies and environmental surveys to prepare the California Environmental Quality Act and National Environmental Policy Act environmental documents for the Highway 17 wildlife and trails crossings project (MAA20).
- Substantially completed construction and public access improvements to the Alma College Cultural Landscape at Bear Creek Redwoods Preserve (MAA21) (since June 2022, the project has been completed and a grand opening held).
- Purchased and permanently protected 41.76 acres of forested land and wildlife habitat within the Upper Los Gatos Creek watershed as an addition to Sierra Azul Preserve (MAA23).
- Completed site restoration work at the Billingsley and Burton Properties in Sierra Azul Preserve (MAA25).

The District also prioritized key initiatives in support of MAA Portfolios, including land acquisition negotiations, visitor use surveys, resource assessments, and geotechnical studies.

A full description of accomplishments since MAA's inception in 2014 can be found in the Accountability Report, which is accessible via the District's website (openspace.org/district-

[reports](#)). A high-level summary of the MAA accomplishments and beneficial outcomes achieved to date is provided below.

Progress on the FY24-28 MAA Five-Year Project List

The Board approved a new MAA Five-Year Project List and Optional Project List for Fiscal Years 2023-24 (FY24) through 2027-28 (FY28) in December 2021. However, to accurately measure progress as of the end of FY22, this review is based on the previous MAA Project list that includes FY22.

The prior MAA Five-Year Project List for FY19 to FY23 includes 53 projects that should begin but not necessarily be completed within the five-year timeframe (FY27). As of June 30, 2022, 17 project scope items were completed, 32 items were in progress, three (3) were deferred, and one (1) cancelled.

The three deferred projects in FY22 are as follows:

- MAA05 - Paulin Culvert/Bridge Improvements
 - This project was moved to FY23 and is planned to begin later this fiscal year.
- MAA17 - Upper Stevens Creek Trail (in partnership with Santa Clara County Parks)
 - This project is deferred beyond FY23 pending partner availability.
- MAA22 - Parking Area at Beatty property
 - This project was in progress and then deferred pending completion of the Alma Bridge Road new study and implementation of wildlife crossing improvements.

The one cancelled project is described below:

- MAA09 - Road & Trail Projects - Charquin Trail (Realignment)
 - Cancelled given the results of recent surveys that indicate the area is relatively stable and no longer a priority for consideration of a trail realignment.

The following table lists the status of each MAA Five-Year Project List project by portfolio *as of June 30, 2022*. As previously noted, a full description of all MAA accomplishments through FY21 can be found in the Accountability Report accessible via the District's website (<https://www.openspace.org/about-us/district-reports>). An update to the Accountability Report that includes activities through the end of FY22 will be available by the end of January 2023.

Status of the FY19 to FY23 MAA Five-Year Project List

MAA Portfolio No.	Project Name	Status
MAA01- Miramontes Ridge: <i>Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement</i>	Madonna Bridge Replacement	In progress
	Water Infrastructure Development	In progress
	Pursue Land Conservation Opportunities	In progress
	Pursue Public Access Partnerships with Other Public Agencies	In progress
MAA02- Regional: <i>Bayfront Habitat Protection and Public Access Partnerships</i>	Pursue Land Conservation Opportunities	Complete
	Cooley Landing - Interpretative Facilities & Infrastructure	Complete
	Ravenswood Bay Trail	Complete
MAA03- Purisima Creek Redwoods: <i>Purisima-to-Sea Trail, Watershed Protection, and Conservation Grazing</i>	Grazing and Water Systems Infrastructure	Complete
	Site Clean Up and Soil Remediation Post-Purchase (Giusti - Purisima uplands)	In progress
	Pursue Land Conservation Opportunities	In progress
	Lot Line Adjustment / Property Transfer (Giusti - Purisima Uplands) and Protection of Lobitos Creek Watershed	Complete
	Purisima Uplands Parking Area, Trails, Invasive Species Removal and Restoration	In progress
MAA04- El Corte de Madera Creek: <i>Bike Trail and Water Quality Projects</i>	Oljon Trail	Complete

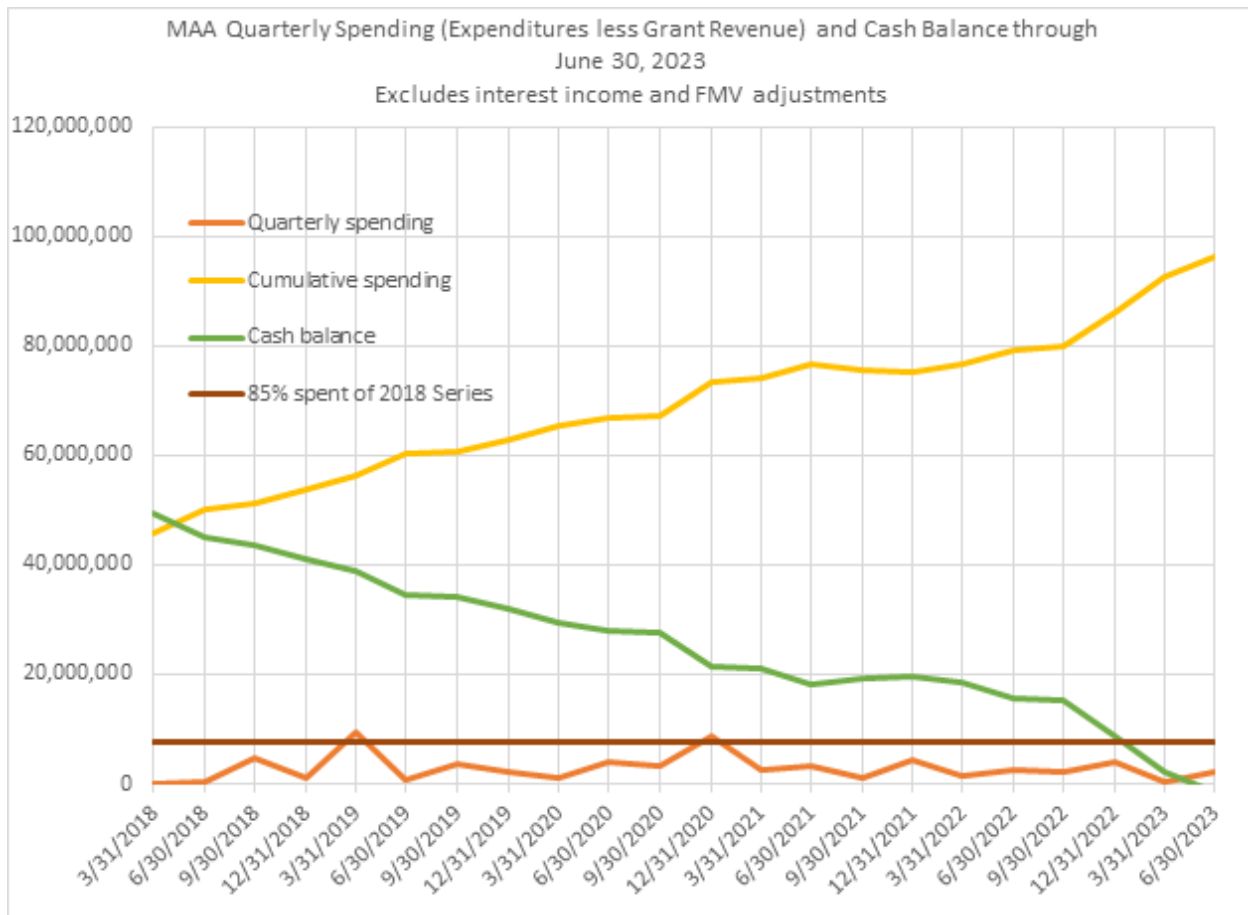
MAA Portfolio No.	Project Name	Status
MAA05- La Honda Creek: <i>Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects</i>	Phase 2 - Paulin Bridge Replacements (2)	Deferred
	Fisheries Restoration	In progress
	Red Barn Public Access Area	In progress
	Phase II Trail Design & Implementation - Red Barn to Main Ranch Road (connects to La Honda Creek loop)	In progress
	Grazing and Water Systems Infrastructure	In progress
MAA06- Windy Hill: <i>Trail Improvements, Preservation and Hawthorns Area Historic Partnership</i>	Hawthorns Property Site Specific Plan Implementation	In progress
	Hawthorns Property Public Access Site Plan	In progress
MAA07- La Honda Creek: <i>Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing</i>	Redwood Restoration and Road Rehabilitation	In progress
	Phase II Trails Design & Implementation - La Honda Creek Loop	Complete
MAA08- La Honda/Russian Ridge: <i>Preservation of Upper San Gregorio Creek Watershed & Ridge Trail Completion</i>	Pursue Land Conservation Opportunities	In progress
MAA09- Russian Ridge: <i>Public Recreation, Grazing and Wildlife Protection Projects</i>	Road & Trail Projects - Charquin Trail	Cancelled
	Grazing Infrastructure	Complete
	Assessment, Scoping, & Implementation; Grazing Lease; Water Systems Infrastructure	
	Pond Improvements (1-2 ponds)	Complete
MAA10- Coal Creek: <i>Reopen Alpine Road for Trail Use</i>	Alpine Road Trail Improvements	In progress
MAA11- Rancho San Antonio: <i>Interpretive Improvements, Refurbishing, and Transit Solutions</i>	Interpretive Facility Improvements at Deer Hollow Farm	Complete
	Non-Motorized Mobility; Transit Connections and Parking Alternatives	In progress
MAA13- Cloverdale Ranch: Wildlife Protection, Grazing, and Trail Connections	Pursue Land Conservation Opportunities	In progress
MAA16- Long Ridge: Trail, Conservation and Habitat Restoration Projects	Trail Connections to Eagle Rock and Devil's Canyon	In progress
MAA17- Regional: <i>Complete Upper Stevens Creek Trail</i>	Stevens Creek Nature Trail Bridges (2)	Complete
	Lysons Demolition & Site Restoration; assess water rights and stream restoration	Complete
	Upper Stevens Creek Trail - Complete Trails Master Plan and environmental review, design and construction plans (in partnership with Santa Clara County Parks)	Deferred
MAA18, 19, 20, 21, 22, 23, 25: <i>Multiple</i>	Purchase San Jose Water Company Watershed Lands	In progress
MAA20- South Bay Foothills: <i>Wildlife Passage and Ridge Trail Improvements</i>	HWY 17 Bay Area Ridge Trail Crossing	In progress
	HWY 17 Wildlife Crossing	In progress
MAA21- Bear Creek Redwoods: <i>Public Recreation and Interpretive Projects</i>	Pond Improvements	In progress*
	Bat Relocation / Re-housing	Complete
	Water Infrastructure Improvements	In progress
	Alma College Site Rehabilitation	In progress
	Alma College Parking Lot at Gate BC04	Complete
	Webb Creek Bridge Replacement	Complete
	Bear Creek Redwoods Public Access (PHASE I)	Complete
	Bear Creek Stables Site Plan (PHASE I)	In progress
	Phase II Trails - Multi Use Links	In progress
	Phase II Trails Public Loop Trail connecting to the Stables	In progress
	Phase II Trails - Briggs Creek Trail	In progress
	Phase II Trails - Alma College Loop Trail	In progress
MAA22- Sierra Azul: <i>Cathedral Oaks Public Access and Conservation Projects</i>	Parking Area at Beatty property	Deferred**
	Pursue Land Conservation Opportunities	In progress
	Hendry's Creek Restoration	Complete
MAA24- Sierra Azul: <i>Rancho de Guadalupe Family Recreation</i>	Pursue Land Conservation Opportunities	In progress

*This project was reported as complete for FY20 as part of the Mud Lake improvement, however, there is construction in progress for the Upper Lake overflow.

**This project was in progress but subsequently deferred pending the newt study/implementation of wildlife crossing improvements.

NEXT STEPS

On December 9, 2021, the Board approved a new MAA Five-Year Project List and Optional Project List for FY24 through FY28. These lists will provide direction for the development of the FY24 Budget and the three-year CIAP for FY24 through FY26. In preparation for the new FY24-FY26 CIAP, staff has analyzed the available funds remaining from the \$50 million of tax-exempt 2018 General Obligation Bonds issued on February 14, 2018. The chart below summarizes the historical spending and the projected spenddown through the end of the current fiscal year. Based on projected spending, a new issuance will be needed in 2023 to cover the projects planned for the next couple of years.



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