

Measure AA Bond Annual Accountability Report


FISCAL YEAR ENDING JUNE 30, 2022



Ana María Ruiz, General Manager
Stefan Jaskulak, Chief Financial Officer



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FUNDLED BY

MEASURE AA

2014 OPEN SPACE BOND



PHOTO CREDITS

Top: Rancho San Antonio Open Space Preserve by Mike Asao

Lower left: Rancho San Antonio Open Space Preserve by Jim Liskovec

Lower middle: Fremont Hills Open Space Preserve by Larry Turino

Lower right: Bear Creek Redwoods Open Space Preserve by Alisha Laborico



Message from the General Manager to the Bond Oversight Committee

In 2022, the **Midpeninsula Regional Open Space District (Midpen)** celebrated **50 years** of caring for the land that cares for us. Over the past half-century, we have worked together as a community to protect a 65,000-acre greenbelt in the Santa Cruz Mountains in perpetuity. Voter approval of Measure AA in 2014 provides \$300 million in general obligation bond funding to accelerate 25 priority actions that protect natural open space lands, improve public access through new trails and staging areas, and restore and enhance forests, streams, watersheds and coastal grasslands.

In fiscal year 2022, Midpen celebrated a public access milestone: our 250th mile of trail with the opening of the Grasshopper Loop Trail at La Honda Creek Open Space Preserve. This 1.3-mile, easy-access loop trail is open to hiking year-round and welcomes on-leash dogs seasonally from mid-December through July to ensure compatibility with Midpen's conservation grazing program during the fall calving season.

Recently, Midpen purchased the 41.76-acre Vielbaum property as an addition to Sierra Azul Open Space Preserve, permanently preserving forested lands and wildlife habitat within the Upper Los Gatos Creek watershed and furthering the goals for a continuous open space greenbelt and the protection of wildlife corridors.

At Bear Creek Redwoods Open Space Preserve, we substantially completed construction of the Alma Cultural Landscape Rehabilitation project, which is scheduled to open to the public in the fall. We also received Board of Directors approval of the project vision and goals for the Hawthorns Area Plan and began the public engagement process for future access.

In support of our Coastside mission to encourage viable agricultural use of land resources, we added 98 acres of grasslands to the conservation grazing program and completed fence and water infrastructure at Mindego Ranch. At Madrone Ranch, we made significant improvements to an existing pasture springbox and installed new water lines, tanks and troughs. As a land management tool, Midpen's conservation grazing program preserves grasslands and the species that depend on them, while reducing fuel loads and wildfire risk. The stock ponds and water infrastructure that support livestock also provide critical habitat for special status species like California red-legged frogs in areas where coastal wetlands have been lost to drought, a changing climate, and human impacts.

These are just a few of the project highlights detailed in this report. Your work as a member of the Bond Oversight Committee is vital to building the public trust that allows us to fulfill the mission the community bestowed on Midpen 50 years ago. Thank you for your service and your diligence in ensuring a robust and transparent accounting of how we invest public bond funds in these Measure AA projects.



Sincerely,

/s/ Ana María Ruiz

Ana María Ruiz

General Manager



Los Trancos Open Space Preserve by Eleanor Raab



Message from the Chief Financial Officer to the Bond Oversight Committee

Bond Oversight Committee:

Midpen is pleased to present our seventh Measure AA Bond Annual Accountability Report. Approved by voters in 2014, MAA is a \$300 million bond measure to accelerate land acquisition, environmental restoration and public access within Midpen lands. We present this report to you to fulfill two key tenets of this legislation—transparency and accountability—by highlighting MAA project progress and providing an overview of bond expenditures for FY22.

As committee members, your role is defined and authorized by Midpen board policy, adopted on Aug. 12, 2015, which states:

The committee has the following three responsibilities for each of the years the MAA general obligation tax is collected, or revenues expended:

Review plan expenditures on an annual basis to verify conformity with the expenditure plan.

Review Midpen's annual audit and annual accountability report and present the committee's findings to the board at a public meeting.

Review any proposed amendments to the expenditure plan.

The committee chair shall report the committee's findings at a public meeting of the board.

The committee shall not have authority to recommend, advise, or direct any such matters that may fall under its responsibility to review. The committee is not advisory to the board and has no power to determine how General Fund monies are spent. The board retains its authority to make such decisions and determinations.

As of the end of this reporting period, Midpen has spent a life-to-date total of \$77.4 million in MAA bond funds. Midpen spent a total of \$2.4 million on MAA projects in FY22, with \$75 million spent in previous reporting periods. Through leveraging \$10.9 million in grants and partnership funding, along with an additional \$4.8 million in interest income from the bond proceeds, available MAA bond funding has increased to \$315.7 million total.

MAA projects are grouped into 25 portfolios. Projects are completed or underway in 21 of the 25 portfolios, with progress in the current reporting year spanning 13 portfolios. Additional efforts in support of the MAA portfolios are also noted in Portfolio Expenditures.

Looking ahead, Midpen continues to invest in projects across the 25 MAA portfolios. The adopted Budget and Action Plan for FY23 includes projects in 10 MAA portfolios.

We thank you for your time and service to our community, including the inspection of this accountability report, which supports the health of the environment we all share.



Sincerely,

/s/Stefan Jaskulak

Stefan Jaskulak

Chief Financial Officer

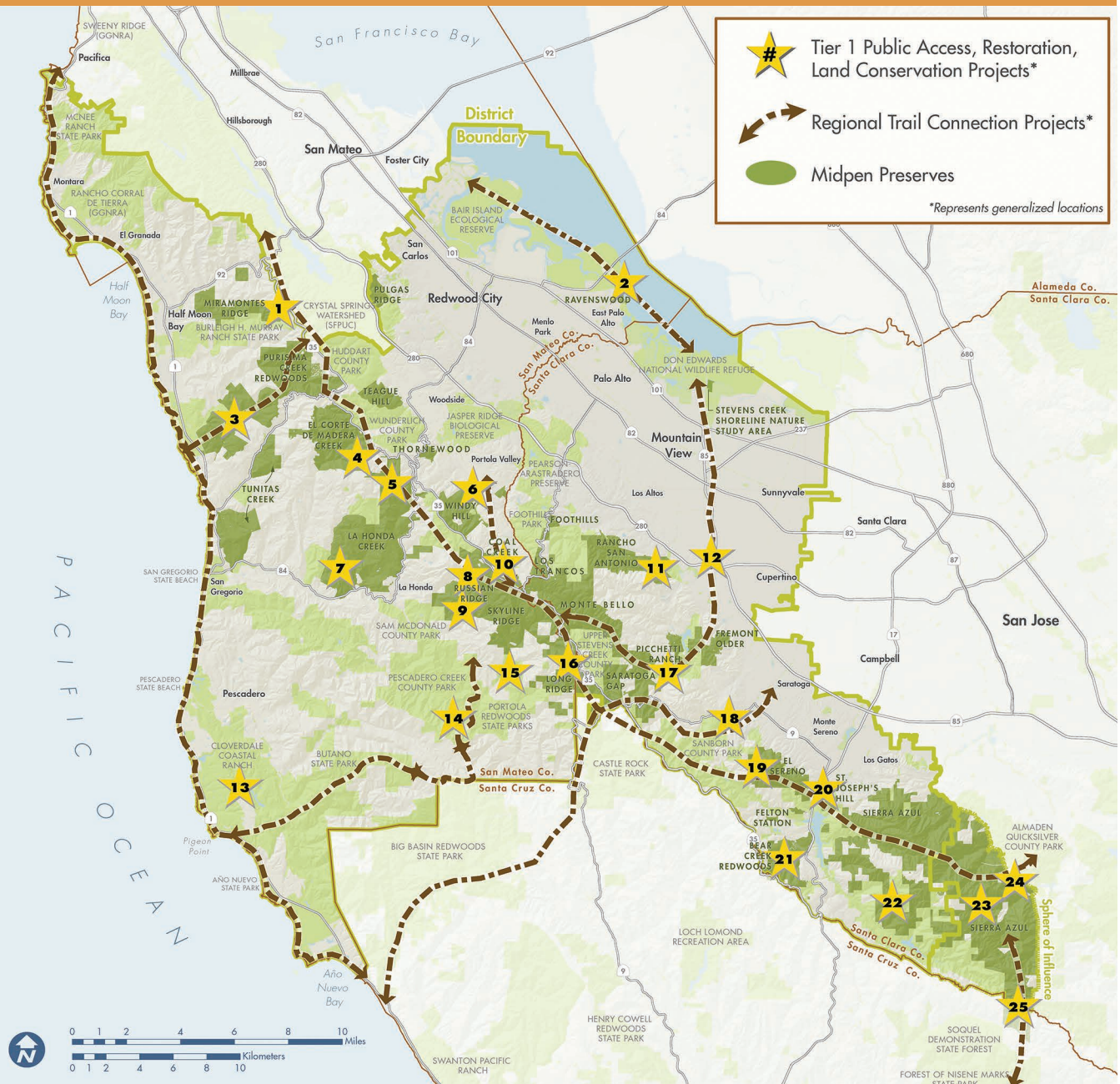
MISSION The mission of the Midpeninsula Regional Open Space District is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.

COASTSIDE MISSION To acquire and preserve in perpetuity open space land and agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources, and provide opportunities for ecologically sensitive public enjoyment and education.



Windy Hill Open Space Preserve by Musa Zaid

Midpeninsula Regional Open Space District Measure AA Portfolio Map



- MAA01** Open Miramontes Ridge
- MAA02** New Bayfront Trails
- MAA03** Purisima-to-the-Sea Trail
- MAA04** Walking, Hiking and Biking Trails at El Corte de Madera Creek
- MAA05** Upper La Honda Creek Preserve
- MAA06** New Trails at Windy Hill
- MAA07** Driscoll Ranch Area at La Honda Creek
- MAA08** Upper San Gregorio Creek Watershed
- MAA09** New Trails at Russian Ridge
- MAA10** Alpine Road at Coal Creek
- MAA11** Welcome Center at Rancho San Antonio
- MAA12** Complete Middle Stevens Creek Trail

- MAA13** Expand Grazing at Cloverdale Coastal Ranch
- MAA14** New Trails throughout the Redwoods
- MAA15** Redwood Forest Protection
- MAA16** New Access Facilities at Long Ridge
- MAA17** Upper Stevens Creek Trail
- MAA18** Saratoga to Sea Trail
- MAA19** El Sereno Trails to Dogs and Complete Trail
- MAA20** Safe Wildlife Corridors Across Highway 17
- MAA21** Bear Creek Redwoods
- MAA22** Cathedral Oaks at Sierra Azul
- MAA23** Mount Umunhum at Sierra Azul
- MAA24** Rancho de Guadalupe at Sierra Azul
- MAA25** Open Loma Prieta Area at Sierra Azul

Executive Summary

We are pleased to present Midpen's 7th Measure AA Bond Annual Accountability Report. This report reflects Measure AA expenditures from July 1, 2021 to June 30, 2022. The structure of this document is guided by MAA ballot language, specifically Priority Portfolio Actions by Region, beginning on [page 7](#).

The MAA expenditure plan with 25 priority actions and project portfolios were the culmination of a vision planning effort that began in 2012. The public portion of this visioning process spanned 18 months to define Midpen's strategic direction for the following 40 years. In total, the vision plan yielded 54 priority actions. The top 25 priority actions were subsequently incorporated into a ballot initiative. In 2014, voters approved MAA, a \$300 million general obligation bond, designed to fund the top 25 priority actions as described in the expenditure plan. This MAA accountability report is arranged in parallel with that expenditure plan to facilitate review. Projects are grouped into 25 key project portfolios organized by geographic area within District boundaries.

No changes in portfolio allocations were proposed for this reporting period. In the future, should a shift in portfolio allocations be needed, the MAA Bond Oversight Committee will be advised.

Bond Oversight Committee Connection with the Budget and Action Plan

In keeping with its role of reviewing retrospective expenditures, this committee is not charged with reviewing the budget or other prospective information, unless it is provided as part of an explanation of a proposed portfolio allocation adjustment. There is, of course, a synergy between the budgeted and actual expenditures, and the following information is provided as context for, and insight into, Midpen's management of MAA spending.

Each year, Midpen embarks upon a priority-setting and budgeting process with the board, allowing for at least a six-month planning process. The Budget and Action Plan is approved prior to the start of the fiscal year. The annual budget includes a Measure AA Projects Budget Overview, providing a prospective view into the next year's planned spending.

Bond Issuance, Size and Look-Back Period

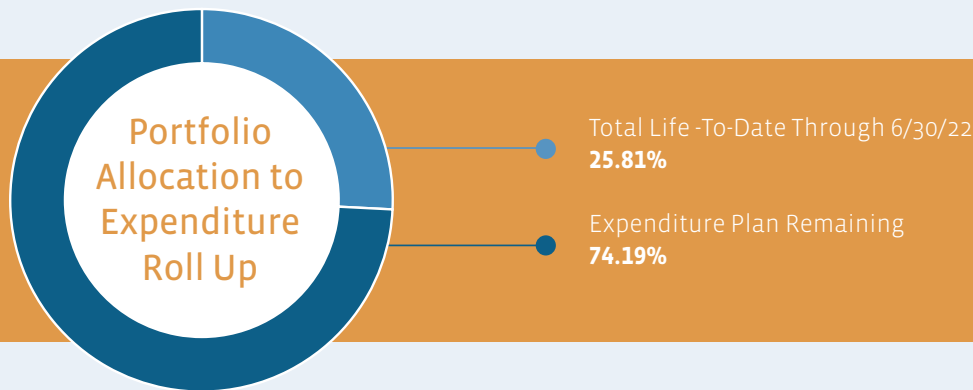
In June 2014, voters approved MAA to: protect natural open space lands; open preserves or areas of preserves to public access; construct public access improvements, such as new trails and staging areas; restore and enhance open space land, including forests, streams and watersheds; and support local agriculture.

In August 2015, Midpen issued its first tranche of general obligation bonds to cover the first few years of planned project expenses, as well as the legally permitted look-back period of 60 days prior to the board's certification of election results. Midpen issued \$40 million of tax-exempt general obligation bonds (Series 2015A) which have now been fully spent, and \$5 million of taxable general obligation bonds (Series 2015B).

In February 2018, Midpen issued its second tranche of \$50 million in general obligation bonds to cover project expenses planned for approximately the next three years.

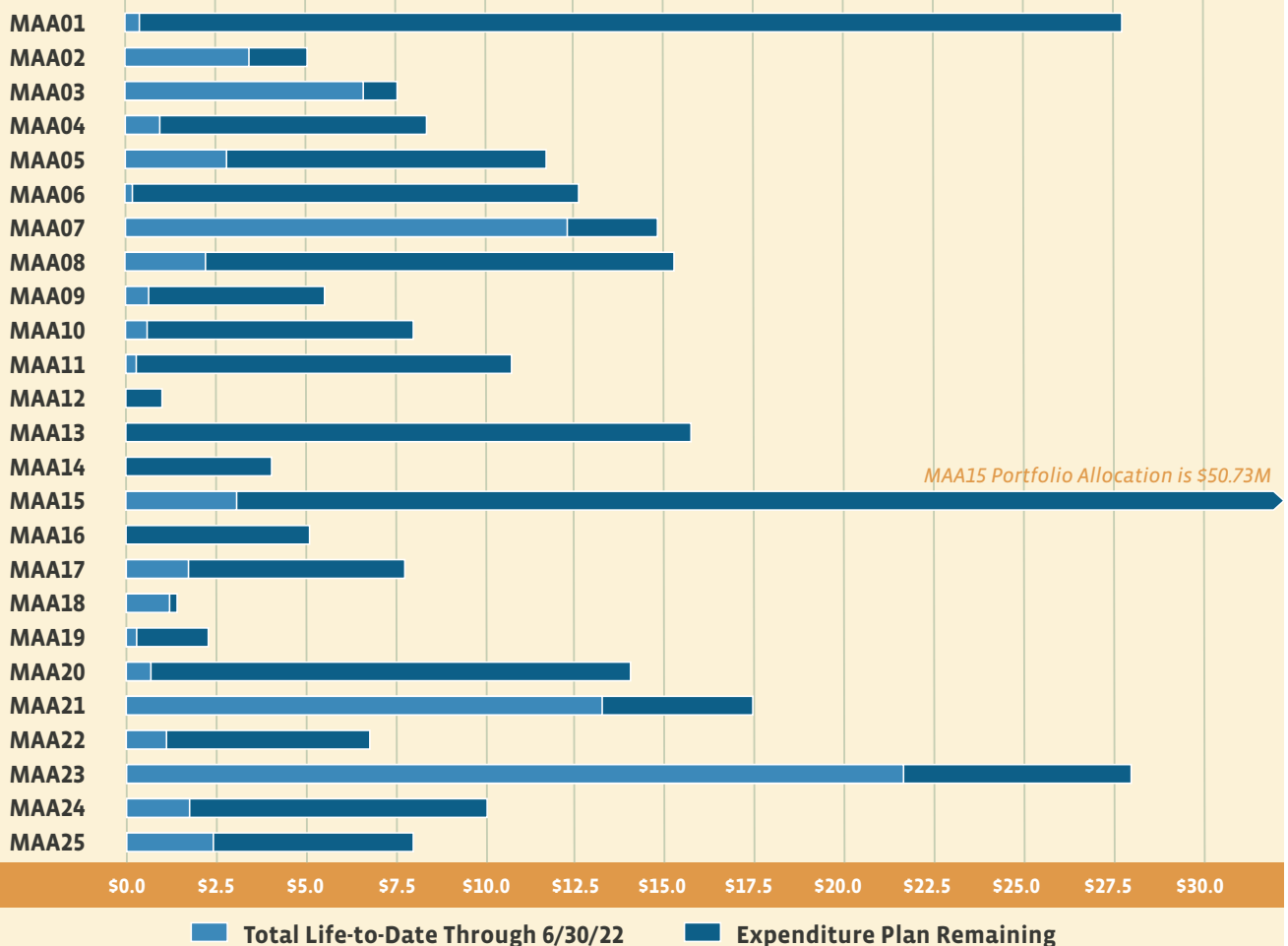
Portfolio Allocations and Expenditures

The rollup below shows how much of the total MAA expenditure plan allocation has been used on a life-to-date basis.



The following chart shows the portfolio allocations approved in the expenditure plan and the life-to-date expenditures in each portfolio through June 30, 2022. For details, please reference the financial report on [page 84](#), which contains actual expenditure numbers and remaining allocations.

Portfolio Expenditures to Allocations (in millions)



Spending Trends

As of June 30, 2022, \$77.4 million has been expended from MAA funds. The primary spending for FY22 was in public access improvements associated with the Alma College Cultural Landscape Rehabilitation project at Bear Creek Redwoods Preserve (MAA21). The Alma College Cultural Landscape is a historic site that exhibits remnants of many layers of past human use, including the 19th-century logging boom, the vast rural estates of early 20th-century industry leaders, and the first Jesuit college of theology on the west coast. This project provides access to the site for safe public enjoyment in a manner that is fiscally sustainable and that highlights its historic significance. In addition, a 1.3 mile easy-access Grasshopper Loop Trail was opened to the public at La Honda Creek Preserve (MAA07).

Another focus area was completing the Accessibility Requirements report for the Highway 17 Wildlife Corridor and Bay Area Ridge Trail Crossing (MAA20) projects that will provide a safe wildlife corridor and a separate regional trail crossing of a major Caltrans highway. Other work included identifying trail alignments to connect adjacent open space preserves on the east and west side of the proposed crossings, and to connect west to El Sereno Open Space Preserve and Sanborn County Park. With the support of grants, funding has been secured through the design phase. Midpen will continue to seek additional funding opportunities for the construction phase of the project. Environmental review and ongoing public and partner outreach will continue into FY23.

Also in this reporting period, Midpen completed the following: site improvements as part of the Billingsley and Burton Properties Site Cleanup projects at Sierra Azul Open Space Preserve (MAA25), technical studies and presentation of draft conceptual parking area design alternatives for the Purisima-to-the-Sea Trail and Parking Area-Feasibility Study (MAA03), and construction of the Briggs Creek Trail at Bear Creek Redwoods Preserve (MAA21). Furthermore, Midpen purchased the 41.76-acre Vielbaum property as an addition to Sierra Azul Open Space Preserve (MAA23). This purchase permanently preserves forested lands and wildlife habitat within the Upper Los Gatos Creek watershed and furthers the goals of a continuous open space greenbelt and protected wildlife corridors.

In addition to direct spending on MAA projects, Midpen prioritized key initiatives in support of MAA portfolios, including land acquisition negotiations, visitor use surveys, operational infrastructure improvements, environmental assessments, geotechnical studies and habitat restorations. Though the Bond Oversight Committee review is primarily focused on actual MAA expenditures, additional accomplishments not funded by MAA yet support these projects have been included to provide a sense of the work required to move capital projects forward, which sometimes involves early feasibility studies and partnership collaborations. These accomplishments are described in detail in the portfolio expenditure summary starting on [page 14](#).

Midpen's annual audited financial statements can be found at openspace.org/financials.

Of the \$6 million expended in this reporting period (excluding grants), about \$337,084 was related to land acquisition and associated expenses, representing 6% of all spending for the period. The tables below contain a breakdown of land acquisition costs by portfolio for the current fiscal year and life-to-date.

Land Acquisition MAA Expenditures (July 1, 2021–June 30, 2022)

Portfolios with Land Acquisition Expenses	Cost	Project	Type of Activity
MAA01	\$75,291	Johnston Ranch Land Acquisition	Lease and management agreement for the property, including the assignment of a grazing lease to Midpen
MAA03	\$93,740	South Cowell Uplands Land Purchase	Minor subdivision application fee and associated costs
MAA23	\$168,053	Vielbaum Property Acquisition	Land conservation purchase
FY22 TOTAL	\$337,084		

Land Acquisition MAA Expenditures (May 11, 2014–June 30, 2022)

Portfolios with Land Acquisition Expenses	Cost	Project	Type of Activity
MAA01	\$82,907	Johnston Ranch Land Acquisition	Lease and management agreement for the property, including the assignment of a grazing lease to Midpen
MAA02	\$108,273	SFPUC Easement at Ravenswood Trail	Easement property right
MAA03	\$5,499,898	Riggs Property Purchase and Site Cleanup & Remediation, Chamberlain/Lundell Trust (Lobitos Creek), Giusti Property Rights Transfer, South Cowell Uplands, and Rieser-Nelson Land Purchase	Includes lot line adjustment, Guisti Uplands, Lobitos Creek, and South Cowell Uplands, and Rieser-Nelson land conservation purchase
MAA04	\$57,340	Gallaway Property Purchase	Land conservation purchases
MAA05	\$1,756,093	Toepfer and Ashworth Property Purchases	Land conservation purchases
MAA07	\$9,008,773	Apple Orchard and Events Center property and Cunha Property Purchases	Land conservation purchase
MAA08	\$2,153,910	Woodruff Redwoods Property Purchase	Land conservation purchase
MAA15	\$3,061,049	POST/Alpine Ranch Easement, Conley Property Purchase and Irish Ridge Land Conservation	Easement property right and land conservation purchases
MAA17	\$754,552	Lysons Property Purchase	Property Expense equals Purchase Price minus grant income of \$740,000
MAA19	\$1,564,764	Gupta/Kahn Property Purchase, Dunham-Bohlman Easement, Haight-Perry, and San Jose Water Co land Purchase	Easement property right and land conservation purchases
MAA22	\$540,587	Freudenberg Land Purchase, Hendrys Creek	Land conservation purchase, land conservation easement to Santa Clara Valley Water District who funded full amount of \$1,500,000 for the Hendrys Creek parcel
MAA23	\$3,482,137	Meyer Property Purchase and associated costs, Twin Creeks Land Purchase, Vielbaum Property Acquisition	Land conservation purchases
MAA24	\$1,591,996	Barth, Petersen, Navid/Gagher, Kahn	Land conservation purchases
MAA25	\$2,095,083	Burton Land Acquisition and Billingsley Property Purchase	Land conservation purchases
Total Land Acquisition MAA Expenditures	\$31,757,362		

Anticipated Future Trends

The Bond Oversight Committee primarily reviews retrospective expenses. The following section provides a high-level glimpse of anticipated expenditures based on the approved fiscal year Budget and Action Plan and operational workload. This is provided for contextual purposes and to demonstrate the progress Midpen is making toward MAA projects.

Next year's report, covering FY23, will include the 8th year of MAA funding. Based on the approved FY23 budget, planned life-to-date spending is estimated to exceed \$84.9 million (including grants), or approximately 28% of the \$300 million bonding capacity authorized under MAA.

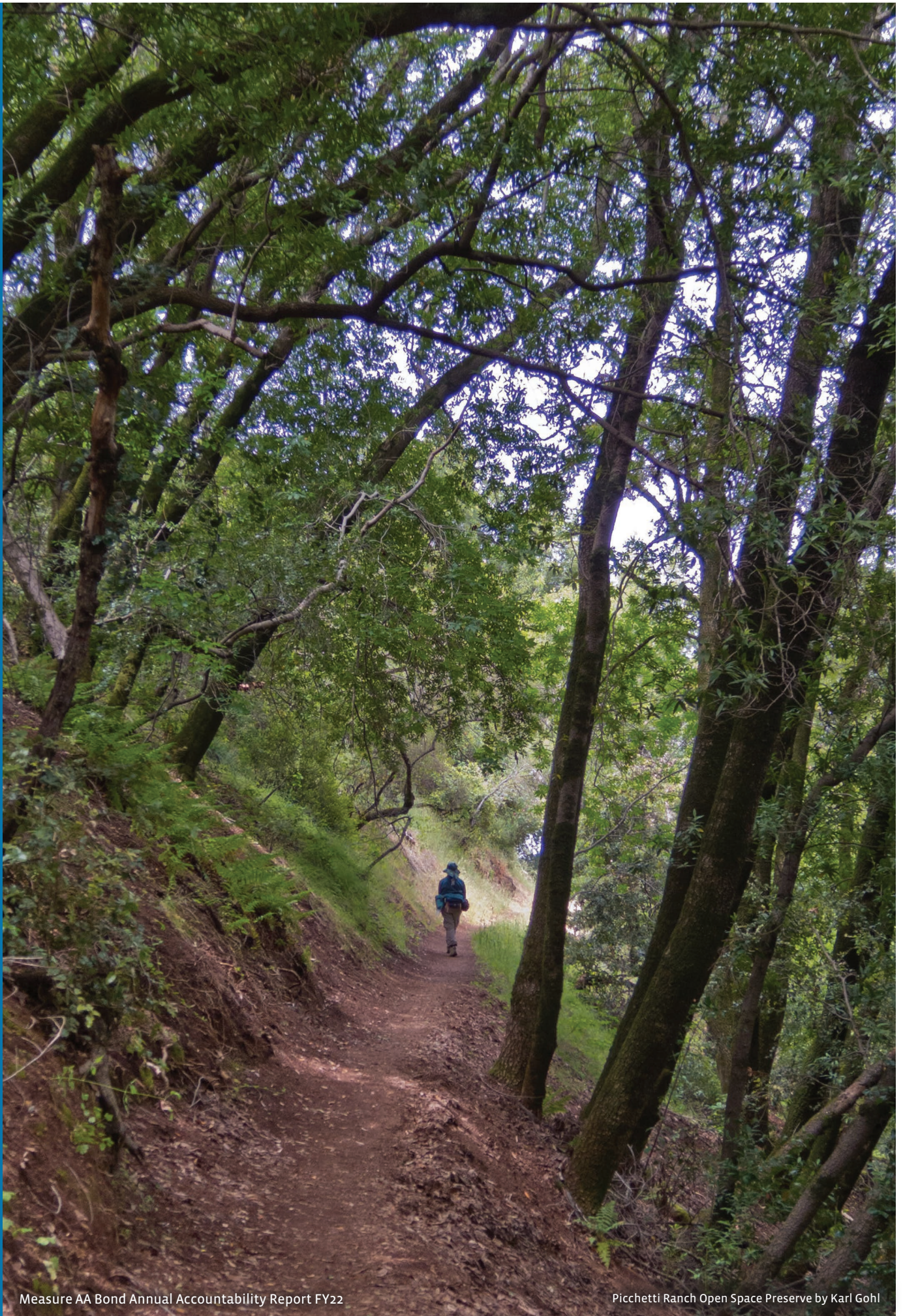
The capital program for FY23 continues to progress on many phased projects and regional trail connections, with a concentrated effort on public access related to a road-to-trail conversion of the Alpine (Road) Trail in Coal Creek Preserve (MAA10) and phase II trails at Bear Creek Redwoods Preserve (MAA21), the next phase of work to implement the wildlife passage and trail crossing across Highway 17 (MAA20), restoration forestry at La Honda Creek Preserve (MAA05), and capital repairs at Bear Creek Stables in Bear Creek Redwoods Preserve (MAA21).

Finally, portfolio allocations include estimated land acquisition costs. Because purchases are primarily opportunity driven, estimates are not tied to a specific time frame, as we do not know when properties and/or rights will be available for purchase. The real property department actively pursues targeted opportunities for land purchases, as well as the purchase of property rights and easements, so purchase expenses may be realized as future opportunities become available.



Monte Bello Open Space Preserve by Midpen





Priority Portfolio Actions by Region

From the Measure AA Expenditure Plan

South Bay Foothills

Los Gatos, Monte Sereno,
Saratoga and Santa Cruz
Mountains



Bear Creek Redwoods Open Space Preserve by Heather Diaz

PORTFOLIO 18

South Bay Foothills—Saratoga-to-the-Sea Trail and Wildlife Corridor

Protect wildlife corridor along Highway 9

Connect trail to Saratoga-to-the-Sea Trail and Skyline-to-the-Sea Trail

Portfolio Allocation: \$1,365,000

PORTFOLIO 19

El Sereno—Dog Trails and Connections

Provide infrastructure to open trails to dogs

Develop connections to Skyline, Sanborn County Park and Lexington Reservoir

Portfolio Allocation: \$2,254,000

PORTFOLIO 20

South Bay Foothills—Wildlife Passage and Ridge Trail Improvements

Establish safe corridors for mountain lions across Highway 17

Establish Bay Area Ridge Trail crossing

Portfolio Allocation: \$13,966,000

PORTFOLIO 21

Bear Creek Redwoods—Public Recreation and Interpretive Projects

Open for hiking, equestrian activities

Provide parking areas, trails; upgrade stables

Restore and protect habitats for various species

Repair roads and trails to reduce sediment

Rehabilitate Alma College site

Portfolio Allocation: \$17,478,000

PORTFOLIO 22

Sierra Azul—Cathedral Oaks Public Access and Conservation Projects

Develop multiuse trail and plan future trails as land is available

Develop parking

Restore plant communities and soils

Install trailside amenities

Preserve additional open space and complete wildlife corridor in upper Los Gatos Creek watershed

Portfolio Allocation: \$6,714,000

PORTFOLIO 23

Sierra Azul—Mount Umunhum Public Access and Interpretive Projects

Open Mount Umunhum for multiuse public access to summit via road and trail

Open Bay Area Ridge Trail and nearby trail connections

Preserve additional open space and complete wildlife corridor

Portfolio Allocation: \$27,972,000

PORTFOLIO 24

Sierra Azul—Rancho de Guadalupe Family Recreation

Open Rancho de Guadalupe to public access

Develop accessible multiuse trails with amenities such as parking and family recreation

Restore habitat for rare species

Protect cultural and natural resources

Portfolio Allocation: \$10,078,000

PORTFOLIO 25

Sierra Azul—Loma Prieta Area Public Access, Regional Trails and Habitat Projects

Provide public access and recreation, including small campground

Develop, improve and connect regional multiuse trails to Forest of Nisene Marks State Park, protected land to east, and Mount Umunhum

Protect steelhead habitat, rare plants and grasslands, and restore knob cone pine stands

Portfolio Allocation: \$7,986,000

Peninsula Foothills and Bay

Cupertino, Los Altos, Los Altos Hills, Sunnyvale, Mountain View, Palo Alto, East Palo Alto, Menlo Park, Atherton, Redwood City, San Carlos, Woodside, Portola Valley and Skyline



Russian Ridge Open Space Preserve by Tiffany Lo

PORTFOLIO 2

Regional—Bayfront Habitat Protection and Public Access Partnerships

Partner to complete gaps in Bay Trail and develop city-to-bay trails

Support wetland restoration and associated interpretive facilities

Preserve additional bayfront open space

Portfolio Allocation: \$5,052,000

PORTFOLIO 4

El Corte de Madera Creek—Bike Trail and Water Quality Projects

Develop single-use biking/hiking trails, complete Ridge Trail gaps and develop trail system leading to parking area

Restore damaged trails to improve water quality

Preserve additional open space as available

Portfolio Allocation: \$8,376,000

PORTFOLIO 5

La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects

Open upper half of the preserve to public; provide biking/hiking/equestrian trails, dog access and staging areas

Provide loop and connector trails

Restore habitat for rare species

Improve fencing, corrals and water systems to reintroduce conservation grazing

Portfolio Allocation: \$11,733,000

PORTFOLIO 6

Windy Hill—Trail Improvements, Preservation and Hawthorns Area Historic Partnership

Improve trails; complete pond facilities

Increase multiuse trails; study possible improvements to increase dog use

Open Hawthorns Area; develop trails connecting to Portola Valley and Palo Alto trails

Partner to protect, restore and interpret historic buildings

Improve habitat conditions in Los Trancos Creek

Preserve additional scenic open space as available

Portfolio Allocation: \$12,740,000

PORTFOLIO 8

La Honda Creek and Russian Ridge—Preservation of Upper San Gregorio Watershed and Ridge Trail Completion

Preserve Upper San Gregorio watershed; restore endangered species habitats

Support opportunities to provide additional water for fisheries

Complete Bay Area Ridge Trail multiuse connections and gaps

Provide additional public use facilities

Portfolio Allocation: \$15,347,000

PORTFOLIO 9

Russian Ridge—Public Recreation, Grazing and Wildlife Protection Projects

Open currently closed areas of preserve

Construct and extend trails

Improve fencing, corrals and water systems to reintroduce conservation grazing

Improve habitat for sensitive species; implement pond enhancement projects for garter snakes and red-legged frogs

Portfolio Allocation: \$5,560,000

PORTFOLIO 10

Coal Creek—Reopen Alpine Road for Trail Use

Reopen Alpine Road as trail connection between Portola Valley and Skyline Boulevard

Reroute trails to reduce erosion and improve visitor experience

Portfolio Allocation: \$8,017,000

PORTFOLIO 11

Rancho San Antonio—Interpretive Improvements, Refurbishing and Transit Solutions

Add welcome center

Refurbish and add interpretive exhibits to Deer Hollow Farm

Support of transit improvement options such as bike trails, bike share station, bus service or additional parking

Portfolio Allocation: \$10,811,000

PORTFOLIO 12

Peninsula and South Bay Cities—Partner to Complete Middle Stevens Creek Trail

Support work by cities to develop the middle section of the Stevens Creek Trail and enhance neighborhood connections

Support work by partners to complete stream corridor restoration and steelhead habitat enhancement below dam

Develop and install interpretive signage

Portfolio Allocation: \$1,038,000

PORTFOLIO 16

Long Ridge—Trail, Conservation and Habitat Restoration Projects (Saratoga)

Improve roadside parking and provide restrooms

Develop new trail connections to Eagle Rock and Devils Canyon

Repair trails for year-round, multiuse access

Protect watersheds for steelhead

Preserve additional open space as available

Implement pond and habitat enhancement restoration projects to benefit rare species

Portfolio Allocation: \$5,140,000

PORTFOLIO 17

Regional—Complete Upper Stevens Creek Trail

Complete multiuse connection between the Bay Trail and Bay Area Ridge Trail above the reservoir through Picchetti Ranch Open Space Preserve and Lower/Upper Stevens Creek County Parks

Improve preserve trails and neighborhood connections

Preserve additional open space as available

Portfolio Allocation: \$7,760,000



Monte Bello Open Space Preserve by Karl Gohl

Coast

Half Moon Bay,
San Gregorio, Pescadero
and La Honda



Skyline Ridge Open Space Preserve by Carol Daniels

PORTFOLIO 1

Miramontes Ridge—Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement

Preserve scenic open space land as available, and establish wildlife corridor

Restore fish and red-legged frog habitats in Madonna Creek watershed

Partner to enhance water availability for agriculture and fish

Develop trail loop system, including Ridge Trail and neighborhood access points

Develop staging area; repair bridges

Portfolio Allocation: \$27,774,000

PORTFOLIO 3

Purisima Creek Redwoods—Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing

Complete and open multiuse Purisima-to-the-Sea Trail connection between Ridge Trail and Coastal Trail, and new parking areas

Preserve additional open space as available

Remove fish barriers and restore Lobitos Creek

Restore ponds for endangered species

Portfolio Allocation: \$7,608,000

PORTFOLIO 7

La Honda Creek—Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing

Open Driscoll Ranch area; provide biking/hiking/equestrian trails, limited dog access, parking areas and interpretive displays

Develop loop and connector trails

Restore habitat for endangered species

Restore La Honda Creek; remove fish migration barriers

Portfolio Allocation: \$14,825,000

PORTFOLIO 13

Cloverdale Ranch—Wildlife Protection, Grazing and Trail Connections

Improve fencing, corrals and water systems to increase conservation grazing and sustain large contiguous grasslands

Restore habitat for endangered species

Provide trail connections to nearby state parks

Portfolio Allocation: \$15,712,000

PORTFOLIO 14

Regional—Trail Connections and Campgrounds

Develop trails between Butano State Park, Pescadero County Park and Russian Ridge, and between Skyline Ridge and Portola Redwoods and Big Basin state parks

Partner with county and state parks to improve existing campgrounds

Portfolio Allocation: \$3,966,000

PORTFOLIO 15

Regional—Redwood Protection and Salmon Fishery Conservation

Preserve additional open space as available

Protect and enhance redwood stands, mountain scenery, various habitats and steelhead

Portfolio Allocation: \$50,728,000



La Honda Creek Open Space Preserve by Kimberley Wong

Portfolio Expenditures

Numerically by Portfolio Number



Thornewood Open Space Preserve by David Henry

Preface

Portfolio Expenditures includes a description of each of the top 25 MAA portfolios and its allocation, as per the MAA ballot language under the expenditure plan. Bond funding allocations may be shifted if needed following board approval, however, for this reporting period, no deviation from the original expenditure plan was proposed.

Portfolio expenditures listed in the description represent all project costs that have been deemed eligible for MAA reimbursement from inception through June 30, 2022. The FY22 Notable Accomplishments are highlighted in yellow throughout this section of the report.







Portfolios that have no incurred expenditures are included in this report to keep continuity from year to year.

Additional contextual information is included in notable accomplishments, project challenges and potential next steps, as well as the tables and charts associated with each portfolio. Though the Bond Oversight Committee review is focused on actual expenditures, additional accomplishments not funded by MAA, but support MAA projects, have been included to help provide a sense of the preceding effort that is required to move MAA projects forward. The tables and charts restate information gleaned from Midpen's accounting system and provide another graphical way to view the expenditures. Finally, where available, we have included photographs of the preserves in which the projects occur.

Portfolio Progress Indicators

The following indicators show the progress to date on each element of the portfolio description.

Light blue indicates progress in this FY and darker blue indicates a previous FY, for example:

-  Not started, or little progress to report
-  Started and approximately 25% complete (in a previous FY)
-  Approximately 50% complete (with 25% completed this FY)
-  Approximately 75% complete (with 50% completed this FY)
-  Complete (with 25% completed this FY)
-  Complete (with 0% completed this FY)

Note: For portfolio elements that show as “complete” or fully shaded circles, there may arise future additional investments opportunities to expand upon the stated goal. When such opportunities arise, these will be listed and noted as expanded opportunities. Also, activities that are tied to or indirectly support portfolio elements are accounted for under the indicator circles and in the Notable Accomplishments descriptions. For example, remediation activities that are identified as part of a land purchase would be accounted for under a portfolio element that specifies open space preservation.

Portfolio 1

Miramontes Ridge Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement



Miramontes Ridge Open Space Preserve by Midpen

DESCRIPTION

- ☒ Preserve scenic open space land as available, and establish wildlife corridor.
- ☒ Restore fish and red-legged frog habitats in Madonna Creek watershed.
- ☒ Partner to enhance water availability for agriculture and fish.
- ☐ Develop trail loop system, including Ridge Trail and neighborhood access points.
- ☐ Develop staging area; repair bridges.

Portfolio Allocation: \$27,774,000

Portfolio Expenditures Through 6/30/2022: \$532,190

NOTABLE ACCOMPLISHMENTS

MAA01-004 Remediation Plan and Ranch Dump Clean Up, Madonna Creek Ranch

Fiscal Year 2022

Confirmed the approximately 240 willow stakes planted in FY21 are beginning to become established and the site appears in good condition after winter storms.

Prior Years

Removed over 300 tons of hazardous waste from the riparian area and planted approximately 240 willow stakes to revegetate the site.

Completed the testing phase and identified debris and contaminants for the remediation plan and ranch dump cleanup project.

MAA01-005 Johnston Ranch Land Acquisition

Fiscal Year 2022

Received board approval for the purchase of the 644-acre Johnston Ranch Uplands property and entered into a Lease and Management Agreement with Peninsula Open Space Trust (POST). The purchase preserves coastal open space, protects grazing and agricultural lands, protects the Arroyo Leon Creek watershed and provides future public trail opportunities in partnership with the City of Half Moon Bay and California State Parks. Additionally, a grazing lease was assigned to Midpen by POST.

San Mateo County Agricultural Advisory Committee recommended approval of a lot line adjustment (LLA) in March 2022. San Mateo County Planning Commission approved the LLA in May 2022.

Recorded public trail access and waterline easements between the City of Half Moon Bay and POST to provide future trail access from downtown Half Moon Bay to the city's Johnston house property and the Johnston Ranch Uplands property, as well as patrol and maintenance access through the City's property to the Uplands property.



Miramontes Ridge Open Space Preserve by Leigh Ann Gessner

Prior Years

Completed Local Coastal Plan minor text amendments approved by San Mateo County Board of Supervisors and California Coastal Commission.

A \$500,000 purchase grant was approved by the California State Coastal Conservancy.

Signed a partnership letter of intent with the City of Half Moon Bay and POST involving the city's Johnston House Park and POST's Johnston Ranch property to provide local and regional trail and parking opportunities, support farming and ranching and protect the scenic landscape and Arroyo Leon watershed.

Completed botanical study and hydrological study of pond area.

Completed California red-legged frog surveys and habitat characterization at Madonna Creek Ranch.

MAA01-006 Madonna Creek Fish, Water Supply and Bridge Replacement

Fiscal Year 2022

Awaiting a fish habitat and restoration assessment recommendation letter from the Integrated Watershed Restoration Program, coordinated by the San Mateo Resource Conservation District. Based on this assessment, fish-passage restoration of Madonna Creek is not recommended because the quality of fish habitat is poor relative to the California red-legged frog habitat that would be compromised by removing the dams. Completed geotechnical and hydrologic studies show dam stability and low flood risk.

PROJECT CHALLENGES

MAA01-005 Johnston Ranch Land Acquisition

Approval of a land division application is pending resolution of a challenge to the California Coastal Commission's approval of minor Local Coastal Plan text amendments.

Acquisitions on the coast require a willing seller.

Access to Johnston Ranch Uplands south of Higgins Canyon Road will require acquisition of permissive rights through City of Half Moon Bay property.

The 100% fee ownership transfer of the Johnston Ranch Uplands acquisition is contingent upon County of San Mateo approving a lot line adjustment application.

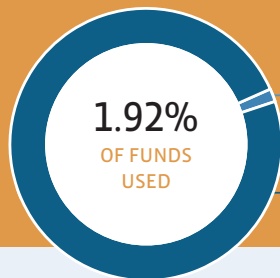
POTENTIAL NEXT STEPS

Continue partnership with City of Half Moon Bay to develop a Memorandum of Agreement on shared parking and trailhead at the City's Johnston House property.

Continue partnership with San Mateo Resource Conservation District to develop agricultural water-supply improvements recommended in a water management study (anticipated February 2023) and conceptual designs of pond enhancement and bridge replacement plans.

Portfolio 1: Miramontes Ridge—Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$27,774,000					
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch		\$414,346	\$5,445	\$419,791		
01-005—Johnston Ranch Land Acquisition		\$7,616	\$75,291	\$82,907		
01-006—Madonna Creek Fish, Water Supply and Bridge Replacement		\$0	\$68,417	\$68,417		
Grand Total	\$27,774,000	\$421,962	\$149,153	\$571,115	\$27,202,885	2.06%
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch Grant Income		\$0	(\$38,925)	(\$38,925)		
Grand Total	\$27,774,000	\$421,962	\$110,228	\$532,190	\$27,241,810	1.92%



Total Life-to-Date Through 6/30/22
\$532,190

Expenditure Plan Remaining
\$27,241,810

Portfolio 2

Regional Bayfront Habitat Protection and Public Access Partnerships



Stevens Creek Shoreline Nature Area by Sebastian Velasquez

DESCRIPTION

- Partner to complete gaps in Bay Trail and develop city-to-bay trails.
- Support wetland restoration and associated interpretive facilities.
- Preserve additional bayfront open space.*

Portfolio Allocation: \$5,052,000

Portfolio Expenditures Through 6/30/2022: \$3,417,282

* Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise. Remediation activities may indirectly support portfolio elements, contributing to a portfolio under open space preservation

NOTABLE ACCOMPLISHMENTS

MAA02-001 Cooley Landing Interpretive Facilities Design and Implementation

Fiscal Year 2022

Completed sixth and final year of native plantings at Cooley Landing to enhance bayfront resource values.

Prior Years

Continued plant restoration activities in and around Cooley Landing Park (trail junctions, trash screen, entry sign and ethnobotany garden). Resumed volunteer activities when allowed during the pandemic.

Completed habitat and plant restoration work for FY20 (part of a multi-year restoration effort). Also, 638 volunteers in 36 working days installed approximately 1,100 native plantings at the trail junctions and parking lot.

Funded the completion of design drawings, permitting and construction of public access improvements at Cooley Landing Park, consistent with the Cooley Landing Vision Plan.

Completed third and final year of first phase of habitat and plant restoration work at Cooley Landing in partnership with Grassroots Ecology.

Obtained board approval for \$1.25M in MAA funding for remaining project elements at Cooley Landing Park. Amended partnership agreement to include MAA funding and coordinated reimbursement of eligible city expenses.

MAA02-002 Ravenswood Bay Trail Design and Implementation

Prior Years

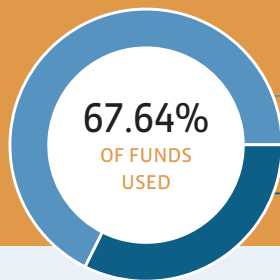
Completed remaining construction punch list items, including the SamTrans property boundary fence.

Completed construction of the asphalt trail, boardwalk and bridge across wetlands on the new Ravenswood Bay Trail connection, which closed a critical 0.6-mile gap to connect 80 miles of continuous San Francisco Bay Trail.

Received \$700,000 in funds for public access improvements from Caltrans through a cooperative funding agreement related to a Bay Conservation and Development Commission permit requirement for the Caltrans San Mateo 101 Express Lanes Project.

Portfolio 2: Regional—Bayfront Habitat Protection and Public Access Partnerships

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,052,000					
02-001—Cooley Landing Interpretive Facilities Design and Implementation		\$1,256,300	\$27,543	\$1,283,843		
02-002—Ravenswood Bay Trail Design and Implementation		\$5,588,765	\$0	\$5,588,765		
SubTotal	\$5,052,000	\$6,845,065	\$27,543	\$6,872,608	(\$1,820,608)	136.04%
02-002—Ravenswood Bay Trail Design and Implementation Grant Income		(\$2,399,998)	(\$1,055,328)	(\$3,455,326)		
Grand Total	\$5,052,000	\$4,445,067	(\$1,027,785)	\$3,417,282	\$1,634,718	67.64%



Total Life-to-Date Through 6/30/22
\$3,417,282

Expenditure Plan Remaining
\$1,634,718

Completed construction of two high tide refuge islands adjacent to Cooley Marsh to provide enhanced habitat for federally protected species, salt marsh harvest mouse and Ridgway's rail. Island plantings and vegetation were completed in January 2020 and will be monitored for 3-5 consecutive growing seasons.

Recorded trail easement from Caltrans.

Received approval of a memorandum of understanding with City of East Palo Alto from the city council addressing a) patrol and emergency response, b) site security and c) future community trail access.

Received two grants: \$300,000 from Facebook and \$1,055,328 from the California Natural Resources Agency - Urban Greening Program.

Negotiated an exchange agreement and public trail easement with the City and County of San Francisco and City of East Palo Alto.

Concluded negotiations with the City and County of San Francisco, which resulted in the board of supervisors approving a 0.6-mile Ravenswood Bay Trail easement over San Francisco Public Utilities Commission lands. This agreement facilitated the closure of a gap within a segment of the SF Bay Trail to connect 80 miles of continuous trail within the 500-mile route along the shoreline of the nine Bay Area counties.

In Support of MAA02

Celebrated the public opening of the Ravenswood Bay Trail Connection Project with an innovative virtual event that successfully garnered 1,400 views.

PROJECT CHALLENGES

No project challenges.

Portfolio 3

Purisima Creek Redwoods Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing



Purisima Creek Redwoods Open Space Preserve by Karina Garcia

DESCRIPTION

- Complete and open Purisima-to-the-Sea Trail connection between Ridge Trail and Coastal Trail, and new parking areas.
- Preserve additional open space as available.*
- Remove fish barriers and restore Lobitos Creek.
- Restore ponds for endangered species.

Portfolio Allocation: \$7,608,000

Portfolio Expenditures Through 6/30/2022: \$6,621,295

* The final step to 100% fee ownership of the South Uplands property will be achieved when a land division application is approved by the County of San Mateo, anticipated for FY23. Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise. Remediation activities may indirectly support portfolio elements, contributing to a portfolio under open space preservation.

NOTABLE ACCOMPLISHMENTS

MAA03-001 Purisima Uplands Lot Line Adjustment and Property Transfer

Prior Years

Prepared record of survey and set survey monuments on the northerly boundary of the Purisima Upland property.

Closed escrow on the 240-acre Purisima Upland property on July 3, 2019 and completed amendments to property's trail and conservation easements.

Received board approval to finalize lot line adjustment documents with the County of San Mateo and transfer of the 240-acre Purisima Uplands property to Midpen, to assemble public lands for the future Purisima-to-the-Sea Trail.

Purchased the 40.2-acre Riggs property, helping to protect the Lobitos Creek watershed and spawning habitat for coho salmon and steelhead.

MAA03-002 Purisima Upland Site Clean Up and Soil Remediation

Fiscal Year 2022

Completed oil well investigations of a former oil production site that precedes Midpen land ownership. As part of a larger clean up and remediation project, an aboveground storage tank containing hazardous oil was cleaned and the site was issued a closure notification by the County.

Prior Years

Completed special status plant surveys, preliminary investigations of historic oil wells, road improvements plans and the initiation of regulatory oversight.

Solicited for and selected the CEQA consultant. Conducted site assessments for biological and cultural resources. Developed draft CEQA project description. Supported ongoing coordination with the California Geological Energy Management Division.

Received county coastal development and demolition permits.

Completed a phase 1 environmental site assessment for a remnant structure on the property (hunting cabin).

Prepared right of entry for Midpen use of farm roads for site cleanup and restoration of oil facilities and hunting cabin assessment.

Completed Purisima Uplands lead and asbestos abatement for the hunting cabin to inform future demolition work.

Completed corral demolition, water system installation and fence installation for Bluebrush Ranch at Purisima Creek Redwoods Preserve.

Completed phase 2 oil tank and facilities assessment, including site cleanup and restoration cost estimates to address site safety issues as part of the property land transfer.

Completed road erosion assessment for farm roads on Purisima Uplands property and private farm roads providing access to the property to inform condition of property assets (roads) and need for future repairs.

MAA03-003 Purisima Creek Fence Construction

Prior Years

Completed construction of 7,500 feet of livestock fencing along the eastern and northern boundaries of the Bluebrush grazing property to mark property boundary and prevent livestock from accessing neighboring properties and riparian areas.

Began and completed initial scope of work and scheduled bid walk just before county-issued shelter-in-place orders.

Completed installation of fencing along riparian areas to keep cattle out of Purisima Creek.

MAA03-004 Harkins Bridge Replacement

Prior Years

Completed the Harkins Bridge installation project. Project secures long-term vehicle and pedestrian access.

MAA03-005 Purisima-to-the-Sea Trail and Parking Area — Feasibility Study

Fiscal Year 2022

Conducted virtual stakeholder meetings with neighbors, coastal interested parties and trail users.

Completed numerous technical studies: biological and cultural assessments, topographic/boundary surveys, culvert and drainage assessment and opportunities and constraints analyses.

Completed presentation of vision, goals, opportunities and constraints to the Board of Directors and community at a December online Special board meeting and virtual community open house.

Completed consultation with San Mateo County Farm Bureau, neighbors, grazing tenant, equestrian and mountain bike stakeholders.

Developed and released visitor survey in collaboration with the Purisima Multimodal Access Study.

Developed draft conceptual parking area design alternatives.

Completed presentation of draft conceptual designs for trail and parking alternatives at an in-person open house in Half Moon Bay.

Prior Years

Received board authorization of consultant contract for feasibility study to analyze key project elements such as trail alignment, trailhead and parking locations, and roadway crossings. Information to be used for developing conceptual design project options as part of the contract. Developed a robust public engagement plan to inform public outreach activities and to solicit broad and diverse public input.

Initiated preliminary technical studies for the proposed regional trail and parking area and identified three potential trail options for consideration.

Initiated public and stakeholder engagement, conducting stakeholder meetings with neighbors and interested parties.

Purchased a 45-acre riparian conservation and public access easement over private property along Lobitos Creek for protection of significant scenic, open space, riparian and natural wildlife habitat values. The easement also contains provisions for a possible future public trail through the area.

MAA03-006 South Cowell Upland Land Conservation

Fiscal Year 2022

Submitted minor subdivision application to San Mateo County in March 2022 to finalize ownership configuration of the South Cowell Upland property.

Prior Years

Purchased an undivided 54% interest in South Cowell Ranch, entered into tenancy-in-common agreement providing for exclusive use and management of upland area and for planning of future parking and trail improvements.

Completed an assignment of a grazing lease with the existing rancher and a water allocation agreement with other owners of the property.

MAA03-007 Purisima-to-the-Sea Habitat Enhancement and Water Supply Improvement Plan

Fiscal Year 2022

Completed analysis of potential water supply improvements and pond restoration priorities. Identified two springs for improvement in FY23.

MAA03-008 Rieser-Nelson Land Purchase

Prior Years

Purchased the 2.5-acre Rieser-Nelson property adjacent to the South Cowell property under the General Manager's low-value purchase authority.

In Support of MAA03

Prior Years

Received four gift parcels totaling 0.84 acres as additions to Purisima Creek Redwoods Preserve for the purposes of watershed, open space and redwood forest preservation.

Completed design and construction of a double vault restroom to replace an existing single vault. Obtained a County of San Mateo building permit. Project improves public facilities at Purisima Creek Redwoods Preserve.

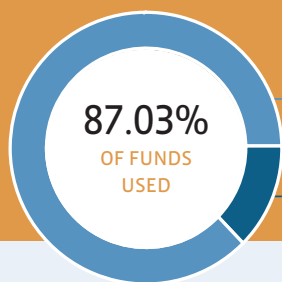
Collaborated with the United States Geological Survey to install experimental fog collection stations at Purisima Creek Redwoods Preserve to conduct research on the viability of fog water harvesting to support agricultural uses and/or improve water availability for wildlife.

Completed mowing projects at October Farm to control brush encroachment and at Bluebrush Canyon to control invasive species and reduce wildfire fuels.

Attended a site tour with POST and a property owner to discuss parking and access opportunities related to the Purisima-to-the-Sea Trail.

Portfolio 3: Purisima Creek Redwoods—Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$7,608,000					
03-001—Purisima Uplands Lot Line Adjustment and Property Transfer		\$425,113	\$0	\$425,113		
03-002—Purisima Upland Site Cleanup and Soil Remediation		\$248,649	\$19,408	\$268,057		
03-003—Purisima Creek Fence Construction		\$169,190	\$0	\$169,190		
03-004—Harkins Bridge Replacement		\$516,917	\$0	\$516,917		
03-005—Purisima-to-the-Sea Trail and Parking Area - Feasibility Study		\$260,425	\$182,234	\$442,659		
03-006—South Cowell Upland Land Conservation		\$4,842,967	\$93,740	\$4,936,707		
03-008—Rieser-Nelson Land Purchase		\$16,715	\$0	\$16,715		
Subtotal	\$7,608,000	\$6,479,976	\$295,382	\$6,775,358	\$832,642	89.06%
03-005—Purisima-to-the-Sea Trail and Parking Area—Feasibility Study Grant Income		(\$75,237)	(\$78,826)	(\$154,063)		
Grand Total	\$7,608,000	\$6,404,739	\$216,556	\$6,621,295	\$986,705	87.03%



Total Life-to-Date Through 6/30/22
\$6,621,295

Expenditure Plan Remaining
\$986,705

PROJECT CHALLENGES

MAA03-002 Purisima Upland Site Clean Up and Soil Remediation

Special status plants required substantial scope changes to protect plant locations and required more extensive CEQA (environmental review) process for the project.

MAA03-005 Purisima-to-the-Sea Trail and Parking Area—Feasibility Study

Selecting a preferred trail alignment option and conceptual parking area design alternative that balances sensitive species and communities, existing land uses and public access.

Work to design and obtain approval of roadway crossings occurs in a complex regulatory setting.

POTENTIAL NEXT STEPS

Bring the proposed Purisima-to-the-Sea trail alignment to the board for review and approval. Initiate additional technical studies, such as geotechnical evaluation, protocol botanical surveys and wetland delineations to support the environmental review process

Complete remediation, design, and permitting for the Purisima Upland Site Clean Up and Soil Remediation project.

Portfolio 4

El Corte de Madera Creek Bike Trail and Water Quality Projects



El Corte de Madera Creek Open Space Preserve by Avery Krieger

DESCRIPTION

- Develop single-use biking/hiking trails, complete Ridge Trail gaps and develop trail system leading to parking area.
- Restore damaged trails to improve water quality.
- Preserve additional open space as available.

Portfolio Allocation: \$8,376,000

Portfolio Expenditures Through 6/30/2022: \$966,168

NOTABLE ACCOMPLISHMENTS

MAA04-001 El Corte de Madera Creek Gallaway Property Purchase

Prior Years

Purchased the 1.7-acre Chet Gallaway property to remove inholding and protect watershed.

MAA04-002 El Corte de Madera Creek Watershed Protection Final Phase

Prior Years

Completed the Watershed Protection Program, reducing sediment input into the watershed to improve water quality for downstream creeks and waterways.

MAA04-004 El Corte de Madera Creek Oljon Trail Implementation

Prior Years

Completed phase 3 and phase 4 of the Oljon Trail connecting Steam Donkey to the Springboard Trail. Final construction and restoration are associated with the Watershed Protection Program.

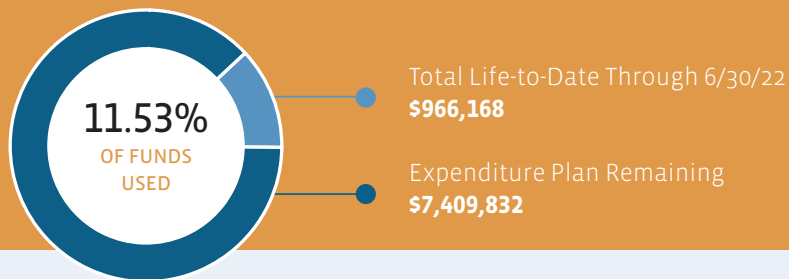
Completed Oljon Trail construction, which included bridge construction, puncheon installation, road-to-trail conversion and trail construction to open additional public recreational opportunities within El Corte de Madera Creek Preserve.

Completed majority of closure and restoration of the upper segment of the Steam Donkey Trail.

Removed and restored existing deteriorating roads and trails to eliminate potential sources of sedimentation within the watershed.

Portfolio 4: El Corte de Madera Creek—Bike Trail and Water Quality Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$8,376,000					
04-001—El Corte de Madera Creek Gallaway Property Purchase		\$57,340		\$57,340		
04-002—El Corte de Madera Creek Watershed Protection Final Phase		\$235,934		\$235,934		
04-003—El Corte de Madera Creek Watershed Protection Reassessment		\$45,507		\$45,507		
04-004—El Corte de Madera Creek Oljon Trail Implementation		\$627,387		\$627,387		
Grand Total	\$8,376,000	\$966,168	\$0	\$966,168	\$7,409,832	11.53%



In Support of MAA04

Prior Years

Completed second year of sediment and stream monitoring and data collection and completed a report on the sediment monitoring for the Watershed Protection Program 2004-2020. Data showed reduced sedimentation in creeks after completing the Watershed Protection Program road and trail improvements.

Completed first year of sediment and stream monitoring and data collection.

Pursued Ridge Trail gaps between El Corte de Madera Creek and La Honda Creek preserves by working with partners and meeting with landowners to convey interest in possible land or trail easement purchases.

PROJECT CHALLENGES

Land acquisition to complete gaps in the Bay Area Ridge Trail requires willing seller.

POTENTIAL NEXT STEPS

Continue to seek willing sellers to complete gaps in Bay Area Ridge Trail.

Portfolio 5

La Honda Creek

Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects



La Honda Creek Open Space Preserve by Blair Barnett

DESCRIPTION

- Open upper half of the preserve to public; provide biking/hiking/equestrian trails, dog access and staging areas.
- Provide loop and connector trails.
- Restore habitat for rare species.
- Improve fencing, corrals and water systems to reintroduce conservation grazing.

Portfolio Allocation: \$11,733,000

Portfolio Expenditures Through 6/30/2022: \$2,961,415

NOTABLE ACCOMPLISHMENTS

MAA05-001 La Honda Creek Land Conservation Opportunities

Prior Years

Purchased the 38.14-acre Toepfer property to facilitate a future Ridge Trail opportunity between La Honda Creek Preserve and El Corte de Madera Creek Preserve.

Purchased the 5-acre Ashworth property to facilitate a future Ridge Trail extension opportunity between La Honda Creek Preserve and El Corte de Madera Creek Preserve.

MAA05-002 Upper La Honda Creek Grazing Infrastructure

Prior Years

Made significant improvements to an existing springbox located in Pasture 3 of the Lone Madrone (formerly McDonald) Ranch property to support the conservation grazing program, which serves as a land management tool to preserve grasslands and local biodiversity while reducing fuel loads and wildfire risk. Installed new water tank in Pasture 3 and water trough in Pasture 4. Installed new water line from the improved springbox to the tank and a trough. Design of springbox allows for overflow water to serve riparian area around springbox. New water trough is designed with a permanent wildlife escape ramp for wildlife safety.

Completed virtual bid process and received board approval to award the construction contract for water infrastructure improvements to the Lone Madrone (formerly McDonald) Ranch.

Installed riparian protection fencing to resume conservation grazing, as well as water pipe and new water troughs at Lone Madrone Ranch.

MAA05-005 La Honda Creek Red Barn Parking Area and Easy Access Trail

Prior Years

Began feasibility studies for a new parking area and trailhead at the Red Barn site, including conducting traffic counts, site evaluations for a new driveway and evaluation of historic features to ensure new improvements do not impact the historic landscape of the site.

Completed nine preliminary technical site investigation studies and conducted an iterative design development process resulting in two conceptual parking and staging area design alternatives.

Conducted focused stakeholder outreach for the conceptual designs. Held Planning and Natural Resources Committee meeting and community open house to solicit public input on the Red Barn public access area concept design alternatives.

Conducted preliminary trail scouting from the proposed new parking location.

Completed a third design alternative based on public input received in May 2017. Presented design alternative and additional technical information at three public meetings. On June 12, 2018, the board directed staff to propose a process to form an advisory committee and assess alternative locations for a new parking area that meets project goals and objectives.

MAA05-007 La Honda Creek Phase II Trail Connections

Fiscal Year 2022

Completed cultural and wildlife resource surveys and reports. Hired consultant to evaluate proposed trail alignments and initiated field investigations. Initiated protocol-level botanical surveys.

MAA05-008 La Honda Creek White Barn Structural Rehabilitation

Fiscal Year 2022

Progressed design work to 95% for the La Honda Creek White Barn Structural Rehabilitation project. Awaiting county permit review ahead of issuing 100% plan set.

Prior Years

Began the environmental (CEQA) review process to evaluate any potential environmental impacts and mitigation associated with the structure stabilization work planned for the White Barn.

Completed site assessment and basis of design report analyzing four different design alternatives; presented findings to the board, resulting in board selection of the structure stabilization design alternative.

Started additional assessments for the La Honda Creek White Barn project.

Completed historic and structural assessments for the La Honda Creek White Barn.

MAA05-009 La Honda Creek Redwood Cabin Removal and Site Restoration

Fiscal Year 2022

Initiated CEQA (environmental review) process for the proposed cabin removal project.

Completed and published the Draft EIR for public review and comments. Held a public hearing to receive public comments on the Draft EIR on April 27, 2022.

Prior Years

Retained consultant to conduct CEQA compliance process for the planned structure demolition and site restoration. Circulated Notice of Preparation to prepare an Environmental Impact Report (EIR) on June 9, 2021. Held a CEQA scoping session for the Draft EIR on June 23, 2021.

Completed site assessment and basis of design report analyzing four different design alternatives; presented findings to the board, resulting in board selection of the demolition design alternative.

Started the site assessment for the La Honda Creek Redwood Cabin project.

MAA05-010 Restoration Forestry Demonstration Project

Fiscal Year 2022

Drafted the La Honda Forest Management Plan, met with stakeholders, and held a public meeting with neighbors to review findings and recommendations.

Prior Years

Completed all the forest inventory and roads assessments. Compiled the findings into a draft La Honda Forest Management Plan for board and public input.

MAA05-011 Lone Madrone Ranch Fence Installation

Prior Years

Developed a fencing plan to prevent cattle from accessing the La Honda Creek riparian corridor to protect sensitive habitat and keep cattle from entering the neighboring private property. Signed easement agreements and walked the proposed fence location with neighbors to make certain all parties are in agreement on the fence installation work. Contractor to begin work in FY22.

In Support of MAA05

Fiscal Year 2022

Completed multiple technical studies (traffic, biological, botanical, arborist, wetlands delineation, cultural resources, topographical, geotechnical) in preparation for an opportunity and constraints analysis report to be presented to the Planning and Natural Resources Committee in FY23 for the La Honda Creek Parking and Trailhead Access-Feasibility Study project. Initiated public engagement with tabling as part of the Grasshopper Loop Trail opening and 50th anniversary tabling at the La Honda Fair to provide a project update to the community.

Prior Years

Negotiated reciprocal road access and waterline easements with neighboring property owners in the Red Barn Area of La Honda Creek Preserve.

Completed the Public Access Working Group pilot engagement process with committee review in July 2020 and board approval of the final report and recommendations in October 2020. Initiated a request for proposals for consultant services to conduct technical analyses, site opportunities and constraints analysis and a feasibility study of the Public Access Working Group recommended sites. Released RFP on June 21, 2021.

Formed a Public Access Working Group with community members, constituent representative(s) from each ward, and two board liaisons to identify new, viable parking area and trailhead options to open the central area of the preserve to public access. Held seven Working Group meetings between August 2019 and March 2020.

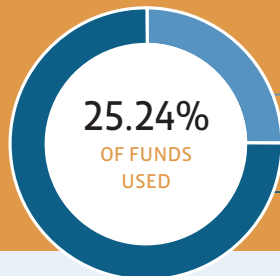
Developed process for and formation of the new Public Access Working Group for the La Honda Creek Parking and Trailhead Access Feasibility Study.

Pursued trail connections to the central area of La Honda Creek Preserve by meeting several times with landowner to convey interest in possible land or trail easement purchases as part of efforts to design and implement phase 2 trails of the La Honda Creek Preserve Master Plan.

Contracted with consulting professionals to develop the La Honda forest management plan to evaluate restoration and management priorities in the watershed.

Portfolio 5: La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$11,733,000					
05-001—La Honda Creek Land Conservation Opportunities		\$1,756,093	\$0	\$1,756,093		
05-002—Upper La Honda Creek Grazing Infrastructure		\$297,432	\$0	\$297,432		
05-005—La Honda Creek Red Barn Parking Area and Easy Access Trail		\$327,514	\$0	\$327,514		
05-007 La Honda Creek Phase II Trail Connections		\$0	\$28,079	\$28,079		
05-008—La Honda Creek White Barn Structural Rehabilitation		\$142,811	\$101,501	\$244,312		
05-009—La Honda Creek Redwood Cabin Removal and Site Restoration		\$119,687	\$88,168	\$207,855		
05-010—Restoration Forestry Demonstration Project		\$32,067	\$4,700	\$36,767		
05-011—Lone Madrone Ranch Fence Installation		\$163	\$63,200	\$63,363		
Grand Total	\$11,733,000	\$2,675,767	\$285,648	\$2,961,415	\$8,771,585	25.24%



Total Life-to-Date Through 6/30/22
\$2,961,415

Expenditure Plan Remaining
\$8,771,585

PROJECT CHALLENGES

Modifications to the proposed Phase II Trail alignments may be necessary to address geological concerns based on engineering/site condition studies and could result in adjustments to the project.

POTENTIAL NEXT STEPS

Finalize Phase 2 trail designs for the planned trail connection between central La Honda Creek Preserve and existing Sears Ranch Road parking lot (lower La Honda). Initiate permitting with San Mateo County and the regulatory agencies.

Construct Lone Madrone grazing water infrastructure improvements.

Complete feasibility study for La Honda Parking and Trailhead. Select preferred site plan alternative(s) to advance into environmental review and design development. Complete environmental review and continued public and stakeholder engagement. Present final proposed parking and trailhead access project to the board for CEQA and project approval.

Portfolio 6

Windy Hill Trail Improvements, Preservation and Hawthorns Area Historic Partnership



Windy Hill Open Space Preserve by Gail Wesling

DESCRIPTION

- ☐ Improve trails; complete pond facilities.
- ☐ Increase multiuse trails; study possible improvements to increase dog use.
- ☒ Open Hawthorns Area; develop trails connecting to Portola Valley and Palo Alto trails.
- ☒ Partner to protect, restore and interpret historic buildings.
- ☐ Improve habitat conditions in Los Trancos Creek.
- ☐ Preserve additional scenic open space as available.

Portfolio Allocation: \$12,740,000

Portfolio Expenditures Through 6/30/2022: \$148,577

NOTABLE ACCOMPLISHMENTS

MAA06-002 Hawthorns Area Plan

Fiscal Year 2022

Presented draft vision and goals for the Hawthorns Area Plan to the Planning and Natural Resources (PNR) Committee in August 2021 and presented revised vision and goals and working group formation strategy to PNR Committee in November. Held successful project collaboration meetings with Town of Portola Valley staff, City Council and community stakeholders.

Presented Hawthorns Area Plan planning and public engagement process to PNR Committee and secured Board of Directors approval of project vision and goals in March 2022.

Released a transportation planning services RFP for consultant assistance.

Initiated technical studies pertaining to property boundary delineations, wetland resources, wildlife resources, archaeological resources, historic resources and hazardous materials at the Hawthorns Area.

Conducted in-person neighborhood meeting with Town of Portola residents in June 2022.

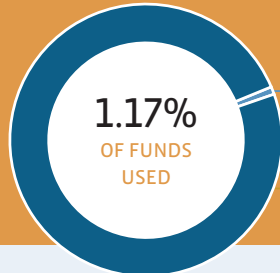
Prior Years

Worked with the Town of Portola Valley to establish ongoing coordination timeframe and preliminary permit requirements.

Conducted initial evaluation of potential public access programming and feasibility for new parking area and trail.

Portfolio 6: Windy Hill—Trail Improvements, Preservation and Hawthorns Area Historic Partnership

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$12,740,000					
06-002—Hawthorns Area Plan		\$40,950	\$107,627	\$148,577		
Grand Total	\$12,740,000	\$40,950	\$107,627	\$148,577	\$12,591,423	1.17%



Total Life-to-Date Through 6/30/22
\$148,577

Expenditure Plan Remaining
\$12,591,423

In Support of MAA06

Fiscal Year 2022

To explore a possible new partnership to rehabilitate areas of the historic complex, staff initiated scoping and retained consultants to conduct structural assessments of buildings in the Hawthorns Historic Complex.

Prior Years

Completed short-term repairs to the Hawthorns House foundation and temporary roof covering.

Held meetings with Town of Portola Valley and onsite with stakeholders and community members for discussion of permitting approach with Town.

Retained planning consultant to assist with project planning due to vacant Planner III position.

Conducted a parking study to assess site feasibility for a proposed parking area and driveway location.

Completed a cultural resources field survey and assessment report.

Initiated development of public outreach and stakeholder engagement process for site plan project to review with board committee and Town of Portola Valley.

PROJECT CHALLENGES

Historic complex of structures, including the main residence and garage, are in significant disrepair.

Multiyear effort to secure a viable partnership for maintenance and reuse of the property has not been previously successful.

Integration of Midpen's planning and environmental review process with the Town of Portola Valley permitting and public engagement process is complex and requires additional coordination.

POTENTIAL NEXT STEPS

To facilitate the planning of public access improvements at the Hawthorns Area, Midpen board committee and board will consider formation and composition of a potential working group. Midpen will proceed with a robust public and stakeholder engagement process to develop conceptual plan alternatives to present to the Midpen board committee and board.

Portfolio 7

La Honda Creek Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing



La Honda Creek Open Space Preserve by Bobby Wheelock

DESCRIPTION

- Open Driscoll Ranch Area; provide biking/hiking/equestrian trails, limited dog access, parking areas and interpretive displays.
- Develop loop and connector trails.
- Restore habitat for endangered species.
- Restore La Honda Creek; remove fish migration barriers.

Portfolio Allocation: \$14,825,000

Portfolio Expenditures Through 6/30/2022: \$12,425,307

NOTABLE ACCOMPLISHMENTS

MAA07-001 Event Center and Apple Orchard Purchase

Prior Years

Purchased the 307.64-acre Apple Orchard and Event Center property, as well as a 3-acre conservation easement from POST to protect and further restore redwood, coho salmon and steelhead habitat along San Gregorio Creek.

Completed invasive weed control work at the Apple Orchard and Driscoll Ranch properties of La Honda Creek Preserve.

MAA07-002 Fisheries Restoration, Design and Permitting

Prior Years

Partially funded by CDFW Fisheries Restoration Grant Program. Completed road and trail upgrades and drainage improvements along nearly 5 miles of road to address priority erosion control sites to reduce sediment delivery to San Gregorio Creek and tributaries.

MAA07-003 Fisheries Enhancement, Apple Orchard

Prior Years

Completed fisheries habitat enhancement project at the Apple Orchard parcel of lower La Honda Creek, installing 13 in-stream, large woody debris structures, in partnership with the San Mateo Resource Conservation District and CDFW Fisheries Restoration Grant Program.

MAA07-004 Fisheries Enhancement, Event Center

Prior Years

Completed fisheries restoration project at the Event Center, installing large woody debris habitat within San Gregorio Creek to improve salmonid habitat.

MAA07-005 Grazing and Water Systems Infrastructure

Prior Years

Completed pond reconstruction to enhance breeding habitat for California red-legged frog and to improve the water source as a cattle stock pond.

Constructed a new corral system at the previous site of the Wool Ranch house to support the conservation grazing program.

Installed riparian protection fencing, water pipe and new water troughs at Driscoll Ranch to support conservation grazing.

MAA07-006 Cunha Land Purchase

Prior Years

Purchased the 30-acre Cunha Trust property at the end of Sears Ranch Road to provide on-site patrol and management oversight, and to secure ownership of the private road that now serves as the driveway entrance into the Sears Ranch parking lot.

MAA07-007 Demolitions, Wool Ranch House/Sears Ranch Rd

Prior Years

Completed site clean-up and demolition of numerous dilapidated structures, after completing photography documentation of the structures, to prepare the preserve for public access.

MAA07-008 Lower Turtle Pond Repair—La Honda Creek

Fiscal Year 2022

Completed engineering designs to repair Lower Turtle Pond, which provides critical habitat for Western Pond Turtle and also serves as a watering source for the conservation grazing program. Began permitting partnership discussions with San Mateo Resource Conservation District.

Prior Years

Assessed flooding risk and berm stability through hydrological and geotechnical investigations.

MAA07-009 Sears Ranch Parking Area

Prior Years

Finalized deck replacement and installed new rails on the Harrington Creek Bridge, allowing trail users to safely cross a major creek.

Constructed the new Sears Ranch parking area, providing 22 vehicle spaces, a restroom, signage and the main trailhead to access the trails in the southern area of the preserve.

Completed phase 1 trail and road repairs in preparation for the public opening of lower La Honda Creek Preserve, including installation of signage and self-closing gates.

Completed the permit-only equestrian parking area and equestrian-only trail segment connecting to the new Folger Ranch Loop Trail.

MAA07-010 Sears Ranch Road Repair

Prior Years

Completed over 3 miles of ranch road repairs, including culvert replacements, to the main ranch road in lower La Honda Creek Preserve. These were critical for: opening the roads to public access; maintaining safe passage for patrol, maintenance and emergency vehicle use; and providing ranch access to support the ongoing conservation grazing program.

MAA07-011 Lower La Honda Creek Phase II Loop Trails

Fiscal Year 2022

Completed construction of the Grasshopper Loop Trail and opened the trail to the public, including seasonal on-leash dog access.

Prior Years

Completed San Mateo County Grading, Resource Management and Building permitting processes for a new loop trail.

Performed necessary pre-construction biological surveys and coordinated with the grazing tenant.

Initiated construction, completing 3,400 linear feet of trail construction with compacted aggregate base surfacing.

Completed biological/cultural/wetland reports and provided copies to the appropriate agencies.

Submitted County of San Mateo permits.

Completed trail design at 90% (contracted with Fall Creek Engineering to design and engineer the La Honda Creek Loop Trail).

Completed rare plant survey and wetland delineations to inform the design of the trail alignment.

In Support of MAA07

Fiscal Year 2022

Completed structural site improvements for the Agricultural Workforce Housing project to maintain critical housing on the coast that furthers Midpen's coastside mission to support local agriculture.

Prior Years

Received San Mateo County permits for the agricultural workforce housing project to repair an existing residence that supports the conservation grazing program/agricultural program.

Completed the construction bidding process. Received board approval to award the construction contract, with construction scheduled to begin in August 2021.

Completed installation of new water line, storage tank and water trough.

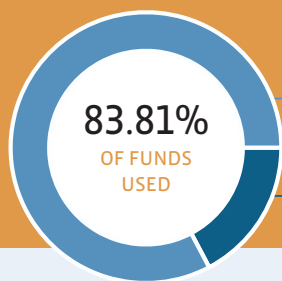
Received board direction to repair an existing housing facility and to designate the residence as Agricultural Workforce Housing.

Completed a housing structures assessment for the Driscoll Ranch area of La Honda Creek Preserve and secured board approval to build/repair agricultural workforce housing in partnership with the County of San Mateo.

Hosted groundbreaking ceremony and public grand opening celebration at lower La Honda Creek Preserve.

Portfolio 7: La Honda Creek—Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$14,825,000					
07-001—Event Center and Apple Orchard Purchase		\$6,007,601	\$0	\$6,007,601		
07-002—Fisheries Restoration, Design and Permitting		\$727,716	\$0	\$727,716		
07-003—Fisheries Enhancement, Apple Orchard		\$16,152	\$0	\$16,152		
07-004—Fisheries Enhancement, Event Center		\$50,000	\$0	\$50,000		
07-005—Grazing and Water Systems Infrastructure		\$189,423	\$0	\$189,423		
07-006—Cunha Land Purchase		\$3,080,705	\$0	\$3,080,705		
07-007—Demolitions, Wool Ranch House/Sears Ranch Road		\$357,803	\$0	\$357,803		
07-008—Lower Turtle Pond Repair—La Honda Creek		\$14,963	\$31,439	\$46,402		
07-009—Sears Ranch Parking Areas		\$1,147,554	\$0	\$1,147,554		
07-010—Sears Ranch Road Repair		\$557,044	\$0	\$557,044		
07-011—Lower La Honda Creek Phase II Loop Trails		\$349,722	\$126,155	\$475,877		
Subtotal	\$14,825,000	\$12,498,683	\$157,594	\$12,656,277	\$2,168,723	85.37%
07-002—Fisheries Restoration, Design and Permitting Grant Income		(\$230,970)	\$0	(\$230,970)		
Grand Total	\$14,825,000	\$12,267,713	\$157,594	\$12,425,307	\$2,399,693	83.81%



Total Life-to-Date Through 6/30/22
\$12,425,307

Expenditure Plan Remaining
\$2,399,693

PROJECT CHALLENGES

No project challenges identified at this time.

POTENTIAL NEXT STEPS

Develop plans for and construct phase 2 roads and trails that will connect the new Sears Ranch Road parking area (lower La Honda) with the central La Honda area (upper La Honda).

Portfolio 8

La Honda Creek and Russian Ridge Preservation of Upper San Gregorio Watershed and Ridge Trail Completion



Russian Ridge Open Space Preserve by Matt McLean

DESCRIPTION

- ☒ Preserve Upper San Gregorio watershed; restore endangered species habitats.
- ☐ Support opportunities to provide additional water for fisheries.
- ☐ Complete Bay Area Ridge Trail multiuse connections and gaps.
- ☐ Provide additional public use facilities.

Portfolio Allocation: \$15,347,000

Portfolio Expenditures Through 6/30/2022: \$2,153,910

NOTABLE ACCOMPLISHMENTS

MAA08-001 Folger Property Purchase

Prior Years

Purchased the 190-acre Woodruff Redwoods property as an addition to La Honda Creek Preserve.

In Support of MAA08

Fiscal Year 2022

Surveyor completed mapping of viable access road alternative to the Woodruff Redwoods property. Entered into a permit-to-enter with private property for Midpen access of the Woodruff Redwoods property while negotiations for an access easement are underway with the property owner.

Prior Years

Completed an appraisal and initial site inspections of the Pratt Trust property.

PROJECT CHALLENGES

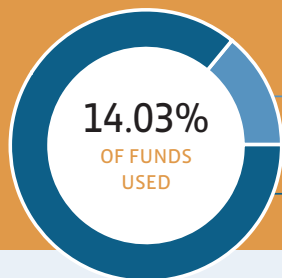
No project challenges identified at this time.

POTENTIAL NEXT STEPS

Continue to pursue opportunities for to expand Bay Area Ridge Trail connections.

Portfolio 8: La Honda Creek and Russian Ridge—Preservation of Upper San Gregorio Watershed and Ridge Trail Completion

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$15,347,000					
08-001—Folger Property Purchase		\$2,153,910	\$0	\$2,153,910		
Grand Total	\$15,347,000	\$2,153,910	\$0	\$2,153,910	\$13,193,090	14.03%



Total Life-to-Date Through 6/30/22
\$2,153,910

Expenditure Plan Remaining
\$13,193,090



Russian Ridge Open Space Preserve by Chris Tracey

Portfolio 9

Russian Ridge Public Recreation, Grazing and Wildlife Protection Projects



Russian Ridge Open Space Preserve by Chris Tracey

DESCRIPTION

- Open currently closed areas of preserve.
- Construct and extend trails.
- Improve fencing, corrals and water systems to reintroduce conservation grazing.
- Improve habitat for sensitive species; implement pond enhancement projects for garter snakes and red-legged frogs.

Portfolio Allocation: \$5,560,000

Portfolio Expenditures Through 6/30/2022: \$628,202

NOTABLE ACCOMPLISHMENTS

MAA09-001 Russian Ridge Grazing Infrastructure

Prior Years

Completed brush management of the south pasture at Mindego Ranch.

Upgraded the corral and water system at Mindego Ranch, installing two 5,000-gallon water storage tanks, 11,000 feet of buried pipe, six water troughs and solar-powered water pump for storage tanks. Selected a grazing tenant to manage the conservation grazing operation.

MAA09-003 Russian Ridge Mindego Pond Improvement

Prior Years

Completed the final design, permitting and construction of the pond improvements.

The US Army Corps of Engineers authorized the Section 404 permit in April 2020.

The San Mateo County Resource Conservation District Board of Directors approved a grading permit exemption for the 630 cubic yards of proposed grading work in February 2020.

Design-build entity completed project construction documents, basis of design, integrated pest management plan and vegetation management plan in September 2019.

The design-build entity applied for a grading permit exemption from County of San Mateo and a section 401 permit from the RWQCB.

Selected a design-build firm to improve the ponds to support endangered species' habitat.

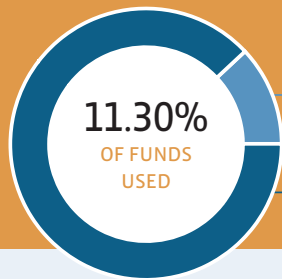
MAA09-004 Mindego Hill Trail Construction

Prior Years

Constructed and opened an extension of Mindego Hill Trail to the top of the prominent Mindego Hill with 360-degree panoramic views.

Portfolio 9: Russian Ridge—Public Recreation, Grazing and Wildlife Protection Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,560,000					
09-003—Russian Ridge Mindego Pond Improvement		\$174,416	\$0	\$174,416		
09-004—Mindego Hill Trail Construction		\$448,106	\$387	\$448,493		
09-004—Mindego Hill Trail Construction		\$67,403	\$0	\$67,403		
09-006—Mindego Ranch South Pasture		\$0	\$106,475	\$106,475		
Subtotal	\$5,560,000	\$689,925	\$106,862	\$796,787	\$4,763,213	14.33%
09-003—Russian Ridge Mindego Pond Improvement Grant Income		\$0	(\$168,585)	(\$168,585)		
Grand Total	\$5,560,000	\$689,925	(\$61,723)	\$628,202	\$4,931,798	11.30%



Total Life-to-Date Through 6/30/22
\$628,202

Expenditure Plan Remaining
\$4,931,798

Completed remediation of the Mindego Ranch area.

MAA09-006 Mindego Ranch South Pasture

Fiscal Year 2022

Completed the addition of 98 acres of grasslands to conservation grazing program.

Completed fence and water infrastructure improvements to expand the conservation grazing program as a management tool to conserve the high biodiversity of the surrounding grassland habitat and prevent brush encroachment.

In Support of MAA09

Prior Years

Received board approval for the grazing tenant to perform fence and water infrastructure installation to support the conservation grazing program. Fence construction will be performed first and begin mid-summer. Based upon public feedback, water system improvements will include a water trough for public equestrian use.

The grazing tenant applied and was awarded partial funding for the water system improvements from the National Resource Conservation Service Environmental Quality Improvement Project program.

The grazing tenant completed coyote brush mowing in the planned pasture expansion area.

Completed year four of the San Francisco garter snake field study and ongoing bullfrog eradication work at Mindego Ranch in Russian Ridge Preserve.

PROJECT CHALLENGES

None.

Portfolio 10

Coal Creek Reopen Alpine Road for Trail Use



Coal Creek Open Space Preserve by Taylor Fortnam

DESCRIPTION

- Reopen Alpine Road as trail connection between Portola Valley and Skyline Boulevard.
- Reroute trails to reduce erosion and improve visitor experience.

Portfolio Allocation: \$8,017,000

Portfolio Expenditures Through 6/30/2022: \$554,434

NOTABLE ACCOMPLISHMENTS

MAA10-001 Alpine Road Regional Trail, Coal Creek

Fiscal Year 2022

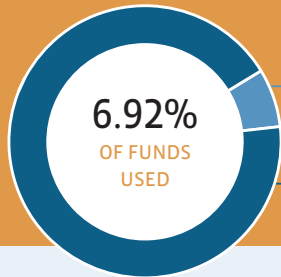
- Secured regulatory and county permits to proceed with construction.
- Completed construction design plans and bid documents and successfully bid the project.
- Entered into a funding agreement with Santa Clara County for Stanford Recreation Mitigation Funds.
- Retained the services of a biomonitor and prepared for construction to commence.

Prior Years

- Completed the CEQA process with the certification of the Initial Study/Mitigated Negative Declaration by the board in January 2021.
- Submitted permit applications to the California Department of Fish and Wildlife, Regional Water Quality Control Board, and US Army Corps of Engineers. Coordinated with San Mateo County Public Works on a memorandum of understanding to streamline the county permitting process.
- Completed the 65% design documents, Alternatives Analysis report, geotechnical investigation and report, wetland and riparian delineation, botanical survey and report and an Initial Study/Mitigated Negative Declaration CEQA document has been drafted and is ready for release for public comment.
- Executed a memorandum of understanding with County of San Mateo regarding future transfer of Alpine Road to Midpen.
- Began assessment of trail conditions and developed recommendations/alternatives and cost analysis for repairs. Developed agreement with the County of San Mateo for long-term repairs.
- Updated the road and trail inventory and completed preliminary conceptual design alternatives for two large failures on Alpine Road. Presented options for repairs and improvements to the board, who selected the approach of repairing failures to trail width (6-foot-wide standard).

Portfolio 10: Coal Creek—Reopen Alpine Road for Trail Use

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$8,017,000					
10-001—Alpine Road Regional Trail, Coal Creek		\$467,648	\$86,786	\$554,434		
Grand Total	\$8,017,000	\$467,648	\$86,786	\$554,434	\$7,462,566	6.92%



Total Life-to-Date Through 6/30/22
\$554,434

Expenditure Plan Remaining
\$7,462,566

PROJECT CHALLENGES

County of San Mateo owns a public right-of-way easement over Alpine Road Trail; repairs are being completed under a County encroachment permit.

POTENTIAL NEXT STEPS

Complete construction Alpine Road Trail project.

Design and construct realigned trail to replace the Bypass Trail portion of the Alpine Road Trail.

Portfolio 11

Rancho San Antonio Interpretive Improvements, Refurbishing and Transit Solutions



Rancho San Antonio Open Space Preserve by S. Suresh

DESCRIPTION

- Add welcome center.
- Refurbish and add interpretive exhibits to Deer Hollow Farm.
- Support of transit improvement options such as bike trails, bike share station, bus service or additional parking.

Portfolio Allocation: \$10,811,000

Portfolio Expenditures Through 6/30/2022: \$282,352

NOTABLE ACCOMPLISHMENTS

MAA11-001 New Trails to Connect Quarry Trail to Black Mountain Trail

Prior Years

Accepted two trail easements, two rights of first offer and rights of first refusal, and a conditional grant deed conveyance, for properties adjacent to Monte Bello and Rancho San Antonio preserves.

MAA11-002 Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation

Prior Years

Completed construction of stabilization and weatherproofing improvements of the White Barn as an important agricultural support building that provides for active environmental programming and interpretation on site, including hosting elementary school camps, offering weekend events and providing drop-in visitor exploration.

Completed project design and started the permitting process with County of Santa Clara; and issued Request for Bids for construction.

Selected consultant for the design and assessment of the Rancho San Antonio White Barn to improve building access, structural stability and public safety.

With MAA and other funding, completed historic and structural assessments for the Deer Hollow Farm White Barn; obtained Legislative, Funding, and Public Affairs Committee confirmation of partnership agreements to fund project.

MAA11-003 Rancho San Antonio (RSA) Multimodal Access—Implementation

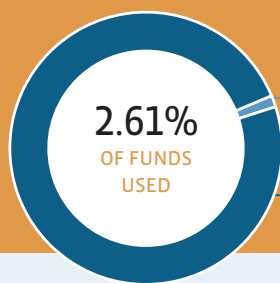
Fiscal Year 2022

Installed new bike racks and a bike repair station. Negotiated commitments with the City of Cupertino for road improvements that are scheduled to be implemented in FY23, with cost-sharing to be determined.

Ordered a dynamic sign/traffic sensors system that will provide real-time parking availability information at the preserve entrance and on Midpen's website to assist with parking management.

Portfolio 11: Rancho San Antonio—Interpretive Improvements, Refurbishing and Transit Solutions

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$10,811,000					
11-001—New Trails to Connect Quarry Trail to Black Mountain Trail		\$728	\$0	\$728		
11-002—Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation		\$512,505	\$0	\$512,505		
Subtotal	\$10,811,000	\$513,233	\$0	\$513,233	\$10,297,767	4.75%
11-002 Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation Grant Income		(\$230,881)	\$0	(\$230,881)		
Grand Total	\$10,811,000	\$282,352	\$0	\$282,352	\$10,528,648	2.61%



Total Life-to-Date Through 6/30/22
\$282,352

Expenditure Plan Remaining
\$10,528,648

In Support of MAA11

Fiscal Year 2022

Released a Request for Proposals to solicit transportation consulting services to develop a subsidized ride hail program and shuttle program for the preserve.

Prior Years

Completed multimodal access study with Planning and Natural Resources Committee review in September 2020 and January 2021, and board approval of final report and transportation demand management strategies in April 2021. Prepared a high-level implementation plan for next steps. Completed signage installation efforts on Foothills Expressway and St. Joseph's Avenue in Los Altos to assist with wayfinding of the preserve.

Restored the Deer Hollow Farm White Barn milk room at Rancho San Antonio Preserve, facilitating ongoing environmental interpretation and animal husbandry at the popular farm site.

Conducted a one-week tabling campaign for mountain lion awareness at Rancho San Antonio Preserve.

Coordinated with the City of Mountain View and Friends of Deer Hollow Farm to prepare for a historic and structural assessment of the White Barn at Rancho San Antonio Preserve that was conducted during fiscal year 2017-18.

PROJECT CHALLENGES

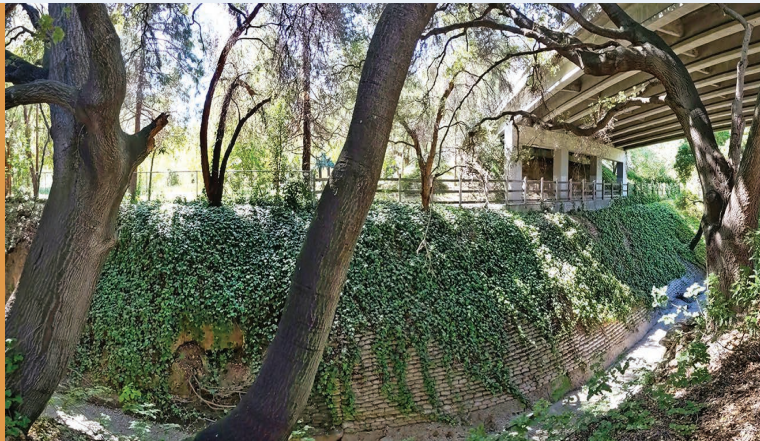
Implementation of some of the board-approved Tier 1 transportation demand management strategies are dependent on partnership coordination, agreements, resources and co-implementation with other agencies.

POTENTIAL NEXT STEPS

Develop a plan for a subsidized hail program and shuttle program and present implementation plan, cost and resource implications, and performance metrics to the board to determine next steps.

Portfolio 12

Peninsula/South Bay Cities Partner to Complete Middle Stevens Creek Trail



Stevens Creek Trail by Dicklyon, CC BY-SA 4.0

DESCRIPTION

- ☐ Support work by cities to develop the middle section of the Stevens Creek Trail and enhance neighborhood connections.
- ☒ Support work by partners to complete stream corridor restoration and steelhead habitat enhancement below dam.
- ☐ Develop and install interpretive signage.

Portfolio Allocation: \$1,038,000

Portfolio Expenditures Through 6/30/2022: \$0

NOTABLE ACCOMPLISHMENTS

In Support of MAA12

Fiscal Year 2022

Designated ~ four miles of existing Monte Bello Preserve trails, including the White Oak, Skid Road, and Stevens Creek Nature Trails as part of the regional Stevens Creek Trail with formal signage. Midpen is the first agency to install the new Stevens Creek Trail medallion signage along the regional trail corridor, with other agencies planning to designate and sign their portions of the trail as well.

Prior Years

Supported work by partners to complete stream corridor restoration and steelhead habitat enhancement below Stevens Creek Dam. Coordinated with partners, reviewed technical reports, held site visit to Deep Cliff Golf site and produced letter of funding support.

PROJECT CHALLENGES

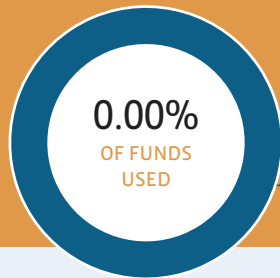
None at this time.

POTENTIAL NEXT STEPS

Continue to follow the work of other agencies and organization as they proceed to develop the middle section of the Stevens Creek Trail to identify opportunities for Midpen support and participation. Provide funding to the Friends of Stevens Creek to complete Deep Cliff fish passage project.

Portfolio 12: Peninsula/South Bay Cities—Partner to Complete Middle Stevens Creek Trail

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$1,038,000					
Grand Total	\$1,038,000	\$0	\$0	\$0	\$1,038,000	0.00%



Total Life-to-Date Through 6/30/22
\$0

Expenditure Plan Remaining
\$1,038,000

Portfolio 13

Cloverdale Ranch Wildlife Protection, Grazing and Trail Connections



Cloverdale Ranch by Teddy Miller

DESCRIPTION

- ☐ Improve fencing, corrals and water systems to increase conservation grazing and sustain large contiguous grasslands.
- ☐ Restore habitat for endangered species.
- ☐ Provide trail connections to nearby state parks.

Portfolio Allocation: \$15,712,000

Portfolio Expenditures Through 6/30/2022: \$0

NOTABLE ACCOMPLISHMENTS

In Support of MAA13

Fiscal Year 2022

Continued community engagement meetings with individuals and attended Pescadero Municipal Advisory Council and Sustainable Pescadero meetings. Held a site visit at Lower La Honda in June 2022 with Pescadero community members.

Completed second year of botanical study, draft road and trail inventory and began preparing the rangeland management plan.

Worked with the Grants Program to secure a \$500,000 grant from San Mateo County to support the purchase (increasing the total amount of available grant purchase funds to \$9,943,000).

Prior Years

Initial botanical studies of the property and Lake Lucerne water system infrastructure evaluation completed.

State approved \$8 million in funding in the 2021-22 state budget for the proposed purchase of Cloverdale Ranch by 2023. Additional State Recreational Infrastructure Revenue Enhancement grant funding in the amount of \$1,428,000 is also available for Cloverdale that will also need to be encumbered by 2023.

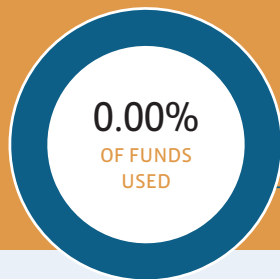
Initiated community engagement process to develop familiarity with neighbors and surrounding community and to facilitate awareness of Midpen mission, values and work. Met with four agricultural and two grazing tenants of the Cloverdale Ranch property.

Completed compilation of background information and existing conditions report for the Cloverdale Ranch property.

Initiated community and partner outreach, including meeting with the Resource Conservation District, La Honda Pescadero Unified School District, Pescadero Municipal Advisory Committee, State Parks, Sustainable Pescadero, County of San Mateo, Puente, State Coastal Conservancy and grazing tenants.

Portfolio 13: Cloverdale Ranch—Wildlife Protection, Grazing and Trail Connections

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$15,712,000					
Grand Total	\$15,712,000	\$0	\$0	\$0	\$15,712,000	0.00%



Total Life-to-Date Through 6/30/22
\$0

Expenditure Plan Remaining
\$15,712,000

Held site tours at Cloverdale Ranch for board members, local officials, State representatives and funding agencies.

Initiated bimonthly meetings and conducted staff site tours of Cloverdale Ranch with POST.

Conducted ongoing due diligence investigation to evaluate site resources and obligations of a potential future land purchase and subsequent management of POST's 6,300-acre Cloverdale Ranch. Worked with POST to conduct an introductory site tour for board members and key management staff to learn more about the property. Added Cloverdale Ranch to the Capital Improvement and Action Plan for FY2018-19.

PROJECT CHALLENGES

Need to complete acquisition of Cloverdale Ranch by March 2023 to meet state grant funding deadline.

POTENTIAL NEXT STEPS

Continue public outreach and community engagement, including legislative engagement.

Complete the roads and trails inventory and rangeland management plan.

Bring forward the recommendation for purchase to the Real Property Committee (advisory committee) and to the full board for final approval.

Portfolio 14

Regional Trail Connections and Campgrounds



Russian Ridge Open Space Preserve by Kate Pfaff

DESCRIPTION

- Develop trails between Butano, Pescadero County Park and Russian Ridge, and between Skyline, Portola Redwoods and Big Basin State Park.
- Partner with county and state parks to improve existing campgrounds.

Portfolio Allocation: \$3,966,000

Portfolio Expenditures Through 6/30/2022: \$0

NOTABLE ACCOMPLISHMENTS

In Support of MAA14

Fiscal Year 2022

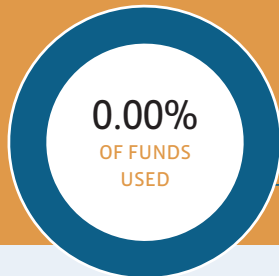
Completed consultant report for the California Riding & Hiking Trails project and shared with state representative. Sent state request to initiate process of quitclaiming trail rights at Russian Ridge and Lower La Honda for a connection to San Mateo County's Sam McDonald Park.

Prior Years

Acquired a conservation easement from POST covering the 353-acre Alpine Ranch property to protect redwood forests, watershed and habitat values (expensed in MAA15 portfolio). Supports MAA14 for future trail connections and campgrounds to San Mateo County's Pescadero Creek Park Complex.

Portfolio 14: Regional—Trail Connections and Campgrounds

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$3,966,000					
Grand Total	\$3,966,000	\$0	\$0	\$0	\$3,966,000	0.00%



Total Life-to-Date Through 6/30/22
\$0

Expenditure Plan Remaining
\$3,966,000



Russian Ridge Open Space Preserve by James Pravetz

Portfolio 15

Regional Redwood Protection and Salmon Fishery Conservation



Long Ridge Open Space Preserve by Leigh Ann Gessner

DESCRIPTION

- ☒ Preserve additional open space as available.
- ☐ Protect and enhance redwood stands, mountain scenery, various habitats and steelhead.

Portfolio Allocation: \$50,728,000

Portfolio Expenditures Through 6/30/2022: \$3,110,818

NOTABLE ACCOMPLISHMENTS

MAA15-001 Conservation Easement Upper Alpine Ranch Area

Prior Years

Acquired a conservation easement from POST covering the 353-acre Alpine Ranch property to protect redwood forests, watershed and habitat values.

MAA15-002 Conley Property Purchase

Prior Years

Purchased the 191-acre Conley property from POST as an addition to Long Ridge Preserve to protect redwood forest and the upper Pescadero Creek watershed.

MAA15-003 Long Ridge Property Addition

Prior Years

Made appraisal and offer for a property addition. Offer was rejected. Negotiations may continue.

MAA15-004 Irish Ridge Land Conservation

Prior Years

Entered into a purchase agreement to extend close of escrow given time delays to finalize lot line adjustment approvals. Received approval of minor text amendments to the Local Coastal Program from the California Coastal Commission (CCC) that facilitates the property acquisition. Unfortunately, a San Mateo County Farm Bureau lawsuit challenging the CCC approval has substantially deferred the acquisition, resulting in falling out of contract with the seller.

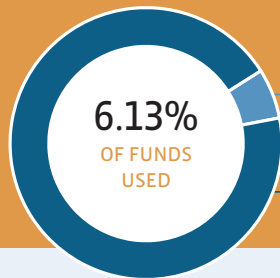
Tentative map for minor subdivision to facilitate the proposed acquisition was prepared and reviewed by county planning, building, public works and county surveyor for submittal to county planning commission.

Submitted lot-split application to County of San Mateo for review and is running concurrently with the zoning amendment application.

Received board approval for the purchase of the 151-acre Irish Ridge (Tabachnik) property. The property purchase is contingent upon a land division (lot-split) and a zoning amendment with County of San Mateo.

Portfolio 15: Regional—Redwood Protection and Salmon Fishery Conservation

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$50,728,000					
15-001—Conservation Easement Upper Alpine Ranch Area		\$2,508,695		\$2,508,695		
15-002—Conley Property Purchase		\$509,855		\$509,855		
15-003—Long Ridge Property Addition		\$14,500		\$14,500		
15-004—Irish Ridge Land Conservation		\$77,768		\$77,768		
Grand Total	\$50,728,000	\$3,110,818	\$0	\$3,110,818	\$47,617,182	6.13%



Total Life-to-Date Through 6/30/22
\$3,110,818

Expenditure Plan Remaining
\$47,617,182

In Support of MAA15 and other MAA Portfolios

Prior Years

Completed appraisal and staff site assessment for the Boy Scouts property.

Purchased 190-acre Woodruff Redwoods property as an addition to La Honda Creek Preserve (expensed in MAA08 portfolio); purchase includes 51 acres of old-growth redwood forest that support MAA15 priority actions.

Held several meetings with SJWC executive staff concerning the potential purchase of their California Public Utilities Commission (CPUC) regulated utility lands in addition to the potential purchase of their 182-acre non-CPUC regulated property near El Sereno Preserve.

Pursued watershed protection opportunities at Sierra Azul and El Sereno preserves after state legislation created the opportunity to purchase land governed by the CPUC. Established initial contact with site owners, toured the property with site managers and Midpen board members and conveyed goals for a working partnership to negotiate a mutually beneficial transaction.

PROJECT CHALLENGES

Land acquisition requires willing seller.

POTENTIAL NEXT STEPS

Continuing to communicate and work towards the purchase of San Jose Water Company (SJWC) lands, but purchase is contingent on a willing seller.

Portfolio 16

Long Ridge Trail, Conservation and Habitat Restoration Projects (Saratoga)



Long Ridge Open Space Preserve by Bobby Wheelock

DESCRIPTION

- ☐ Improve roadside parking and provide restrooms.
- ☐ Develop new trail connections to Eagle Rock and Devils Canyon.
- ☐ Repair trails for year-round, multiuse access.
- ☐ Protect watersheds for steelhead.
- ☐ Preserve additional open space as available.
- ☐ Implement pond and habitat enhancement restoration projects to benefit rare species.

Portfolio Allocation: \$5,140,000

Portfolio Expenditures Through 6/30/2022: \$0

MAA funds have not been expended on this portfolio through the reporting period, therefore there are no funds in this portfolio for the Bond Oversight Committee to validate at this time. This does not necessarily mean that work is not underway in this portfolio. If there is work in process, other funding sources are being utilized and either the scope is not what was contemplated as part of this MAA portfolio, or the scope is not currently eligible for MAA funding.

NOTABLE ACCOMPLISHMENTS

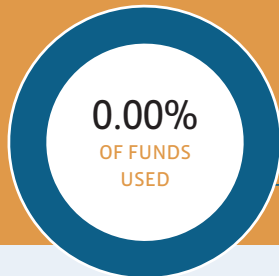
MAA16-001 Long Ridge Trail Connection to Eagle Rock and Devils Canyon

Fiscal Year 2022

Completed project scouting and documented opportunities and constraints for a potential new trail connection to Eagle Rock and Devils Canyon.

Portfolio 16: Long Ridge—Trail, Conservation and Habitat Restoration Projects (Saratoga)

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,140,000					
Grand Total	\$5,140,000	\$0	\$0	\$0	\$5,140,000	0.00%



Total Life-to-Date Through 6/30/22
\$0

Expenditure Plan Remaining
\$5,140,000



Long Ridge Open Space Preserve by Ken Lunders

Portfolio 17

Regional Complete Upper Stevens Creek Trail



Pichetti Ranch Open Space Preserve by Lynda Wong-Chung

DESCRIPTION

- ☐ Complete multiuse connection between the Bay Trail and Bay Area Ridge Trail above the reservoir through Picchetti Ranch Preserve and Lower/Upper Stevens Creek County parks.
- ☒ Improve preserve trails and neighborhood connections.
- ☒ Preserve additional open space as available.

Portfolio Allocation: \$7,760,000

Portfolio Expenditures Through 6/30/2022: \$1,646,441

NOTABLE ACCOMPLISHMENTS

MAA17-001 Land Conservation: Last Piece Upper Stevens Creek

Prior Years

Purchased the 60-acre Lysons property, securing land to facilitate the Upper Stevens Creek regional trail. Leveraged partnership funds to match the MAA funds expended for this purchase.

MAA17-002 Demolition & Restoration: Lobner/Lysons

Prior Years

Completed demolition and site restoration activities to prepare for future public access/regional trail connection.

Finalized and closed all permits.

Completed design and contractor bidding process to demolish existing structures for site restoration and future public access.

Evaluated the Lysons property for demolition and restoration.

MAA17-004 Stevens Creek Nature Trail Bridges, Monte Bello

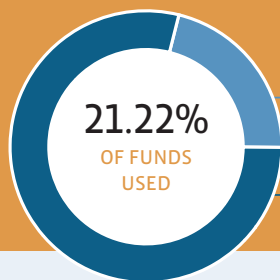
Prior Years

Completed final bridge construction and revegetation of project area.

Constructed two new pedestrian bridges on the Stevens Creek Nature Trail and removed one old bridge.

Portfolio 17: Regional—Complete Upper Stevens Creek Trail

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$7,760,000					
17-001—Land Conservation: Last Piece Upper Stevens Creek		\$1,494,552		\$1,494,552		
17-002—Demolition & Restoration: Lobner/Lysons		\$461,320		\$461,320		
17-004—Stevens Creek Nature Trail Bridges, Monte Bello		\$430,569		\$430,569		
Subtotal	\$7,760,000	\$2,386,441	\$0	\$2,386,441	\$5,373,559	30.75%
17-002—Lysons Property Purchase Grant Income (50% of purchase price)		(\$740,000)		(\$740,000)		
Grand Total	\$7,760,000	\$1,646,441	\$0	\$1,646,441	\$6,113,559	21.22%



Total Life-to-Date Through 6/30/22
\$1,646,441

Expenditure Plan Remaining
\$6,113,559

PROJECT CHALLENGES

Continued coordination with Santa Clara County Parks to consider multiuse trail designation for Upper Stevens Creek Trail and to extend the regional Stevens Creek Trail corridor across county and Midpen lands—coordination dependent on Midpen and county staff capacity and timing given other Midpen and county project priorities. COVID-19 continues to impact county capacity given temporary redeployment of county staff to the Emergency Operations Center.

POTENTIAL NEXT STEPS

Continue to coordinate with Santa Clara County Parks regarding project scope, review and approval process and schedule to co-initiate the Stevens Creek Trail extension project.

Portfolio 18

South Bay Foothills Saratoga-to-the-Sea Trail and Wildlife Corridor



Saratoga-to-the-Sea Trail by Brian Malone

DESCRIPTION

- Protect wildlife corridor along Highway 9.
- Connect trail to Saratoga-to-the-Sea Trail and Skyline-to-the-Sea Trail.

Portfolio Allocation: \$1,365,000

Portfolio Expenditures Through 6/30/2022: \$1,164,189

NOTABLE ACCOMPLISHMENTS

MAA18-002 Saratoga-to-the-Sea Regional Trail Connection

Prior Years

Collaborated with partners to create virtual public celebration of trail completion.

Processed all reimbursement requests. Project was completed on time and under budget.

Supported the City of Saratoga through all stages of trail and bridge construction and assisted with preparations for the grand opening.

City of Saratoga completed the interpretive signs.

City of Saratoga completed engineering design and environmental review and permitting for the proposed Saratoga-to-the-Sea regional trail connection within city's easement area on San Jose Water Company lands.

In Support of MAA18

Prior Years

City of Saratoga completed phase 1 park improvements at Quarry Park, which is the trailhead for the Saratoga-to-the-Sea Trail.

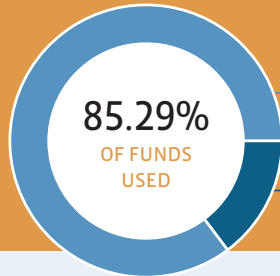
Finalized partnership agreement with the City of Saratoga and obtained board approval for a funding contribution of the final design and environmental review for the Saratoga-to-the-Sea Trail.

PROJECT CHALLENGES

None.

Portfolio 18: South Bay Foothills—Saratoga-to-the-Sea Trail and Wildlife Corridor

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$1,365,000					
18-001—San Jose Water Land Purchase		\$3,850		\$3,850		
18-002—Saratoga-to-the-Sea Regional Trail Connection		\$1,160,339		\$1,160,339		
Grand Total	\$1,365,000	\$1,164,189	\$0	\$1,164,189	\$200,811	85.29%



Total Life-to-Date Through 6/30/22
\$1,164,189

Expenditure Plan Remaining
\$200,811



Saratoga-to-the-Sea Trail by Bobby Wheelock

Portfolio 19

El Sereno Dog Trails and Connections



El Sereno Open Space Preserve

DESCRIPTION

- Provide infrastructure to open trails to dogs.
- Develop connections to Skyline, Sanborn County Park and Lexington Reservoir.

Portfolio Allocation: \$2,254,000

Portfolio Expenditures Through 6/30/2022: \$298,187

NOTABLE ACCOMPLISHMENTS

MAA19-001 Gupta/Khan Property Purchase

Prior Years

Purchased a 9.37-acre fee property and a 1.97-acre floating trail easement from Gupta-Khan to improve opportunities for wildlife corridors and trail connectivity.

MAA19-002 Dunham-Bohlman Easement

Prior Years

Purchased a 0.33-acre public trail and patrol easement from a private landowner (\$15,000 purchase). These purchases fill a gap in the Bay Area Ridge Trail between El Sereno Preserve and Sanborn County Park (one property acquisition remains).

MAA19-003 Haight-Peery Low Value Land Acquisition

Prior Years

Purchased the 1.87-acre Haight-Peery property, including a portion of the Aquinas Trail, as an addition to El Sereno Preserve.

MAA19-004 San Jose Water Company Land Purchase

Prior Years

In June 2021, Midpen purchased the former San Jose Water Co. property from POST and terminated the lease & management agreement.

In May 2021, the Wildlife Conservation Board approved a grant covering the full purchase price of \$1,075,000.

In July 2020, the board approved the purchase and assignment of purchase rights of the 182.15-acre San Jose Water property to POST to allow Midpen to secure Wildlife Conservation Board grant funds. Midpen signed a lease & management agreement with POST to manage the property while under POST's ownership.

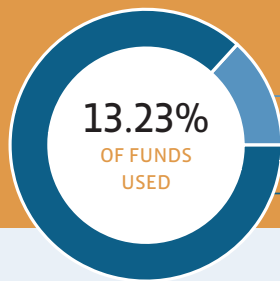
In Support of MAA19

Fiscal Year 2022

Drafted trail easement and transactional documents for the acquisition of land rights (known as the El Sereno Land Conservation project) and sent to owner and their attorney.

Portfolio 19: El Sereno—Dog Trails and Connections

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$2,254,000					
19-001—Gupta/Khan Property Purchase		\$406,553	\$0	\$406,553		
19-002—Dunham-Bohlman Easement		\$19,997	\$0	\$19,997		
19-003—Haight-Perry Low Value Land Acquisition		\$52,977	\$0	\$52,977		
19-004—San Jose Water Co Land Purchase		\$1,085,237	\$0	\$1,085,237		
Subtotal	\$2,254,000	\$1,564,764	\$0	\$1,564,764	\$689,236	69.42%
19-001—Gupta/Khan Property Purchase Grant Income		(\$191,577)	\$0	(\$191,577)		
19-004—San Jose Water Co Land Grant Income		(\$1,027,300)	(\$47,700)	(\$1,075,000)		
Grand Total	\$2,254,000	\$345,887	(\$47,700)	\$298,187	\$1,955,813	13.23%



Total Life-to-Date Through 6/30/22
\$298,187

Expenditure Plan Remaining
\$1,955,813

Prior Years

Signed letter of intent with an El Sereno Land Conservation property owner to sell trail easement to Midpen. Staff flagged the trail alignment in preparation of a property/trail survey.

Signed letter of understanding with the San Jose Water Company (SJWC). Reached agreement with SJWC to purchase 182-acre El Sereno inholding, including Aquinas Trail as an identified section of the Bay Area Ridge Trail.

Completed CEQA review and a use and management plan amendment for board approval to open existing trails to dogs on-leash and added on-leash dog use to 6 miles of existing trail.

To facilitate future MAA trail projects, initiated site investigations for regional trail connections between Sanborn County Park, El Sereno Preserve and a potential Highway 17 Bay Area Ridge Trail crossing.

PROJECT CHALLENGES

Need to secure additional trail easement to provide future Bay Area Ridge Trail connection between the El Sereno Preserve and Sanborn County Park.

POTENTIAL NEXT STEPS

Continue seeking property rights required for a trail connection from Highway 17 through El Sereno Preserve to Sanborn County Park.

Continue analysis of regional trail connections between Sanborn County Park, El Sereno Preserve and a potential Highway 17 Bay Area Ridge Trail crossing.

Portfolio 20

South Bay Foothills Wildlife Passage and Ridge Trail Improvements



St. Joseph's Hill Open Space Preserve by Midpen

DESCRIPTION

- Establish safe corridors for mountain lions across Highway 17.
- Establish Bay Area Ridge Trail crossing.

Portfolio Allocation: \$13,966,000

Portfolio Expenditures Through 6/30/2022: \$475,885

NOTABLE ACCOMPLISHMENTS

MAA20-001 Wildlife Corridor: Highway 17 Crossing and

MAA20-002 Bay Area Ridge Trail: Highway 17 Crossing

Fiscal Year 2022

Completed technical field studies and environmental field surveys to inform the preparation of California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) environmental documents.

Completed the accessibility requirements report to satisfy a Caltrans requirement.

Secured additional grant funding, including \$50,000 from a private fund, \$1 million from the Moore Foundation, and \$2 million from California Department of Parks and Recreation; submitted request for appropriation of \$400,000 in federal funds for trail connections in April 2022. As of June 2022, project fully funded through design phase.

Identified trail alignments to connect adjacent open space preserves on the east and west side of proposed crossings, and to connect El Sereno Preserve to Sanborn County Park.

Successfully coordinated with the Santa Clara Valley Transportation Authority (VTA) and Metropolitan Transportation Commission (MTC) on the addition of the Highway 17 Project to the Regional Transportation Improvement Plan (TIP) and MTC's federal funding for the project, which MTC approved on March 23, 2022. MTC's funding through an exchange agreement with Midpen allows VTA to be a project partner with Caltrans and provides a federal nexus for Caltrans to facilitate the concurrent completion of CEQA and NEPA review to streamline environmental review and permitting and meet the targeted 2025/2026 construction timeline.

Prior Years

Hosted monthly meetings with Caltrans, completed cultural and biological field studies for the full project and engineering and geotechnical studies within the Caltrans right-of-way (ROW).

Developed Mitigation Credit Agreement strategy, secured Wildlife Conservation Board grant funding (\$5 million), invited to submit \$1 million proposal for Moore Foundation grant funding and a \$50,000 proposal for Windward Fund grant funding, and supported Senator Cortese's \$2 million member request that was approved in the FY22 state budget.

Completed the request for qualifications and proposals process and contracted with AECOM for environmental review services for compliance with CEQA and NEPA.

Caltrans reviewed the final project study report developed by Midpen and consultants.

Consultant selected and under contract for CEQA/NEPA and Caltrans project approval and environmental documentation.

Submitted draft project study report to Caltrans and received initial comments. Held additional meetings with project partners and stakeholders (Caltrans, SJWC, Green Foothills, National Wildlife Federation), as well as a second public meeting to continue to advance a proposed wildlife crossing.

Conducted preplanning, trail scouting and preliminary conceptual-level design and cost estimates for a proposed regional trail crossing over Highway 17. Completed a pre-permitting coordination meeting with Caltrans.

In coordination with a consultant team, completed a draft project preliminary alternatives report for both the wildlife corridor and regional trails crossing at Highway 17 for agency review.

Engaged public and stakeholders for input on proposed draft alternatives and received agency comments on draft report.

Developed a cooperative agreement with Caltrans and developed a Caltrans project initiation document.

Continued evaluation of the Highway 17 wildlife crossing and regional trail crossing through identification and analysis of additional crossing alternatives in response to partner, stakeholder and public comment on initial drafts.

Collaborated with partner agencies (Santa Clara County Parks, Valley Water, Ridge Trail, etc.) to identify best opportunities for a public access crossing at Highway 17, including trail connections. Crossing will close a major gap in the regionwide trail system and connect open space areas for multiple regional trails.

In Support of MAA20

Prior Years

Signed a letter of understanding with SJWC on Dec. 23, 2019 for collaboration on watershed open space lands, including cooperation on Wildlife and Ridge Trail crossing of Highway 17.

Completed preplanning and site investigations to identify potential trail routes to connect trail crossings. Worked with consultants to develop preliminary trail design and completed draft trail connections report. Shared draft report with stakeholders (Caltrans, SJWC, Santa Clara County Parks, etc.) for review prior to public presentations. Scheduled public informational meeting on trail connections.

Conducted numerous field investigations and trail route evaluations for a potential future regional trail crossing over Highway 17 that would become part of the Bay Area Ridge Trail near the El Sereno, St. Joseph's Hill and Bear Creek Redwoods preserves.

Co-hosted with POST a free screening of "The Cat that Saved America" and panel discussion on wildlife corridors and the Highway 17 wildlife crossing attended by 325 guests on April 7, 2018.

Conducted additional ground-truthing and analysis on potential trail alignments that support the potential trail crossing locations to include in a feasibility study. Identified eight trail alignments to include in the project study report for Caltrans.

PROJECT CHALLENGES

Complex Caltrans process and coordination with numerous project partners and stakeholders, and Midpen as the project lead despite not owning or managing any of the underlying land or immediate trail connections.

Caltrans recently changed its guidance for the use of anticipated federal funding for the Project—now requiring that actions to comply with NEPA be expanded to include connecting trails within and outside the state ROW.

Consideration of more than one wildlife and multi-use trail crossing alternative requires more extensive NEPA documentation.

Additional Federal funding, beyond the exchange of Midpen local funds for MTC federal funds, is not guaranteed in a competitive environment; Midpen nonetheless intends to submit requests for state and federal opportunities, working with legislators and partner agencies.

Trail construction within the Caltrans right of way must meet ADA/ABA standards, exceptions are only allowable for safety proposes. This results in a larger project footprint that requires additional design for features such as retaining walls to support trails built in this topographically challenging and narrow corridor.

Requires negotiations with multiple property owners to secure property rights.

POTENTIAL NEXT STEPS

Complete CEQA/NEPA document concurrently (ideally) for entire project, including crossings and trails.

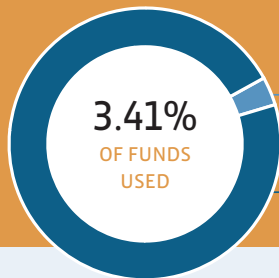
Complete Caltrans Project Approval and Environmental Document phase, and develop a Caltrans draft/final Project Report.

Continue to secure permission to access private properties for studies and to negotiate for property rights.

Work with partners to secure federal funding and target grants to fund project construction phase.

Portfolio 20: South Bay Foothills—Wildlife Passage and Ridge Trail Improvements

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$13,966,000					
20-001—Wildlife Corridor: Highway 17 Crossing		\$587,493	\$192,744	\$780,237		
20-002—Bay Area Ridge Trail: Highway 17 Crossing		\$593,718	\$382,427	\$976,145		
Subtotal	\$13,966,000	\$1,181,211	\$575,171	\$1,756,382	\$12,209,618	12.58%
20-001 Wildlife Corridor: Highway 17 Crossing Grant Income		\$0	(\$1,280,497)	(\$1,280,497)		
Grand Total	\$13,966,000	\$1,181,211	(\$705,326)	\$475,885	\$13,490,115	3.41%



Total Life-to-Date Through 6/30/22
\$475,885

Expenditure Plan Remaining
\$13,490,115



St. Joseph's Hill Open Space Preserve by Chip Curry

Portfolio 21

Bear Creek Redwoods Public Recreation and Interpretation Projects



Bear Creek Redwoods Open Space Preserve by Rachel Pandipati

DESCRIPTION

- Open for hiking, equestrian activities.
- Provide parking areas, trails; upgrade stables.
- Restore and protect habitats for various species.
- Repair roads and trails to reduce sediment.
- Rehabilitate Alma College site.

Portfolio Allocation: \$17,478,000

Portfolio Expenditures Through 6/30/2022: \$13,287,107

NOTABLE ACCOMPLISHMENTS

MAA21-003 Bear Creek Redwoods Stables Water System

Prior Years

Combined with MAA21-004 Bear Creek Stables Site Plan Implementation.

MAA21-004 Bear Creek Stables Site Plan Implementation

Fiscal Year 2022

Submitted a use permit application and hosted an interdepartmental coordination meeting with Santa Clara County and design team. Received comments from the county requiring additional work with the design team and resubmittal of the permit package.

Prior Years

Confirmed the Use Permit path to secure county permits for the repairs and began the permit application.

Conducted extensive consultation with Santa Clara County Planning, Building and Fire regarding permit requirements and permitting paths. Identified critical permitting challenges associated with legal non-conforming site status.

Completed construction document set to 50%, including the water system design. Developed temporary construction operations plan.

Combined MAA21-003 Bear Creek Redwoods Water System project with MAA21-004 Bear Creek Stables Site Plan Implementation.

Board approved the funding source and the final design direction to focus exclusively on repairs.

Completed an assessment of water source options and associated cost estimates for the preserve, concluding that the most cost effective and secure option is to execute an agreement with SJWC to complete the water line installation from their main line as the new source of water for the preserve and Bear Creek Stables.

Established and filed pre-1914 water rights for the preserve, installed meters and completed required annual reporting.

Advanced maintenance and repairs in the near-term and the stables site plan as a long-term solution.

Developed the stables site plan alternatives and secured board selection of the preferred alternative for CEQA review purposes.

MAA21-005 Bear Creek Redwoods Public Access

Prior Years

Submitted notice of completion to County of Santa Clara.

Completed restroom construction, final punch list items, repairs of damaged loop trail sections and final payments for the parking.

Completed construction of a new parking lot, bridge, retaining wall improvements, vault toilet restroom, ADA pathway and road/trail improvements, opening 6 miles of new trail to public access.

Completed second (final) year of cultural resource evaluations for 19 sites within the preserve. Final report completed. Provided archaeological monitoring for parking lot and trail construction.

Completed installation of two interpretive signs for the new main parking area at Upper Lake.

Completed an archaeological resources curation guidelines report.

Completed archaeological studies in advance of ground disturbance activities.

Conducted an engineering feasibility study to identify the preferred location for a Bear Creek Road trail undercrossing as an option for connecting visitors between the new parking area and the western area of the preserve.

Completed geologic assessment, geotechnical drilling and fault trenching. Completed regulatory/code assessment.

Completed cultural resource assessments. Prepared a request for qualifications and proposals, selected and contracted with consultant to complete a final survey/assessment reports for 10 sites, parking lot area and Mud Lake improvements.

Completed phase 1 public access road and trail construction, upgrades and drainage improvement, including constructing two segments of new trail to complete the westside loop.

MAA21-006 Bear Creek Redwoods Alma College Cultural Landscape Rehabilitation

Fiscal Year 2022

Substantially completed construction, including a concrete overflow weir at Upper Lake; site improvements at the St. Joseph's shrine; new accessible walkways; hazardous materials abatement; site grading; and masonry/architectural rehabilitation.

Prior Years

Completed demolition of the majority of nonhistorical structures and installation of bat exclusion measures.

Completed a successful rebid of the site improvement and structure rehabilitation/stabilization work.

Presented Alma College cultural landscape plan to Santa Clara County Historical Heritage Commission for a landmark alteration permit. County of Santa Clara Planning Department issued a landmark alteration permit for the rehabilitation project.

Completed 90% of plans and specifications and prepared permit package for submission to the County of Santa Clara planning department. Completed conversion of mansion ruins to bat habitat.

Conducted a recreation planning analysis for potential reuse of the Alma College chapel.

Completed an earthquake fault rupture hazard study to determine if the Alma College chapel could be occupied.

Constructed two structures to provide alternative bat roosting habitat in anticipation of demolition work at Alma College.

MAA21-007 Bear Creek Redwoods Preserve Plan Invasive Weed Treatment

Fiscal Year 2022

Removed mature French broom, cape ivy, and periwinkle, totaling just under 3,600 hours of resource management work.

Prior Years

Priority invasive species within both Phase I and Phase II areas of Bear Creek Redwoods were treated using approved methods under the Integrated Pest Management (IPM) Program.

Proceeded with year three of invasive weed management with disruptions from county-issued shelter-in-place orders.

Completed treatments as planned and selected contractor for final two years of project through a request for proposals process.

Completed all work under a task order with Valley Water for the implementation of grant-funded invasive species work.

Implemented the first year of a targeted invasive species treatment to restore native habitat throughout the preserve.

Received a grant from Valley Water for \$200,000 per year for five years with a possible five-year extension for another \$1 million.

MAA21-008 Bear Creek Redwoods Ponds Restoration and Water Rights

Prior Years

Completed the Mud Lake Improvements Project, including the replacement of the Mud Lake spillway and outlet, installation of 115 linear feet of storm water swale improvements, replacement of 200 linear feet of storm water culverts and the replacement of a 60-foot-long culvert under Bear Creek Road.

Executed a funding agreement with the County of Santa Clara in September 2019, which reimburses Midpen for the Bear Creek Road culvert replacement work.

Project plans were reviewed and approved by the U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and County of Santa Clara.

Completed construction documents and began the permitting process to improve drainage from Mud Lake to Briggs Creek.

Completed a pond assessment and management plan to determine the water needs for wildlife and habitat values at aquatic sites.

Began the first year of the western pond turtle population study and developed a western pond turtle management plan.

Completed the Mud Lake drainage improvement project plans to 60%, which allowed for pre-permitting meetings to be held with the USACE, RWQCB and California Department of Fish and Wildlife (CDFW) to determine the permit and review timeframe required before construction. The project will improve the stormwater drainage system for Mud Lake.



Alma College, Bear Creek Redwoods Open Space Preserve by Midpen

MAA21-009 Bear Creek Redwoods Webb Creek Bridge

Prior Years

Completed the removal of an existing bridge and installation of a new bridge to provide safe public access and patrol route.

Designed the Webb Creek Bridge replacement foundation.

Submitted CDFW and RWQCB permits for the Webb Creek Bridge replacement.

MAA21-010 Bear Creek Redwoods Landfill Characterization and Remediation

Fiscal Year 2022

Contracted with historic and hazmat consultants to recover resources prior to the cleanup of the legacy landfill.

Prior Years

Completed site investigations and preliminary historic resource evaluations.

Completed a landfill characterization and developed the project remedial approach.

Investigated a legacy landfill at BCR to determine size and potential constituents of concern. Scoped project, prepared RFPQ, and selected consultant.

MAA21-011 Phase II Trail Improvements

Fiscal Year 2022

Completed geotechnical investigations and 65% design plans for the Northeast trailhead. Completed construction documents and the bid package for the two slide repairs.

Crew completed improvements to the all-season patrol access route.

Crew continued with improvements to the Phase II trail network.

Prior Years

Submitted permits to the California Department of Fish & Wildlife and U.S. Army Corps of Engineers.

Foothills crew completed construction of Briggs Creek Trail and reroute, Public Stables Loop Trail improvements and segments of the multiuse trail.

Completed traffic studies and used the results to hire an engineering team to finalize design of the trail crossing and northeast trailhead.

Completed trail feasibility analysis, basis of design document, preliminary design for trail structures, protocol botanical surveys, cultural/biological resources report and contract amendment with consultant team.

Secured traffic consultant to begin analyzing multiuse trail crossings near the Summit and over Highway 17.

MAA21-012 Bear Creek Redwood Tree Restoration

Prior Years

Removed all abandoned ornamental trees within the project area and installed native trees.

In Support of MAA21

Prior Years

Completed the Bear Creek Redwoods online story map.

Celebrated completion of phase 1 public access improvements and progress on natural resources restoration projects with partner ribbon-cutting and tours, media outreach and extensive public educational outreach during the opening weekends.

Received board approval of the Bear Creek Redwoods Preserve Plan and certification of the accompanying EIR.

Hosted a groundbreaking for the preserve parking area project on May 1, 2018.

Completed construction of the Alma College site fencing in April 2018 to improve site safety and security.

PROJECT CHALLENGES

Securing a use permit from the County of Santa Clara for the Bear Creek Stables repairs requires additional time and consultant services, extends opportunity for additional public review and comments and requires discretionary approval from the County Planning Commission with an uncertainty of the final permitting conditions and related costs.

Land acquisition requires a willing seller.

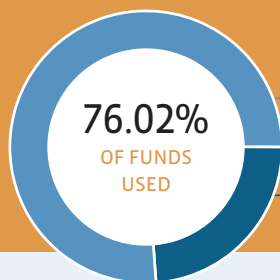
POTENTIAL NEXT STEPS

Finalize construction plans for high priority repairs of the stables site and secure a use permit from the County.

Continue integrated pest management implementation on roads and trails, and in shaded fuel break.

Portfolio 21: Bear Creek Redwoods—Public Recreation and Interpretive Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$17,478,000					
21-001—Moody Gulch Fence & Gate Improvements		\$847		\$847		
21-004—Bear Creek Stables Site Plan Implementation		\$764,419	\$69,826	\$834,245		
21-005—Bear Creek Redwoods Public Access		\$5,548,003	\$0	\$5,548,003		
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab		\$1,848,977	\$3,248,819	\$5,097,796		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment		\$1,075,164	\$117,236	\$1,192,400		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights		\$681,517	\$0	\$681,517		
21-009—Bear Creek Redwoods Webb Creek Bridge		\$487,492	\$0	\$487,492		
21-010—Bear Creek Redwoods Landfill Characterization and Remediation		\$39,195	\$92,940	\$132,135		
21-011—Phase II Trail Improvements		\$714,273	\$146,122	\$860,395		
21-012—Bear Creek Redwood Tree Restoration		\$90,915	\$0	\$90,915		
Subtotal	\$17,478,000	\$11,250,802	\$3,674,943	\$14,925,745	\$2,552,255	85.40%
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab Grant Income		\$0	(\$666,518)	(\$666,518)		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment Grant Income		(\$515,000)	\$0	(\$515,000)		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights Grant Income		(\$80,000)	(\$227,620)	(\$307,620)		
21-009—Bear Creek Redwoods Webb Creek Bridge Grant Income		(\$149,500)	\$0	(\$149,500)		
Grand Total	\$17,478,000	\$10,506,302	\$2,780,805	\$13,287,107	\$4,190,893	76.02%



Total Life-to-Date Through 6/30/22
\$13,287,107

Expenditure Plan Remaining
\$4,190,893

Portfolio 22

Sierra Azul Cathedral Oaks Public Access and Conservation Projects



Sierra Azul Open Space Preserve by Karl Gohl

DESCRIPTION

- ☐ Develop multiuse trail and plan future trails as land is available.
- ☐ Develop parking.
- ☒ Restore plant communities and soils.
- ☐ Install trailside amenities.
- ☒ Preserve additional open space and complete wildlife corridor in upper Los Gatos Creek watershed.

Portfolio Allocation: \$6,714,000

Portfolio Expenditures Through 6/30/2022: \$939,364

NOTABLE ACCOMPLISHMENTS

MAA22-001 Hendrys Creek Property Land Restoration

Fiscal Year 2022

Completed removal of final bridge stream crossing. This is the last piece of Hendrys Creek Restoration project to remove unpermitted roads and structures to restore important creek habitat for wildlife and water quality.

Prior Years

Continued ongoing monitoring.

Coordinated with Valley Water on conservation easement held on the property, accomplished monitoring and reporting on the long-term management plan, which is a task to be done in perpetuity.

Met Valley Water grant requirements and secured \$269,116 through reimbursements on a \$484,650 grant to implement restoration plans at Hendrys Creek.

Removed culverts that impeded the creek and restored natural creek flow.

Completed annual monitoring and submitted annual report to Valley Water and CDFW, as required by the long-term management plan and CDFW permit conditions.

Received partnership funds to purchase the 117-acre Hendrys Creek property to protect wildlife corridors and watershed lands. No MAA funds were used on this purchase.

Completed fifth year of the coordinated monitoring effort to reduce mercury within the Guadalupe River watershed.

Completed first phase of invasive plant removal and developed a partnership with the San Jose Conservation Corps for the Hendrys Creek watershed restoration effort.

Negotiated with resource agencies, including CDFW, RWQCB and USACE to finalize permits to perform the Hendrys Creek restoration project. Rare opportunity to perform environmental restoration to benefit wildlife and water quality.

MAA22-003 Freudenberg Land Purchase

Prior Years

Purchased the 24.41-acre Freudenberg property to protect wildlife and watershed lands.

MAA22-004 Beatty Parking Area and Trail Connections

Prior Years

Presented programming alternatives of parking and trailhead options for committee review and feedback in August 2020. Coordinated with partner agencies on project program elements and regulatory requirements. Provided board FYI in September 2020 to share committee feedback and project status. Presented project in January 2021 per board request. Also presented new information from citizen scientists about newt mortalities along the adjacent public County roadway (Alma Bridge Road). Given this new information and concerns about potentially further impacting the newt population, the committee recommended and the board concurred on directing staff to defer the parking and trail project until a newt mortality study is completed along the public roadway to inform next steps for the parking and trails project and to understand whether and if any site improvements could be made to the roadway to protect newts during their migrations.

Completed on-site field reconnaissance and preliminary assessment of the County's Miller Point parking lot. Met with stakeholders to develop scoping of studies regarding newts.

Held consultations with Santa Clara County Parks and Valley Water regarding proposed parking and trail development and permitting requirements.

Released RFPQ for consulting services to develop bridge design and evaluate the stability of the trail alignment.

Issued RFPs and selected consultants for site surveys, traffic, hazardous material assessments and environmental and biological services to support the implementation of the Beatty Parking Area.

Initiated traffic counts and line of sight analysis, phase 1 environmental assessments and completed topographic surveys. Initiated conceptual parking area design.

Awarded a \$149,906 grant from Valley Water for the Beatty Trail connection project (grant income Included in FY20).

MAA22-005 Beatty House Site Security Improvements

Fiscal Year 2022

Procured and installed security fencing materials for public safety and to prevent potential vandalism/trespassing of the unused structure.

Prior Years

Cancelled the Beatty House Removal Project in response to board direction provided on March 24, 2021. Changed project scope to provide security fences around the structure; updated project name.

Retained consultant to conduct California Environmental Quality Act compliance process. Circulated Notice of Preparation to prepare an Environmental Impact Report in February 2021.

In Support of MAA22

Fiscal Year 2022

Finalized and presented report on newt mortality demonstrating the need for developing a newt crossing across the County road. Develop a cooperative agreement with the county and solicited a request for proposals and qualifications (RFPQ) to begin design and recommend a CEQA approach for future capital project. The cooperative agreement with the county was approved in February.

Prior Years

Signed funding agreement with POST to conduct a newt mortality study along Alma Bridge Road given concerns about roadkill levels. POST provided oversight of a consultant who developed the field methodology for the newt study. With assistance from county parks staff, the study team completed installation of drift fence/pitfall traps. Midpen provided a traffic counter to get daily vehicle totals over the study period. County parks recruited volunteers who assisted the consultant team to count newts in the traps and conduct road mortality surveys. Consultant tabulated and analyzed data and provided a draft report to document findings and determine if road mortality is impacting the resident population to inform next steps regarding newt protections along the roadway.

PROJECT CHALLENGES

Permit monitoring requires up to 10 years of tracking and reporting, which is cumulative for every project requiring a resource agency permit.

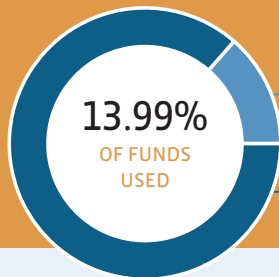
Newt studies and enhancements are critical to address prior to continuing work on the parking area and trail connections project. Implementation requires coordinating with multiple partners and stakeholders, especially Santa Clara County Roads.

POTENTIAL NEXT STEPS

MAA22-001: completed 4 years of monitoring and will continue for the next 5 years for up to 8 years for resource agency permits, and monitoring required in perpetuity under the Long-Term Management Agreement associated with the Conservation Easement with Valley Water.

Portfolio 22: Sierra Azul—Cathedral Oaks Public Access and Conservation Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$6,714,000					
22-001—Hendrys Creek Property Land Restoration		\$513,343	\$0	\$513,343		
22-003—Freudenberg Land Purchase		\$540,587	\$0	\$540,587		
22-004—Beatty Parking Area and Trail Connections		\$173,807	\$0	\$173,807		
22-005—Beatty House Site Security Improvements		\$17,059	\$30,796	\$47,855		
Subtotal	\$6,714,000	\$1,244,796	\$30,796	\$1,275,592	\$5,438,408	19.00%
22-001—Hendrys Creek Property Land Restoration Grant Income		(\$336,228)	\$0	(\$336,228)		
Grand Total	\$6,714,000	\$908,568	\$30,796	\$939,364	\$5,774,636	13.99%



Total Life-to-Date Through 6/30/22
\$939,364

Expenditure Plan Remaining
\$5,774,636



Sierra Azul Open Space Preserve by Ken Hickman

Portfolio 23

Sierra Azul Mount Umunhum Public Access and Interpretation Projects



Sierra Azul Open Space Preserve by Xun Li

DESCRIPTION

- Open Mount Umunhum for multiuse public access to summit via road and trail.
- Open Bay Area Ridge Trail and nearby trail connections.
- Preserve additional open space and complete wildlife corridor.

Portfolio Allocation: \$27,972,000

Portfolio Expenditures Through 6/30/2022: \$21,814,891

NOTABLE ACCOMPLISHMENTS

MAA23-001 Mt. Um Road and Trail Property Rights

Prior Years

Purchased the 38.97-acre Meyer/Connolly property to protect additional open space and wildlife corridors.

Purchased the 28-acre Rossetta property to secure public access rights along Mt. Umunhum Road and the Woods Trail in the Mt. Umunhum area of Sierra Azul Preserve.

MAA23-002 Mt. Um Trail

Prior Years

Completed nearly 4 miles of the new Mt. Umunhum Trail to connect people to the summit.

Completed major construction milestones on the Mt. Umunhum Trail, including the construction of an additional 0.5-mile trail segment, the narrowing of old, abandoned road cuts into a trail and the installation of three new pedestrian bridges and signage.

Completed final preparations for opening Mount Umunhum, installing fencing, signs, horse trough, trail construction and new bridges.

MAA23-004 Mt. Um Summit Restoration, Parking and Landing Zone

Prior Years

Volunteers and contractors installed 1,085 nursery plants. A plant maintenance contractor continues to maintain the site with watering and weeding around previously installed nursery plants.

Completed phase 2 plant restoration and sign installation.

Created a new contract with Grassroots Ecology's Native Plant Nursery to grow approximately 1,900 native plants and 5 pounds of native grass and forb seed for phase 1 of the Mount Umunhum revegetation project.

Developed a habitat restoration plan for the Mount Umunhum Summit to enhance the native plant recolonization of the restored mountaintop, incorporating input from the Amah Mutsun tribal group on Native American restoration techniques.

Surveyed and mapped rare plant populations and collected native plant seeds in support of the restoration planting plan.

Completed the construction of the Mount Umunhum Summit restoration project, including a new parking lot, summit shelters, turnaround area, ceremonial circle, ADA pathways, stairs, trail steps and other site amenities. Opened Mount Umunhum Summit area to the public in September 2017.

Developed and created broad interpretive displays for the Mount Umunhum summit project, providing visitors with a substantially greater understanding of the site's rich history.

MAA23-005 Mt. Um Guadalupe Creek Overlook and Bridges

Prior Years

Completed the design, permitting and construction for the Guadalupe Creek overlook (a featured overlook along Mt. Umunhum Trail), including permitting and construction of three new trail bridges along the trail.

Installed the Guadalupe Creek overlook railings and mitigation planting and removed trail debris to open the Woods Trail to the public.

MAA23-006 Mt. Um Road Design/Permitting/Construction

Prior Years

Completed the construction of the Mt. Umunhum Road improvement project, including the installation of new culverts, asphalt concrete paving, drainage structures, gabion retaining walls, guardrail, mass grading and off haul, striping and other road safety improvements. Completion of the project opened public vehicular access to the Mount Umunhum Summit area.

MAA23-007 Twin Creeks Land Conservation

Prior Years

Incorporated an integrated pest management plan into the annual work plan. Completed FY20 invasive weed work.

Incorporated review of long-term management for bat species into ongoing core duties.

Completed site cleanup and demolition of structures to support land preservation and riparian habitat restoration.

Purchased the 153.59-acre Twin Creeks property providing water quality protection within the Los Alamitos Creek watershed, continuity of wildlife habitat corridors and the potential for a future trail connection with Rancho Cañada del Oro Preserve. The Gordon and Betty Moore Foundation provided grant funding in the amount of \$750,000 toward the purchase of \$2,800,000.

MAA23-009 Vielbaum Property Acquisition

Fiscal Year 2022

Purchased 41.76-acre Vielbaum property as an addition to Sierra Azul Open Space Preserve.

In Support of MAA23

Fiscal Year 2022

Discussing potential purchase of San Jose Water Company land, which would connect Mount Umunhum to the Cathedral Oaks area of Sierra Azul Preserve.

Completed radar tower repairs at Mount Umunhum, including abatement of all interior hazardous materials, installation of a new roof and roof hatch, exterior concrete and rebar repairs, guardrail installation, gutters and downspout installation, ventilation louvers and wildlife screening installation, installation of interior floor coverings and miscellaneous interior item demolition and disposal. Notice of completion was filed and east summit area was reopened to the public.

Prior Years

Completed the Mt. Umunhum Road Improvements Project in June 2020, which included the installation of paved bicycle turnouts, repairs to roadside drainage scupper, curb repairs, the application of sharrows and installation of a solid double yellow centerline. Installed additional road safety signs and markers.

Completed the basis of design for the Radar Tower 2nd assessment and presented it to the board in November 2019. The board selected the long-term repair option and approved the development of construction documents for the selected scope of work. Construction documents were in development by the project engineer. Draft 65% plans and specifications were delivered to Midpen in June 2020.

Finalized and recorded the Mount Umunhum public access easement, drainage easements, fee property and patrol/maintenance easement to Mt. Thayer, ensuring legal access to these areas of the preserve.

Continued to respond to wildlife entrapment issues at the Mount Umunhum radar tower.

Submitted an application to nominate Mount Umunhum as one of the 2018 Great Places in California, an award program under the American Planning Association California Chapter in March 2018. The APA Great Places jury selected Mount Umunhum as one of three Great Places in California for 2018.

Stayed in communication with Mount Umunhum neighbors for the summit and road projects before, during and after the grand opening.

Produced a “Stories of Mount Umunhum” audio tour app and made it available for free download on iTunes and Google Play. The app offers a virtual guided tour of the summit.

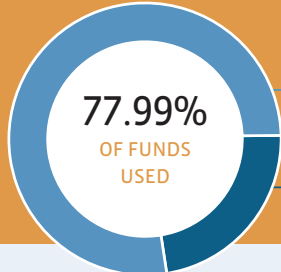
Held the Mount Umunhum grand opening on Sept. 17, 2017, with extensive media coverage.

PROJECT CHALLENGES

None.

Portfolio 23: Sierra Azul—Mount Umunhum Public Access and Interpretation Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$27,972,000					
23-001—Mt. Um Road and Trail Property Rights		\$1,271,318	\$0	\$1,271,318		
23-002—Mt. Um Trail		\$959,548	\$0	\$959,548		
23-004—Mt. Um Summit Restoration, Parking and Landing Zone		\$10,458,358	\$0	\$10,458,358		
23-005—Mt. Um Guadalupe Creek Overlook and Bridges		\$259,311	\$0	\$259,311		
23-006—Mt. Um Road Design/Permitting/Construction		\$6,282,378	\$0	\$6,282,378		
23-007—Twin Creeks Land Conservation		\$3,735,925	\$0	\$3,735,925		
23-009—Vielbaum Property Acquisition		\$0	\$168,053	\$168,053		
Subtotal	\$27,972,000	\$22,966,838	\$168,053	\$23,134,891	\$4,837,109	82.71%
23-004—Mt. Um Summit Restoration, Parking and Landing Zone Grant Income		(\$570,000)		(\$570,000)		
23-007—Twin Creeks Land Conservation Grant Income		(\$750,000)		(\$750,000)		
Grand Total	\$27,972,000	\$21,646,838	\$168,053	\$21,814,891	\$6,157,109	77.99%



Total Life-to-Date Through 6/30/22
\$21,814,891

Expenditure Plan Remaining
\$6,157,109

Portfolio 24

Sierra Azul Rancho de Guadalupe Family Recreation



Sierra Azul Open Space Preserve by Derinda Leshner

DESCRIPTION

- ☐ Open Rancho de Guadalupe to public access.
- ☒ Develop accessible multiuse trails with amenities such as parking and family recreation.
- ☐ Restore habitat for rare species.
- ☒ Protect cultural and natural resources.

Portfolio Allocation: \$10,078,000

Portfolio Expenditures Through 6/30/2022: \$1,591,996

NOTABLE ACCOMPLISHMENTS

MAA24-001 Barth Property Purchase

Prior Years

Purchased 4-acre Barth property improving access into the preserve from Hicks Road.

MAA24-002 Petersen Property Acquisition

Prior Years

Purchased the 23.41-acre Petersen property to protect grassland habitat and water quality in the Guadalupe Creek watershed.

MAA24-003 Property Exchange Navid/Bagher

Prior Years

Negotiated a property exchange with Navid/Bagher covering 3.42 acres, further improving access from Hicks Road to the preserve.

MAA24-004 Kahn Property Acquisition

Prior Years

Purchased the 24.01-acre Kahn property for open space and watershed protection.

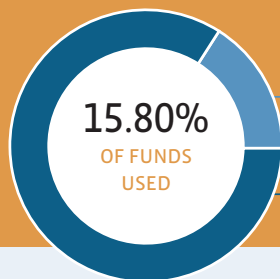
In Support of MAA24

Fiscal Year 2022

Staff further consulted with the Muwekma Ohlone Tribe on a cultural site that relates to a Valley Water Exchange Agreement within the Rancho de Guadalupe Area of Sierra Azul Preserve.

Portfolio 24: Sierra Azul—Rancho de Guadalupe Family Recreation

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$10,078,000					
24-001—Barth Property Purchase		\$300,035		\$300,035		
24-002—Petersen Property Acquisition		\$700,603		\$700,603		
24-003—Property Exchange Navid/Bagher		\$39,184		\$39,184		
24-004—Kahn Property Acquisition		\$552,174		\$552,174		
Grand Total	\$10,078,000	\$1,591,996	\$0	\$1,591,996	\$8,486,004	15.80%



Total Life-to-Date Through 6/30/22
\$1,591,996

Expenditure Plan Remaining
\$8,486,004

Prior Years

Staff met with the Muwekma Ohlone Tribe to discuss the protection of a cultural site in the vicinity of Valley Water's proposed staging area.

Midpen discussed buffer areas with Valley Water for a proposed staging area.

Staff worked with Santa Clara County Planning Department and the Open Space Authority to propose amendment to Santa Clara County zoning ordinance for permitting exemptions for low intensity park and open space parking and trail improvements. Santa Clara County Board of Supervisors approved Zoning Ordinance Amendment allowing exemptions from land use permitting.

Valley Water conducted a natural resources assessment of a potential construction staging area on Midpen property that can be subsequently repurposed into a new public use staging area to access the Rancho de Guadalupe area of the preserve in May 2020.

Pursued land conservation opportunities by continuing to work with a landowner and consulting with County of Santa Clara planning department about possible lot line adjustments or remainder lot legalization along Pheasant Creek.

Continued to negotiate with Valley Water about a land exchange to facilitate widening of Hicks Road near Guadalupe Reservoir and construction of a potential new parking area for the preserve.

PROJECT CHALLENGES

Land acquisition requires a willing seller.

POTENTIAL NEXT STEPS

Continue negotiations for potential land acquisition.

Complete western pond turtle studies.

Portfolio 25

Sierra Azul

Loma Prieta Area Public Access, Regional Trails and Habitat Projects



Sierra Azul Open Space Preserve by Karl Gohl

DESCRIPTION

- Provide public access and recreation, including small campground.
- Develop, improve and connect regional multiuse trails to Forest of Nisene Marks State Park, to protected land to the east, and to Mount Umunhum.
- Protect steelhead habitat, rare plants and grasslands, and restore knob cone pine stands.

Portfolio Allocation: \$7,986,000

Portfolio Expenditures Through 6/30/2022: \$2,398,668

NOTABLE ACCOMPLISHMENTS

MAA25-001 Burton Land Acquisition

Prior Years

Purchased the 40-acre Burton/Robinson property to protect additional habitat within the Loma Prieta area.

MAA25-002 Billingsley Property Acquisition and Site Cleanup

Fiscal Year 2022

Successfully bid the project and completed construction to remove site structures, metal shop, shipping containers and all associated debris from the site following the property purchase. Salvaged four existing water tanks and staged at an existing concrete pad for future use. Completed hazardous materials abatement, performed site grading and installed final erosion control.

Prior Years

Purchased the 130.23-acre Billingsley property as an addition to the Loma Prieta area of Sierra Azul Preserve to facilitate the future Mt. Umunhum to Sea regional trail corridor and eliminate an inholding to the Preserve.

Sent letters of intent and negotiations are occurring on a key 35-acre inholding property near the intersection of Mt. Umunhum Road and Loma Prieta Road.

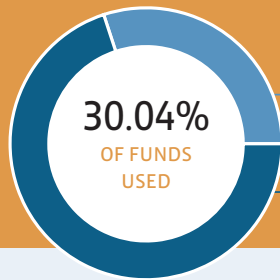
MAA25-003 Burton Property Site Cleanup

Fiscal Year 2022

Successfully bid the project and completed the site cleanup, abating and removing two unpermitted structures, two horse corral structures and miscellaneous debris from across the site. Performed site grading and installed final erosion control.

Portfolio 25: Sierra Azul—Loma Prieta Area Public Access, Regional Trails and Habitat Projects

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$7,986,000					
25-001—Burton Land Acquisition		\$410,150	\$0	\$410,150		
25-002—Billingsley Property Acquisition and Site Cleanup		\$1,684,933	\$251,287	\$1,936,220		
25-002—Burton Property Site Cleanup		\$0	\$52,298	\$52,298		
Grand Total	\$7,986,000	\$2,095,083	\$303,585	\$2,398,668	\$5,587,332	30.04%



Total Life-to-Date Through 6/30/22
\$2,398,668

Expenditure Plan Remaining
\$5,587,332

PROJECT CHALLENGES

Land acquisition requires a willing seller.

POTENTIAL NEXT STEPS

Finalize acquisition of land rights for the Umunhum to the Sea Trail connection to the Forest of Nisene Marks State Park.

Financial Report by Project

Measure AA Expenditures

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
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Portfolio 1: Miramontes Ridge—Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement

Total Portfolio Allocation	\$27,774,000					
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch		\$414,346	\$5,445	\$419,791		
01-005—Johnston Ranch Land Acquisition		\$7,616	\$75,291	\$82,907		
01-006—Madonna Creek Fish, Water Supply and Bridge Replacement		\$0	\$68,417	\$68,417		
Subtotal	\$27,774,000	\$421,962	\$149,153	\$571,115	\$27,202,885	2.06%
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch Grant Income		\$0	(\$38,925)	(\$38,925)		
01 Total	\$27,774,000	\$421,962	\$110,228	\$532,190	\$27,241,810	1.92%

Portfolio 2: Regional—Bayfront Habitat Protection and Public Access Partnerships

Total Portfolio Allocation	\$5,052,000					
02-001—Cooley Landing Interpretive Facilities Design and Implementation		\$1,256,300	\$27,543	\$1,283,843		
02-002—Ravenswood Bay Trail Design and Implementation		\$5,588,765	\$0	\$5,588,765		
Subtotal	\$5,052,000	\$6,845,065	\$27,543	\$6,872,608	(\$1,820,608)	136.04%
02-002—Ravenswood Bay Trail Design and Implementation Grant Income		(\$2,399,998)	(\$1,055,328)	(\$3,455,326)		
02 Total	\$5,052,000	\$4,445,067	(\$1,027,785)	\$3,417,282	\$1,634,718	67.64%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 3: Purisima Creek Redwoods—Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing						
Total Portfolio Allocation	\$7,608,000					
03-001—Purisima Uplands Lot Line Adjustment and Property Transfer		\$425,113	\$0	\$425,113		
03-002—Purisima Uplands Site Cleanup and Soil Remediation Assessment		\$248,649	\$19,408	\$268,057		
03-003—Purisima Creek Fence Construction		\$169,190	\$0	\$169,190		
03-004—Harkins Bridge Replacement		\$516,917	\$0	\$516,917		
03-005—Purisima-to-the-Sea Trail and Parking Area—Feasibility Study		\$260,425	\$182,234	\$442,659		
03-006—South Cowell Upland Land Conservation		\$4,842,967	\$93,740	\$4,936,707		
03-008—Rieser-Nelson Land Purchase		\$16,715	\$0	\$16,715		
Subtotal	\$7,608,000	\$6,479,976	\$295,382	\$6,775,358	\$832,642	89.06%
03-005—Purisima-to-the-Sea Trail and Parking Area—Feasibility Study Grant Income		(\$75,237)	(\$78,826)	(\$154,063)		
03 Total	\$7,608,000	\$6,404,739	\$216,556	\$6,621,295	\$986,705	87.03%

Portfolio 4: El Corte de Madera Creek—Bike Trail and Water Quality Projects

Total Portfolio Allocation	\$8,376,000					
04-001—El Corte de Madera Creek Gallaway Property Purchase		\$57,340		\$57,340		
04-002—El Corte de Madera Creek Watershed Protection Final Phase		\$235,934		\$235,934		
04-003—El Corte de Madera Creek Watershed Protection Reassessment		\$45,507		\$45,507		
04-004—El Corte de Madera Creek Oljon Trail Implementation		\$627,387		\$627,387		
04 Total	\$8,376,000	\$966,168	\$0	\$966,168	\$7,409,832	11.53%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
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Portfolio 5: La Honda Creek—Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects

Total Portfolio Allocation	\$11,733,000					
05-001—La Honda Creek Land Conservation Opportunities		\$1,756,093	\$0	\$1,756,093		
05-002—Upper La Honda Creek Grazing Infrastructure		\$297,432	\$0	\$297,432		
05-005—La Honda Creek Red Barn Parking Area and Easy Access Trail		\$327,514	\$0	\$327,514		
05-007—La Honda Creek Phase II Trail Connections		\$0	\$28,079	\$28,079		
05-008—La Honda Creek White Barn Structural Rehabilitation		\$142,811	\$101,501	\$244,312		
05-009—La Honda Creek Redwood Cabin Removal and Site Restoration		\$119,687	\$88,168	\$207,855		
05-010—Restoration Forestry Demonstration Project		\$32,067	\$4,700	\$36,767		
05-011—Lone Madrone Ranch Fence Installation		\$163	\$63,200	\$63,363		
05 Total	\$11,733,000	\$2,675,767	\$285,648	\$2,961,415	\$8,771,585	25.24%

Portfolio 6: Windy Hill—Trail Improvements, Preservation and Hawthorns Area Historic Partnership

Total Portfolio Allocation	\$12,740,000					
06-002—Hawthorns Area Plan		\$40,950	\$107,627	\$148,577		
05 Total	\$12,740,000	\$40,950	\$107,627	\$148,577	\$12,591,423	1.17%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 7: La Honda Creek—Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing						
Total Portfolio Allocation	\$14,825,000					
07-001—Event Center and Apple Orchard Purchase		\$6,007,601		\$6,007,601		
07-002—Fisheries Restoration, Design and Permitting		\$727,716		\$727,716		
07-003—Fisheries Enhancement, Apple Orchard		\$16,152		\$16,152		
07-004—Fisheries Enhancement, Event Center		\$50,000		\$50,000		
07-005—Grazing and Water Systems Infrastructure		\$189,423		\$189,423		
07-006—Cunha Land Purchase		\$3,080,705		\$3,080,705		
07-007—Demolitions, Wool Ranch House/Sears Ranch Road		\$357,803		\$357,803		
07-008—Lower Turtle Pond Repair—La Honda Creek		\$14,963	\$31,439	\$46,402		
07-009—Sears Ranch Parking Areas		\$1,147,554		\$1,147,554		
07-010—Sears Ranch Road Repair		\$557,044		\$557,044		
07-011—Lower La Honda Creek Phase II Loop Trails		\$349,722	\$126,155	\$475,877		
Subtotal	\$14,825,000	\$12,498,683	\$157,594	\$12,656,277	\$2,168,723	85.37%
07-002—Fisheries Restoration, Design and Permitting Grant Income		(\$230,970)		(\$230,970)		
07 Total	\$14,825,000	\$12,267,713	\$157,594	\$12,425,307	\$2,399,693	83.81%

Portfolio 8: La Honda Creek and Russian Ridge—Preservation of Upper San Gregorio Watershed and Ridge Trail Completion

Total Portfolio Allocation	\$15,347,000					
08-001—Folger Property Purchase		\$2,153,910		\$2,153,910		
08 Total	\$15,347,000	\$2,153,910	\$0	\$2,153,910	\$13,193,090	14.03%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 9: Russian Ridge—Public Recreation, Grazing and Wildlife Protection Projects						
Total Portfolio Allocation	\$5,560,000					
09-001—Russian Ridge Grazing Infrastructure		\$174,416	\$0	\$174,416		
09-003—Russian Ridge Mindego Pond Improvement		\$448,106	\$387	\$448,493		
09-004—Mindego Hill Trail Construction		\$67,403	\$0	\$67,403		
09-006—Mindego Ranch South Pasture		\$0	\$106,475	\$106,475		
Subtotal	\$5,560,000	\$689,925	\$106,862	\$796,787	\$4,763,213	14.33%
09-003—Russian Ridge Mindego Pond Improvement Grant Income		\$0	(\$168,585)	(\$168,585)		
09 Total	\$5,560,000	\$689,925	(\$61,723)	\$628,202	\$4,931,798	11.30%

Portfolio 10: Coal Creek—Reopen Alpine Road for Trail Use

Total Portfolio Allocation	\$8,017,000					
10-001—Alpine Road Regional Trail, Coal Creek		\$467,648	\$86,786	\$554,434		
10 Total	\$8,017,000	\$467,648	\$86,786	\$554,434	\$7,462,566	6.92%

Portfolio 11: Rancho San Antonio—Interpretive Improvements, Refurbishing and Transit Solutions

Total Portfolio Allocation	\$10,811,000					
11-001—New Trails to Connect Quarry Trail to Black Mountain Trail		\$728	\$0	\$728		
11-002—Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation		\$512,505	\$0	\$512,505		
Subtotal	\$10,811,000	\$513,233	\$0	\$513,233	\$10,297,767	4.75%
11-002—Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation Grant Income		(\$230,881)	\$0	(\$230,881)		
11 Total	\$10,811,000	\$282,352	\$0	\$282,352	\$10,528,648	2.61%

Portfolio 12: Peninsula and South Bay Cities—Partner to Complete Middle Stevens Creek Trail

Total Portfolio Allocation	\$1,038,000					
12 Total	\$1,038,000	\$0	\$0	\$0	\$1,038,000	0.00%

Portfolio 13: Cloverdale Ranch—Wildlife Protection, Grazing and Trail Connections

Total Portfolio Allocation	\$15,712,000					
13 Total	\$15,712,000	\$0	\$0	\$0	\$15,712,000	0.00%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 14: Regional—Trail Connections and Campgrounds						
Total Portfolio Allocation	\$3,966,000					
14 Total	\$3,966,000	\$0	\$0	\$0	\$3,966,000	0.00%

Portfolio 15: Regional—Redwood Protection and Salmon Fishery Conservation						
Total Portfolio Allocation	\$50,728,000					
15-001 —Conservation Easement Upper Alpine Ranch Area		\$2,508,695	\$0	\$2,508,695		
15-002 —Conley Property Purchase		\$509,855	\$0	\$509,855		
15-003 —Long Ridge Property Addition		\$14,500	\$0	\$14,500		
15-004 —Irish Ridge Land Conservation		\$77,768	\$0	\$77,768		
15 Total	\$50,728,000	\$3,110,818	\$0	\$3,110,818	\$47,617,182	6.13%

Portfolio 16: Long Ridge—Trail, Conservation and Habitat Restoration Projects (Saratoga)						
Total Portfolio Allocation	\$5,140,000					
16 Total	\$5,140,000	\$0	\$0	\$0	\$5,140,000	0.00%

Portfolio 17: Regional—Complete Upper Stevens Creek Trail						
Total Portfolio Allocation	\$7,760,000					
17-001 —Land Conservation: Last Piece Upper Stevens Creek		\$1,494,552		\$1,494,552		
17-002 —Demolition & Restoration: Lobner/Lysons		\$461,320		\$461,320		
17-004 —Stevens Creek Nature Trail Bridges, Monte Bello		\$430,569		\$430,569		
Subtotal	\$7,760,000	\$2,386,441	\$0	\$2,386,441	\$5,373,559	30.75%
17-002 —Lysons Property Purchase Grant Income (50% of purchase price)		(\$740,000)		(\$740,000)		
17 Total	\$7,760,000	\$1,646,441	\$0	\$1,646,441	\$6,113,559	21.22%

Portfolio 18: South Bay Foothills—Saratoga-to-the-Sea Trail and Wildlife Corridor						
Total Portfolio Allocation	\$1,365,000					
18-001 —San Jose Water Land Purchase		\$3,850		\$3,850		
18-002 —Saratoga-to-the-Sea Regional Trail Connection		\$1,160,339		\$1,160,339		
18 Total	\$1,365,000	\$1,164,189	\$0	\$1,164,189	\$200,811	85.29%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 19: El Sereno—Dog Trails and Connections						
Total Portfolio Allocation	\$2,254,000					
19-001—Gupta/Khan Property Purchase		\$406,553	\$0	\$406,553		
19-002—Dunham-Bohlman Easement		\$19,997	\$0	\$19,997		
19-003—Haight-Perry Low Value Land Acquisition		\$52,977	\$0	\$52,977		
19-004—San Jose Water Co Land Purchase		\$1,085,237	\$0	\$1,085,237		
Subtotal	\$2,254,000	\$1,564,764	\$0	\$1,564,764	\$689,236	69.42%
19-001—Gupta/Khan Property Purchase Grant Income		(\$191,577)	\$0	(\$191,577)		
19-004—San Jose Water Co Land Grant Income		(\$1,027,300)	(\$47,700)	(\$1,075,000)		
19 Total	\$2,254,000	\$345,887	(\$47,700)	\$298,187	\$1,955,813	13.23%

Portfolio 20: South Bay Foothills—Wildlife Passage and Ridge Trail Improvements

Total Portfolio Allocation	\$13,966,000					
20-001—Wildlife Corridor: Highway 17 Crossing		\$587,493	\$192,744	\$780,237		
20-002—Bay Area Ridge Trail: Highway 17 Crossing		\$593,718	\$382,427	\$976,145		
Subtotal	\$13,966,000	\$1,181,211	\$575,171	\$1,756,382	\$12,209,618	12.58%
20-001—Wildlife Corridor: Highway 17 Crossing Grant Income		\$0	(\$1,280,497)	(\$1,280,497)		
20 Total	\$13,966,000	\$1,181,211	(\$705,326)	\$475,885	\$13,490,115	3.41%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 21: Bear Creek Redwoods—Public Recreation and Interpretive Projects						
Total Portfolio Allocation	\$17,478,000					
21-001—Moody Gulch Fence & Gate Improvements		\$847		\$847		
21-004—Bear Creek Stables Site Plan Implementation		\$764,419	\$69,826	\$834,245		
21-005—Bear Creek Redwoods Public Access		\$5,548,003	\$0	\$5,548,003		
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab		\$1,848,977	\$3,248,819	\$5,097,796		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment		\$1,075,164	\$117,236	\$1,192,400		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights		\$681,517	\$0	\$681,517		
21-009—Bear Creek Redwoods Webb Creek Bridge		\$487,492	\$0	\$487,492		
21-010—Bear Creek Redwoods Landfill Characterization and Remediation		\$39,195	\$92,940	\$132,135		
21-011—Phase II Trail Improvements		\$714,273	\$146,122	\$860,395		
21-012—Bear Creek Redwood Tree Restoration		\$90,915	\$0	\$90,915		
Subtotal	\$17,478,000	\$11,250,802	\$3,674,943	\$14,925,745	\$2,552,255	85.40%
21-006—Bear Creek Redwoods Ponds Restoration and Water Rights Grant Income		\$0	(\$666,518)	(\$666,518)		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment Grant Income		(\$515,000)	\$0	(\$515,000)		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights Grant Income		(\$80,000)	(\$227,620)	(\$307,620)		
21-009—Bear Creek Redwoods Webb Creek Bridge Grant Income		(\$149,500)	\$0	(\$149,500)		
21 Total	\$17,478,000	\$10,506,302	\$2,780,805	\$13,287,107	\$4,190,893	76.02%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 22: Sierra Azul—Cathedral Oaks Public Access and Conservation Projects						
Total Portfolio Allocation	\$6,714,000					
22-001 —Hendrys Creek Property Land Restoration		\$513,343	\$0	\$513,343		
22-003 —Freudenberg Land Purchase		\$540,587	\$0	\$540,587		
22-004 —Beatty Parking Area and Trail Connections		\$173,807	\$0	\$173,807		
22-005 —Beatty House Site Security Improvements		\$17,059	\$30,796	\$47,855		
Subtotal	\$6,714,000	\$1,244,796	\$30,796	\$1,275,592	\$5,438,408	19.00%
22-001 —Hendrys Creek Property Land Restoration Grant Income		(\$336,228)	\$0	(\$336,228)		
22 Total	\$6,714,000	\$908,568	\$30,796	\$939,364	\$5,774,636	13.99%

Portfolio 23: Sierra Azul—Mount Umunhum Public Access and Interpretation Projects						
Total Portfolio Allocation	\$27,972,000					
23-001 —Mt. Um Road and Trail Property Rights		\$1,271,318	\$0	\$1,271,318		
23-002 —Mt. Um Trail		\$959,548	\$0	\$959,548		
23-004 —Mt. Um Summit Restoration, Parking and Landing Zone		\$10,458,358	\$0	\$10,458,358		
23-005 —Mt. Um Guadalupe Creek Overlook and Bridges		\$259,311	\$0	\$259,311		
23-006 —Mt. Um Road Design/Permitting/Construction		\$6,282,378	\$0	\$6,282,378		
23-007 —Twin Creeks Land Conservation		\$3,735,925	\$0	\$3,735,925		
23-009 —Vielbaum Property Acquisition		\$0	\$168,053	\$168,053		
Subtotal	\$27,972,000	\$22,966,838	\$168,053	\$23,134,891	\$4,837,109	82.71%
23-004 —Mt. Umunhum Summit Restoration, Parking and Landing Zone Grant Income		(\$570,000)		(\$570,000)		
23-007 —Twin Creeks Land Conservation Grant Income		(\$750,000)		(\$750,000)		
23 Total	\$27,972,000	\$21,646,838	\$168,053	\$21,814,891	\$6,157,109	77.99%

Project	Expenditure Plan	Total Through Prior Period 6/30/21	Current Period 7/1/21 Through 6/30/22	Total Life-to-Date Through 6/30/22	Expenditure Plan Remaining	Percent Expended
Portfolio 24: Sierra Azul—Rancho de Guadalupe Family Recreation						
Total Portfolio Allocation	\$10,078,000					
24-001—Barth Property Purchase		\$300,035		\$300,035		
24-002—Petersen Property Acquisition		\$700,603		\$700,603		
24-003—Property Exchange Navid/Bagher		\$39,184		\$39,184		
24-004—Kahn Property Acquisition		\$552,174		\$552,174		
24 Total	\$10,078,000	\$1,591,996	\$0	\$1,591,996	\$8,486,004	15.80%

Portfolio 25: Sierra Azul—Loma Prieta Area Public Access, Regional Trails and Habitat Projects

Total Portfolio Allocation	\$7,986,000					
25-001—Burton Land Acquisition		\$410,150	\$0	\$410,150		
25-002—Billingsley Property Acquisition and Site Cleanup		\$1,684,933	\$251,287	\$1,936,220		
25-003—Burton Property Site Cleanup		\$0	\$52,298	\$52,298		
25 Total	\$7,986,000	\$2,095,083	\$303,585	\$2,398,668	\$5,587,332	30.04%
Subtotal	\$300,000,000	\$82,310,225	\$5,969,143	\$88,279,368	\$211,720,632	29.43%
Reimbursements from Grants and Other Contributions		(\$7,296,691)	(\$3,563,999)	(\$10,860,690)		
GRAND TOTAL	\$300,000,000	\$75,013,534	\$2,405,144	\$77,418,678	\$222,581,322	25.81%



MAA Ballot Language

YES ✓

NO

To improve access to hiking and biking opportunities, protect and preserve redwood forests, natural open spaces, the scenic beauty of our region and coastline, critical wildlife habitat, restore creeks to protect water quality, and reduce forest fire risk; shall Midpeninsula Regional Open Space District be authorized to issue up to \$300 million in bonds, at a tax rate not to exceed \$3.18 per \$100,000 of assessed value of property owned, with expenditures verified by an independent citizen oversight committee?

MAA Votes by County

County	Yes		No	
	Votes	%	Votes	%
Santa Clara	50,977	68.8%	23,109	31.2%
Santa Cruz	1	50.0%	1	50.0%
San Mateo	24,783	66.3%	12,606	33.7%
Total	75,761	68.0%	35,716	32.0%



Original MAA Promotional Graphic

ORDINANCE NO. 2014-02

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT CALLING AN ELECTION AND ORDERING THE SUBMISSION OF A PROPOSITION FOR INCURRING BONDED INDEBTEDNESS NOT TO EXCEED \$300 MILLION FOR THE PURPOSE OF PROVIDING PUBLIC ACCESS AND ACQUIRING, RESTORING AND PRESERVING OPEN SPACE THROUGHOUT THE DISTRICT, TO THE QUALIFIED VOTERS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AT THE GENERAL MUNICIPAL ELECTION TO BE HELD ON JUNE 3, 2014

WHEREAS, on February 12, 2014, the Board of Directors of the Midpeninsula Regional Open Space District (the "District") adopted, by a unanimous vote of all five members of said Board of Directors present (two absent), a Resolution entitled "Determination that the Public Interest and Necessity Demand Providing Public Access, and Acquiring, Restoring and Preserving Open Space Throughout the District, with Financing Through the Issuance of General Obligation Bonds" (the "Resolution"); and

WHEREAS, in order to provide for the issuance by the District of its general obligation bonds to finance the costs of providing public access and acquiring, restoring and preserving open space throughout the District, it is necessary for this Board of Directors to pass an ordinance ordering the submission of the proposition of incurring bonded indebtedness for such purpose to the qualified voters of the District at an election; and

WHEREAS, a General Election for the District is to be held on Tuesday, June 3, 2014; and

WHEREAS, the Board of Directors desires to submit to the voters at said election the proposition of incurring bonded indebtedness as hereinafter set forth; and

WHEREAS, the Board of Directors desires to consolidate the District election with the General Election to be held in the District on June 3, 2014.

Now therefore, the Board of Directors of the Midpeninsula Regional Open Space District does ordain as follows:

SECTION 1. That a district election is hereby called and ordered to be held in the District on June 3, 2014, at which election there shall be submitted to the qualified voters the proposition set forth below:

SECTION 2. That said proposition shall appear on the ballot for said district election in the following form:

YES	To improve access to hiking and biking opportunities, protect and preserve redwood forests, natural open spaces, the scenic beauty of our region and coastline, critical wildlife habitat, restore creeks to protect water quality, and reduce forest fire risk; shall Midpeninsula Regional Open Space District be authorized to issue up to \$300 million in bonds, at a tax rate not to exceed \$3.18 per \$100,000 of assessed value of property owned, with expenditures verified by an independent citizen oversight committee?
NO	

The Board does hereby submit to the qualified voters of the District, at said district election, this Ordinance and the proposition set forth above.

SECTION 3. The indebtedness to be incurred by the District shall be for the object and purpose set forth in the Resolution, namely, to provide public access and acquire, restore and preserve open space throughout the District and to implement a set of priority actions as described in Exhibit A. The object and purpose of the priority actions shall be to improve access to hiking and biking opportunities, protect and preserve redwood forests, natural open spaces, the scenic beauty of the region and coastline, critical wildlife habitat, restore creeks to protect water quality, and reduce forest fire risk. Priority actions will be distributed throughout the District.

All of the foregoing described objects and purposes are referred to herein as the “Expenditure Plan” (Exhibit A) for purposes of this Ordinance.

The indebtedness incurred under this Ordinance shall include the cost of legal and other fees incidental to or connected with the authorization, issuance and sale of the general obligation bonds.

SECTION 4. The District projects that property tax rates will not exceed an additional \$3.18 per year per \$100,000 of assessed valuation, as described more completely in the Tax Rate Statement that is attached hereto as Exhibit “B.” The repayment projections are based on reasonable growth assumptions, taking into account Article XIII A of the California Constitution. The foregoing provision shall not be construed to limit the power and duty of the Board of Directors to cause to be levied and collected a tax sufficient to fulfill its obligations to pay debt service on bonds in any fiscal year.

SECTION 5. The estimated cost of providing public access and acquiring, restoring and preserving open space throughout the District as outlined in the Expenditure Plan is not to exceed Three Hundred Million Dollars (\$300,000,000). The estimated cost includes the bond issuance fees.

SECTION 6. The principal amount of the general obligation bonds to be issued for the Expenditure Plan is Three Hundred Million Dollars (\$300,000,000).

SECTION 7. The rate of interest to be paid on the bonds to be issued for the Expenditure Plan shall not exceed the State of California (the ‘State’) maximum allowed rate of twelve percent (12%) per annum (unless the maximum interest rate for general obligation bonds of the District shall hereafter be increased by the Legislature of the State, in which event said maximum fixed by said Legislature shall apply).

SECTION 8. Under sections 53410 and 53411 of the California Government Code, the bonds shall be for the specific purposes authorized in this Ordinance and the proceeds of such bonds will be applied only to the Expenditure Plan. The District will comply with the requirements of section 53410 of the California Government Code.

An annual report will be prepared by the District consistent with the accountability measures as required in California Government Code section 53411. An Independent Citizen Oversight Committee will be formed to verify annual expenditures of bond proceeds. The Citizen Oversight Committee will consist of seven at-large members, all of whom shall be District residents.

SECTION 9. The Board of Directors finds that adoption of this Ordinance creating a government funding mechanism or other government fiscal activity does not constitute a project under the California Environmental Quality Act (CEQA) (14 Cal. Code. Regs., section 15378(b)(4)). The final design of and alternatives considered for any particular project shall be subject to CEQA as required by law, and all environmental review required by CEQA shall be completed before any specific project is commenced.

SECTION 10. The District proposes to issue and sell General Obligation Bonds of the District pursuant to section 5568 of the California Public Resources Code, Article 9, commencing with section 43600 of Chapter 4 of Division 4 of Title 4 of the California Government Code and/or Article 4.5, commencing with section 53506, of Chapter 3 of Part 1 of Division 2 of Title 5 of the California Government Code, in one or more series, in the maximum amount and for the objects and purposes set forth above, if two-thirds of all qualified voters voting on the proposition set forth above vote in favor thereof. The bonds are to be general obligations of the District, payable from and secured by taxes levied and collected in the manner prescribed by laws of the State of California. All of said bonds are to be equally and ratably secured, without priority, by the taxing power of the District.

SECTION 11. The polls for said election shall be open the day of said election in accordance with the California Elections Code.

SECTION 12. The election hereby called for the date hereinbefore specified shall be and is hereby, ordered consolidated with the Statewide General Election to be held within the District on said date, and within the territory affected by the consolidation, the election shall be held and conducted, election officials appointed, voting precincts designated, ballots printed, polls opened and closed, ballots counted and returned, returns canvassed, results declared, and all other proceedings incidental to and connected with the election shall be regulated and done in accordance with the provisions of law regulating the Statewide general election and specified herein. The Board of Supervisors of the County of San Mateo, the Board of Supervisors of the County of Santa Clara and the Board of Supervisors of the County of Santa Cruz are hereby requested to order the consolidation of the election hereby called with said Statewide general election, and the Board of Supervisors of the County of San Mateo, the Board of Supervisors of the County of Santa Clara and the Board of Supervisors of the County of Santa Cruz are hereby authorized to canvass the returns of said election, and said election shall be held in all respects as if there were only one election and only one form of ballot shall be used in each of the affected counties. Each of said Board of Supervisors shall certify the results of the canvass of the returns of said district election in each of the respective counties to the Board of Directors of this District, which shall thereafter declare the results thereof. The proposition submitted by this Ordinance shall be designated on each ballot by a letter printed on the left margin of the square containing the description of the proposition, as provided in the California Elections Code.

SECTION 13. All persons qualified to vote at general district elections in the District upon the date of the election herein provided for shall be qualified to vote upon the proposition submitted at said election.

SECTION 14. Ballots for the election shall be in form and in the number as required by law. On said ballots, in addition to any other printed matter which may be required by law, two (2) voting squares shall be set off to the right of the proposition submitted at the election, in the manner provided by law, one having the word "YES" printed before it, and the other having the word "NO" printed before it.

SECTION 15. Each voter to vote for the proposition and for the incurring of said indebtedness shall stamp or write a cross, or indicate by hold punch or other means, in the blank space opposite the word "YES" on the ballot to the right of the proposition; and each voter to vote against the proposition and against the incurring of said indebtedness shall stamp or write a cross, or indicate by hold punch or other means, in the blank space opposite the word "NO" on the ballot to the right of the proposition.

SECTION 16. The District hereby requests and directs that San Mateo, Santa Clara and Santa Cruz Counties print the full text of this Ordinance, inclusive of attachments in each County's respective Voter Information Pamphlet. The Clerk of the Board of the District is hereby authorized and directed to take such

actions and fill out such forms as is necessary to accomplish this direction for publication of the full text of the proposition in the Voter Information Pamphlets.

SECTION 17. The District hereby requests and directs that San Mateo, Santa Clara and Santa Cruz Counties allow arguments for and against this measure to be filed pursuant to Elections Code section 9282 *et seq.* The Board adopts the provisions of Elections Code section 9285 to allow rebuttal arguments for the ballot measure.

SECTION 18. The District will reimburse separately San Mateo, Santa Clara and Santa Cruz Counties for the actual costs incurred by each of the county's elections officials in conducting the election upon receipt of a bill stating the amount due as determined by the elections officials pursuant to State law.

SECTION 19. This Ordinance shall be published once a day for at least seven days in a newspaper printed, published and circulated at least six (6) days a week in the District, or once a week for two weeks in a newspaper printed, published and circulated less than six (6) days a week in the District. The first of said publications shall, in either event, be within thirty (30) days after the adoption of this ordinance. The Clerk of the Board of the District is hereby authorized and directed to make said publications and to transmit, for receipt no later than March 7, 2014, a certified copy of this Ordinance to the appropriate officials of San Mateo County, Santa Clara County and Santa Cruz County responsible for preparing the ballots for said election.

SECTION 20. This Ordinance shall become effective immediately as an ordinance relating to an election pursuant to Government Code section 36937(a) upon its adoption by two-thirds vote of all the members of this Board of Directors.

Introduced at a regular meeting of the Board of Directors held on February 12, 2014 and adopted as an ordinance of the Midpeninsula Regional Open Space District at a regular meeting of the Board of Directors on February 26, 2014, by the following vote:

AYES: CYR, HANKO, HARRIS, HASSETT KISHIMOTO, RIFFLE, SIEMENS
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

ATTEST:

/s/ Larry Hasset

Secretary
Board of Directors

APPROVED:

/s/ Cecily Harris

President
Board of Directors

APPROVED AS TO FORM:

/s/ Sheryl Schaffner

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 an ordinance 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.

/s/ Jennifer Woodworth

District Clerk

EXHIBIT A

Expenditure Plan

TITLE: To improve access to hiking and biking opportunities, protect and preserve redwood forests, natural open spaces, the scenic beauty of the region and coastline, critical wildlife habitat, restore creeks to protect water quality, and reduce forest fire risk.

1. SUMMARY

Founded by voters in 1972, the Midpeninsula Regional Open Space District (“District”) has protected, in perpetuity, 62,000 acres of open space containing 26 preserves and more than 220 miles of trails that serve Santa Clara, San Mateo, and a portion of Santa Cruz counties. The District’s preserves provide a scenic backdrop to the region offering residents places for hiking, biking, horseback riding, or simply connecting with nature, close to home. Throughout its 41-year history the District has used taxpayer dollars wisely, leveraging funds to bring in state, federal, and private grant money, and providing annual audits in a transparent public process. The District is governed by a publicly elected board of directors.

Over the years, the number of acres and miles of trails the District owns and maintains have steadily increased, as have the number of visitors and the cost of land. Expanding public access, restoring sensitive environments and purchasing land are costly, yet are high priorities for the public.

To reinforce and expand these types of services and resources, the Board of Directors is placing this funding measure on the June 3, 2014 ballot.

\$300 million in General Obligation Bonds will be sold. The bond repayment would be financed by an annual property tax override based on a tax rate not to exceed \$3.18 per \$100,000 of assessed value of property owned per year.

This Expenditure Plan outlines priority actions identified by the public and proposed by the District to be funded with bond proceeds. Part B describes each priority action and describes what goals it will achieve. Part C of the Expenditure Plan describes the establishment of an independent Citizen Oversight Committee.

2. PRIORITY ACTIONS

The priority actions listed below are the result of a process that combined scientific analysis with broad public engagement to create a shared vision for the future of the District and the region's open space. Each priority action may address one or more of the following as more specifically described in the table **Priority Actions, By Region** attached to this Expenditure Plan:

- Improved hiking, biking, and equestrian opportunities
- Protection and preservation of redwoods, natural open spaces, the scenic beauty of the region and coastline, critical habitats
- Restoration of creeks to protect water quality
- Reduction of forest fire risk

Priority actions are distributed throughout the District as depicted on the map attached to this Expenditure Plan.

If approved, the bond proceeds would be allocated to fund the capital improvements necessary to implement the priority actions listed below. Note: the number associated with each priority action does not denote its priority level, but is only used for identification purposes to correlate with the locations depicted on the map.

The estimates associated with each priority action are in 2014 dollars. These are estimates only, and the actual costs may change in implementation.

The District may annually review and propose amendments to the Expenditure Plan to provide for the use of additional federal, state and local funds, to account for unexpected revenues, or to take into consideration unforeseen circumstances. The District shall act on no more than one package of amendments each fiscal year. The District shall establish a process for proposed Expenditure Plan amendment(s) which ensures that the Citizen Oversight Committee is included in the development. Upon completion of this process, amendments(s) to the Expenditure Plan must be passed by a two-thirds majority of the District Board in a publicly noticed meeting.



PRIORITY ACTIONS, BY REGION

South Bay Foothills

(Los Gatos, Monte Sereno, Saratoga, and Santa Cruz Mountains)

18	South Bay Foothills: Saratoga-to-Sea Trail and Wildlife Corridor Protect wildlife corridor along Highway 9. Connect trail to Saratoga-to-Sea Trail and Skyline-to-Sea Trail. \$1,365,000
19	El Sereno: Dog Trails and Connections Provide infrastructure to open trails to dogs. Develop connections to Skyline, Sanborn County Park, & Lexington Reservoir. \$2,254,000
20	South Bay Foothills: Wildlife Passage and Ridge Trail Improvements Establish safe corridors for mountain lions across Highway 17. Establish Bay Area Ridge Trail crossing. \$13,966,000
21	Bear Creek Redwoods: Public Recreation and Interpretive Projects Open for hiking, equestrian activities. Provide parking areas, trails; upgrade stables. Restore & protect habitats for various species. Repair roads & trails to reduce sediment. Rehabilitate Alma College site. \$17,478,000
22	Sierra Azul: Cathedral Oaks Public Access and Conservation Projects Develop multi-use trail & plan future trails as land is available. Develop parking. Restore plant communities and soils. Install trailside amenities. Preserve additional open space and complete wildlife corridor in upper Los Gatos Creek watershed. \$6,714,000
23	Sierra Azul: Mt. Umunhum Public Access and Interpretation Projects Open Mt. Umunhum for multi-use public access to summit via road and trail. Open Bay Area Ridge Trail and nearby trail connections. Preserve additional open space and complete wildlife corridor. \$27,972,000
24	Sierra Azul: Rancho de Guadalupe Family Recreation Open Rancho de Guadalupe to public access. Develop accessible multi-use trails with amenities such as parking and family recreation. Restore habitat for rare species. Protect cultural and natural resources. \$10,078,000
25	Sierra Azul: Loma Prieta Area Public Access, Regional Trails and Habitat Projects Provide public access and recreation, including small campground. Develop, improve, connect regional multi-use trails to Forest of Nisene Marks State Park, to protected land to east, and to Mt. Umunhum. Protect Steelhead habitat, rare plants and grasslands, restore Knobcone Pine stands. \$7,986,000



Peninsula Foothills and Bay

(Cupertino, Los Altos, Los Altos Hills, Sunnyvale, Mountain View, Palo Alto, East Palo Alto, Menlo Park, Atherton, Redwood City, San Carlos, Woodside, Portola Valley, Skyline)

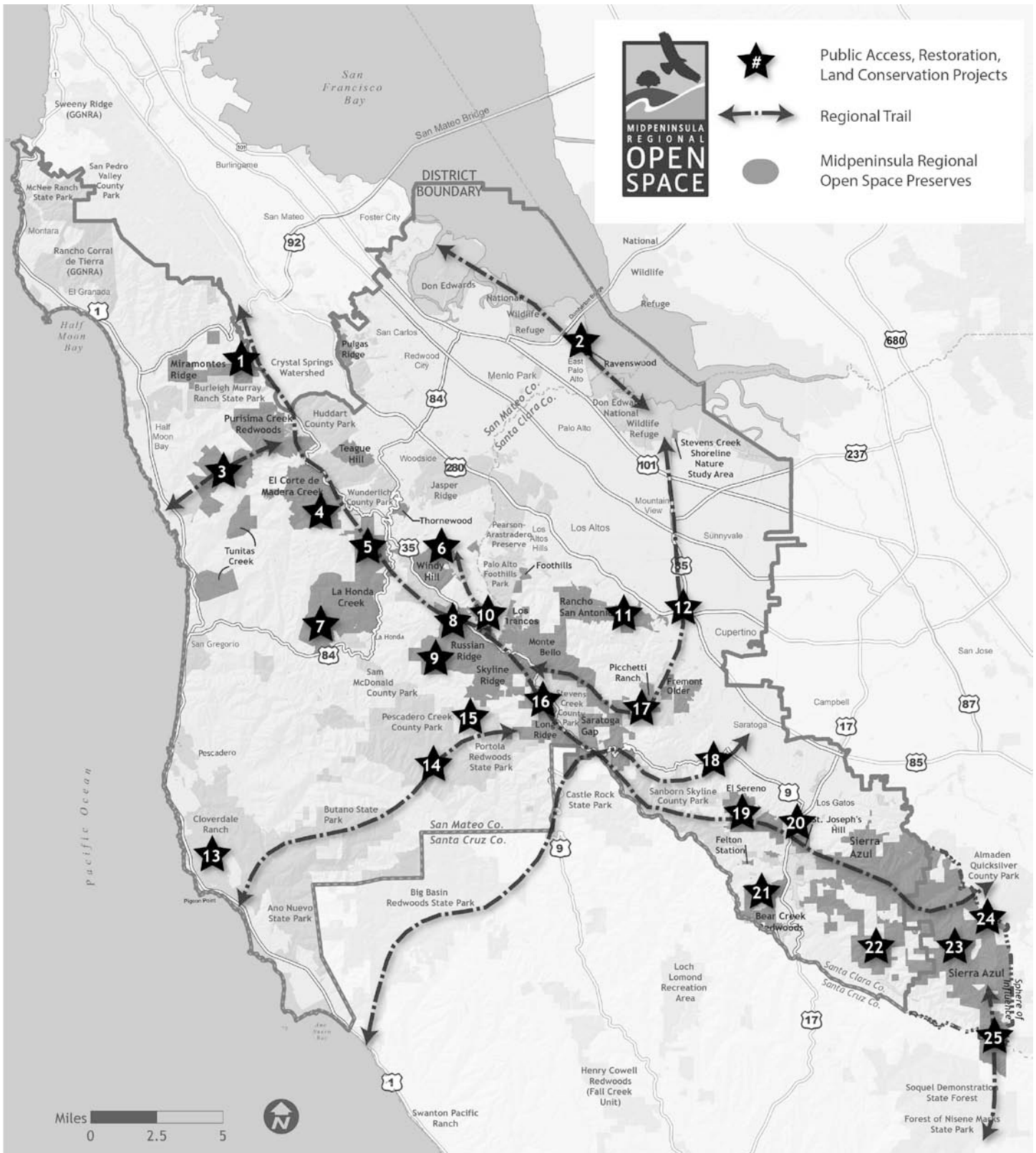
2	Regional: Bayfront Habitat Protection and Public Access Partnerships Partner to complete gaps in Bay Trail and develop city-to-bay trails. Support wetland restoration and associated interpretive facilities. Preserve additional bayfront open space. \$5,052,000
4	El Corte de Madera Creek: Bike Trail and Water Quality Projects Develop single-use biking/hiking trails, complete Ridge Trail gaps, and develop trail system leading to parking area. Restore damaged trails to improve water quality. Preserve additional open space as available. \$8,376,000
5	La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects Open upper half of the preserve to public; provide biking/hiking/equestrian trails, dog access, and staging areas. Provide loop & connector trails. Restore habitat for rare species. Improve fencing, corrals, and water systems to reintroduce conservation grazing. \$11,733,000
6	Windy Hill: Trail Improvements, Preservation and Hawthorns Area Historic Partnership Improve trails, complete pond facilities. Increase multi-use trails, study possible improvements to increase dog use. Open Hawthorns Area; develop trails connecting to Portola Valley and Palo Alto trails. Partner to protect, restore, and interpret historic buildings. Improve habitat conditions in Los Trancos Creek. Preserve additional scenic open space as available. \$12,740,000
8	La Honda Creek/Russian Ridge: Preservation of Upper San Gregorio Watershed & Ridge Trail Completion Preserve upper San Gregorio watershed; restore endangered species habitats. Support opportunities to provide additional water for fisheries. Complete Bay Area Ridge Trail multi-use connections and gaps. Provide additional public use facilities. \$15,347,000
9	Russian Ridge: Public Recreation, Grazing and Wildlife Protection Projects Open currently closed areas of preserve. Construct and extend trails. Improve fencing, corrals, and water systems to reintroduce conservation grazing. Improve habitat for sensitive species, implement pond enhancement projects for garter snakes and red-legged frogs. \$5,560,000
10	Coal Creek: Reopen Alpine Road for Trail Use Reopen Alpine Road as trail connection between Portola Valley & Skyline Blvd. Reroute trails to reduce erosion and improve visitor experience. \$8,017,000
11	Rancho San Antonio: Interpretive Improvements, Refurbishing, and Transit Solutions Add welcome center, refurbish and add interpretive exhibits to Deer Hollow Farm. Support of transit improvement options such as bike trails, bikeshare station, bus service, or additional parking. \$10,811,000
12	Peninsula/South Bay Cities: Partner to Complete Middle Stevens Creek Trail Support work by cities to develop the middle section of the Stevens Creek Trail and enhance neighborhood connections. Support work by partners to complete stream corridor restoration and steelhead habitat enhancement below dam. Develop and install interpretive signage. \$1,038,000
16	Long Ridge: Trail, Conservation and Habitat Restoration Projects (Saratoga) Improve roadside parking and provide restrooms. Develop new trail connections to Eagle Rock and Devils Canyon. Repair trails for year-round multi-use access. Protect watersheds for steelhead. Preserve additional open space as available. Implement pond and habitat enhancement restoration projects to benefit rare species. \$5,140,000
17	Regional: Complete Upper Stevens Creek Trail Complete multi-use connection between the Bay Trail & Bay Area Ridge Trail above the reservoir through Picchetti Ranch Open Space Preserve & Lower/Upper Stevens Creek County Parks. Improve Preserve trails and neighborhood connections. Preserve additional open space as available. \$7,760,000



Coast

(Half Moon Bay, San Gregorio, Pescadero, La Honda,)

- | | |
|-----------|---|
| 1 | Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement
Preserve scenic open space land as available, and establish wildlife corridor. Restore fish and red-legged frog habitats in Madonna Creek watershed. Partner to enhance water availability for agriculture and fish. Develop trail loop system, including Ridge Trail and neighborhood access points. Develop staging area, repair bridges.
\$27,774,000 |
| 3 | Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing
Complete and open multi-use Purisima-to-Sea trail connection between Ridge Trail and Coastal Trail, and new parking areas. Preserve additional open space as available. Remove fish barriers and restore Lobitos Creek. Restore ponds for endangered species.
\$7,608,000 |
| 7 | La Honda Creek: Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing
Open Driscoll Ranch Area; provide biking/hiking/equestrian trails, limited dog access, parking areas, and interpretive displays. Develop loop & connector trails. Restore habitat for endangered species. Restore La Honda Creek; remove fish migration barriers.
\$14,825,000 |
| 13 | Cloverdale Ranch: Wildlife Protection, Grazing and Trail Connections
Improve fencing, corrals, and water systems to increase conservation grazing and sustain large contiguous grasslands. Restore habitat for endangered species. Provide trail connections to nearby State parks.
\$15,712,000 |
| 14 | Regional: Trail Connections and Campgrounds
Develop trails between Butano, Pescadero County Park, Pescadero, Russian Ridge, and between Skyline and Portola Redwoods, Big Basin State Park. Partner with County and State Parks to improve existing campgrounds.
\$3,966,000 |
| 15 | Regional: Redwood Protection and Salmon Fishery Conservation
Preserve additional open space as available. Protect and enhance redwood stands, mountain scenery, various habitats and steelhead salmon.
\$50,728,000 |



3. INDEPENDENT CITIZEN OVERSIGHT COMMITTEE

An Independent Citizen Oversight Committee will be formed to verify expenditures of bond proceeds. The Independent Citizen Oversight Committee will consist of seven at-large members, all of whom shall be District residents. The Citizen Oversight Committee will be selected by the Board and interviewed and approved in open session, and will be subject to the conflict of interest constraints of the California Political Reform Act.

The responsibilities of the Committee include:

- Review Plan expenditures on an annual basis to verify conformity with the Expenditure Plan.
- Review District's Annual Audit and Annual Accountability report and present the Committee's findings to the Board at a public meeting.
- Review any proposed amendments to the Expenditure Plan.

**EXHIBIT B
TAX RATE STATEMENT**

An election will be held in the Midpeninsula Regional Open Space District (the "District") on June 3, 2014, to authorize the sale of up to \$300 million in bonds of the District to provide public access and acquire, restore, and preserve open space throughout the District as described in the ballot measure. If the bonds are approved, the District expects to sell the bonds in several series over time. Principal and interest on the bonds will be payable from the proceeds of tax levies made upon the taxable property in the District. The information contained in numbered paragraphs 1 - 3 below is provided in compliance with sections 9400-9404 of the Elections Code of the State of California.

1. The best estimate of the tax which would be required to be levied to fund this bond issue during the *first* fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$1.00 per \$100,000 of assessed valuation in fiscal year 2015-16.

2. The best estimate of the tax rate which would be required to be levied to fund this bond issue during the first fiscal year after the sale of the *last* series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$2.90 per \$100,000 of assessed valuation in fiscal year 2044-45.

3. The best estimate of the *highest* tax rate which would be required to be levied to fund this bond issue, based on estimated assessed valuations available at the time of filing of this statement, is \$3.18 per \$100,000 of assessed valuation in fiscal year 2034-35.

Voters should note that the estimated tax rates are based on the estimated *ASSESSED VALUE* of taxable property on the respective County's official tax rolls, not on a property's market value. Property owners should consult their own property tax bills to determine their property's assessed value and any applicable tax exemptions.

Attention of all voters is directed to the fact that the foregoing information is based upon the District's projections and estimates only, which are not binding upon the District. The actual tax rates and the years in which they will apply may vary from those presently estimated, due to variations from these estimates in the timing of bond sales, the amount of bonds sold and market interest rates at the time of each sale, and actual assessed valuations over the term of repayment of the bonds. The dates of sale and the amount of bonds sold at any given time will be determined by the District based on its needs for funds and other factors. The actual interest rates at which the bonds will be sold will depend on the bond market at the time of each sale. Actual future assessed valuation will depend upon the amount and value of taxable property within the District as determined by the respective County Assessor in the annual property value assessment process.

Dated: _____, 2014.

General Manager
Midpeninsula Regional Open Space District

Midpeninsula Regional Open Space District
Measure AA Bond Program
Schedule of Program Expenditures June 30, 2022 (unaudited)

Project No.	Project Description	Expenditures from July 1, 2021 through June 30, 2022	Expenditures from Inception through June 30, 2022
AA01	Miramontes Ridge - Gateway to San Mateo Coast	\$149,153	\$571,115
AA02	Regional: Bayfront Habitat Protection & Public Access Partnerships	27,543	6,872,608
AA03	Purissima Creek Redwoods: Purisma-to Sea Trail, Watershed & Grazing	295,382	6,775,358
AA04	El Corte de Madera Creek: Bike Trail & Water Quality Projects	-	966,168
AA05	La Honda Creek - Upper Recreation Area	285,648	2,961,415
AA06	Hawthorn Public Access Improvements	107,627	148,577
AA07	Driscoll Ranch Public Access, Wildlife Protection & Grazing	157,594	12,656,277
AA08	La Honda/Russian Ridge: Upper San Gregorio Watershed	-	2,153,910
AA09	Russian Ridge: Public Recreation, Grazing & Wildlife Protection	106,862	796,787
AA10	Coal Creek: Reopen Alpine Road for Trail Use	86,786	554,434
AA11	Rancho San Antonio: Interpretive Improvements, Refurbishing		513,233
AA15	Regional: Redwood Protection & Salmon Fishery Conservation	-	3,110,818
AA17	Regional: Complete Upper Stevens Creek Trail		2,386,441
AA18	South Bay Foothills: Saratoga-to-Sea Trail & Wildlife Corridor	-	1,164,189
AA19	El Sereno Dog Park & Connections		1,564,764
AA20	South Bay Foothills: Wildlife Passage/Ridge Trail Improvements	575,171	1,756,382
AA21	Bear Creek Redwoods: Public Recreation & Interpretive Projects	3,674,943	11,250,802
AA22	Sierra Azul: Cathedral Oaks Public Access & Conservation Projects	30,796	1,244,796
AA23	Sierra Azul: Mt Umunhum Public Access & Interpretation Projects	168,053	22,966,838
AA24	Sierra Azul: Rancho de Guadalupe Family Recreation		1,591,996
AA25	Sierra Azul: Loma Prieta Area Public Access, Regional Trails/Habitat Project	303,585	2,398,668
	Total MAA Bond Project Expenditures	5,969,143	88,279,368
	Prior period adjustment (transfer of expenditure from Fund 40 Saratoga to the Sea)		-
	Reimbursements from Grants, Contributions, and Other Funds Total MAA Bond	(3,563,999)	(10,860,690)
	Project Expenditures - Net Reimbursements	\$ 2,405,144	\$ 77,418,678

This page is an excerpt from the Annual Comprehensive Financial Report for fiscal year ended June 30, 2022, page 85.
Annual audited financial statements can be found at openspace.org/financials.

Financial Report of Revenues, Expenditures and Changes in Fund Balance

Measure AA Capital Projects Fund

For the Fiscal Year Ended June 30, 2022

	Budgeted Amounts		Actual Unaudited (GAAP Basis)	Variance to Final Budget More (Less)
	Original	Final		
Revenues				
Grant Income	\$3,088,932	\$4,013,932	\$3,563,999	\$(449,933)
Investment Earnings	209,000	209,000	621,680	412,680
Total Revenues	3,297,932	4,222,932	4,185,679	(37,253)
Expenditures				
Salaries and Employee Benefits	619,300	585,629	397,294	(188,335)
Capital Outlay	8,078,139	6,682,747	5,571,849	(1,110,898)
Total Expenditures	8,697,439	7,268,376	5,969,143	(1,299,233)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,399,507)	(3,045,444)	(1,783,464)	1,261,980
Other Financing Sources				
Transfers In	-	-	-	-
Transfers Out	-	-	(3,797,669)	(3,797,669)
Total Other Financing Sources		-	(3,797,669)	(3,797,669)
Net Change in Fund Balance	(5,399,507)	(3,045,444)	(5,581,133)	(2,535,689)
Fund Balance Beginning	22,134,964	22,134,964	22,134,964	-
Prior Period Adjustment	-	-	-	-
Fund Balance Beginning—Adjusted	22,134,964	22,134,964	22,134,964	-
Fund Balance Ending	\$16,735,457	\$19,089,520	\$16,553,831	(2,535,689)



Monte Bello Open Space Preserve by Jan Gazenbeek



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

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