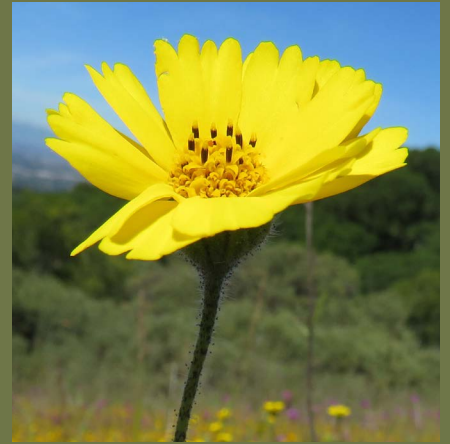


Measure AA

Bond Oversight Committee



# Measure AA Bond Annual Accountability Report


FISCAL YEAR ENDING JUNE 30, 2025



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

FUNDED BY  
**MEASURE AA**  
2014 OPEN SPACE BOND

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## FUND BY

**MEASURE AA**

**2014 OPEN SPACE BOND**

## PHOTO CREDITS

Top: Purisima Creek Open Space Preserve (Bhawi Lamichhane)  
Lower left: Rancho San Antonio Open Space Preserve by (Leigh Nicolaisen)  
Lower middle: Windy Hill Open Space Preserve by (Ashley Mac)  
Lower right: Sierra Azul Open Space Preserve (K. Perry)

# Message from the General Manager to the Bond Oversight Committee

**Over a decade ago**, voters came together in support of Measure AA—a 30-year, \$300 million general obligation bond designed to bring a shared community vision for open space to life. This bold investment has enabled Midpeninsula Regional Open Space District (Midpen) to protect vital landscapes, restore natural habitats, expand public access to nature and support sustainable agriculture. Measure AA is guided by a detailed expenditure plan with 25 project portfolios focused on land preservation, trail connectivity, ecological restoration and infrastructure improvements that serve both people and wildlife.

In fiscal year 2025 (FY25), Midpen continued to deliver on the promise of Measure AA with a series of transformative accomplishments, expanding access, protecting critical habitats and strengthening regional trails and wildlife connectivity.

At El Sereno Open Space Preserve, Midpen acquired two properties totaling 36.6 acres to support future trail connections and wildlife corridors. The larger of the two parcels fills a vital gap between trail networks on either side of Highway 17, paving the way for a future trail overcrossing to link the Bay Area Ridge Trail. This acquisition also safeguards wildlife dispersal areas near the proposed Highway 17 undercrossing, reinforcing our commitment to ecological connectivity.

In Sierra Azul Open Space Preserve, Midpen secured a key 40-acre property essential for the future Mount Umunhum-to-the-Sea Regional Trail. This acquisition not only advances plans to connect the summit westward toward the Santa Cruz County coastline, it also safeguards wildlife connectivity between the Santa Cruz Mountains and the Diablo and Gabilan ranges—critical for maintaining genetic diversity and supporting large home ranges for numerous mammals, including mountain lions.

Public access expanded significantly at Bear Creek Redwoods Open Space Preserve with the fall 2024 opening of the Phase II Trails and the subsequent spring 2025 opening of the Thimbleberry Trail, adding four miles of new trail for hikers and equestrians in the northeastern area of the preserve. Restoration efforts at the historic Alma College site within the preserve also progressed, with native plantings supporting long-term revegetation goals. Midpen's work at Bear Creek Redwoods was honored with the Merit Award for Development from the California Trails and Greenways awards program, recognizing our leadership in trail design and stewardship.

Trail development continued at La Honda Creek Open Space Preserve, where Midpen's trail crew constructed 1.6 miles of new trail, including a key segment connecting the Coho Vista Trail to central areas of the preserve. Crew and contractors also began improving existing ranch roads to create a total of 5.8 miles of new public trails. The long-awaited connection between upper and lower La Honda Creek is scheduled to open to the public in fall 2025, enhancing access and visitor experience across this expansive landscape.

The Highway 17 Wildlife and Trail Crossings Project reached major milestones in FY25, with the completion of environmental review and preliminary designs for both the wildlife undercrossing and multiuse trail overcrossing near Lexington Reservoir. These crossings will connect over 50 miles of regional trails and 30,000 acres of protected lands, while reducing wildlife-vehicle collisions and providing safe passage for mountain lions, deer and other species. The project's environmental documentation and public engagement efforts were recognized with two prestigious awards: the Project Merit Award from the Environmental Business Journal and the Outstanding Environmental Analysis Document Award from the Association of Environmental Professionals.



As we reflect on over ten years of progress, we remain deeply thankful for the trust our community has placed in Midpen through Measure AA. Your support continues to fuel meaningful conservation and public access projects that benefit current and future generations. We also extend our sincere appreciation to the Bond Oversight Committee for their steadfast commitment to transparency and accountability, ensuring that every dollar spent honors the promise we made to voters. Together, we are building a legacy of stewardship, connection and resilience across our open space lands.



Sincerely,

/s/ Ana María Ruiz  
**Ana María Ruiz**  
General Manager



Russian Ridge Open Space Preserve (Rick Nordensten)



# Message from the Chief Financial Officer to the Bond Oversight Committee

## Bond Oversight Committee:

Midpen is pleased to present our 10th 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 boundaries. We present this report to you to fulfill two key tenets of this legislation — transparency and accountability — by highlighting MAA project progress and reviewing bond expenditures.

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 \$139.5 million. Midpen spent \$12.3 million in the current reporting period and \$127.2 million in previous reporting periods. Through leveraging \$26 million in grants and partnership funding, along with an additional \$5.6 million in interest income from the bond proceeds, Midpen has increased the total available MAA bond funding to \$331.6 million.

MAA projects are grouped into 25 portfolios, two of which are deemed complete and are now closed. Projects are underway or completed in all 25 portfolios, with progress in the current reporting period spanning 15 portfolios. Additional efforts in support of the MAA portfolios are also noted in Portfolio Expenditures.

Looking ahead, Midpen's Budget and Action Plan for the upcoming fiscal year includes projects in 12 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





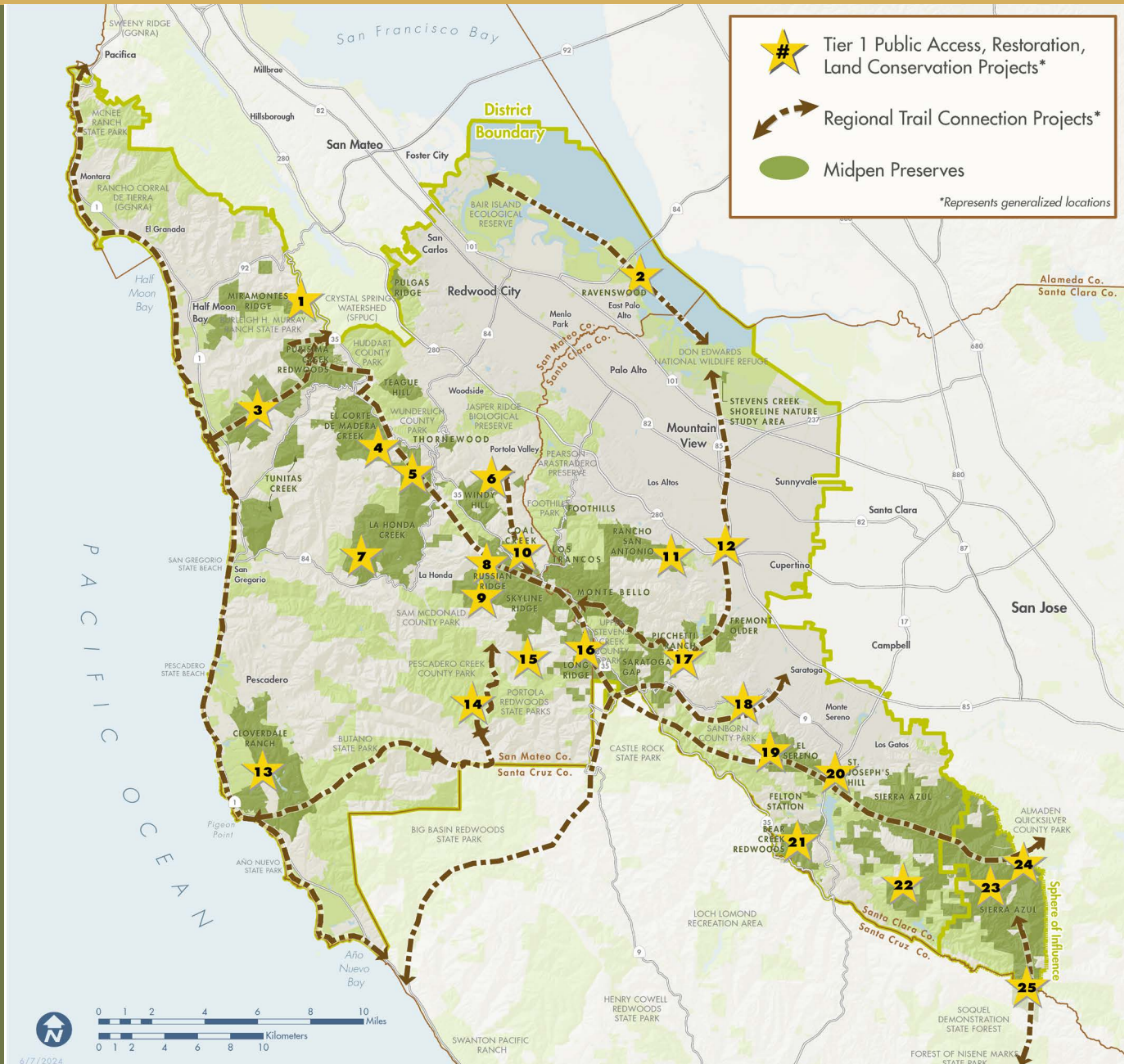
**MISSION** The mission of the Midpeninsula Regional Open Space District is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.

**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.





# Midpeninsula Regional Open Space District Measure AA Portfolio Map



- |              |   |              |   |
|--------------|---|--------------|---|
| <b>MAA01</b> | Open Miramontes Ridge   | <b>MAA13</b> | Expand Grazing at Cloverdale Coastal Ranch  |
| <b>MAA02</b> | New Bayfront Trails   | <b>MAA14</b> | New Trails throughout the Redwoods          |
| <b>MAA03</b> | Purisima-to-the-Sea Trail                                     | <b>MAA15</b> | Redwood Forest Protection                   |
| <b>MAA04</b> | Walking, Hiking and Biking Trails at El Corte de Madera Creek | <b>MAA16</b> | New Access Facilities at Long Ridge         |
| <b>MAA05</b> | Upper La Honda Creek Preserve                                 | <b>MAA17</b> | Upper Stevens Creek Trail                   |
| <b>MAA06</b> | New Trails at Windy Hill                                      | <b>MAA18</b> | Saratoga to Sea Trail                       |
| <b>MAA07</b> | Driscoll Ranch Area at La Honda Creek                         | <b>MAA19</b> | El Sereno Trails to Dogs and Complete Trail |
| <b>MAA08</b> | Upper San Gregorio Creek Watershed                            | <b>MAA20</b> | Safe Wildlife Corridors Across Highway 17   |
| <b>MAA09</b> | New Trails at Russian Ridge                                   | <b>MAA21</b> | Bear Creek Redwoods                         |
| <b>MAA10</b> | Alpine Road at Coal Creek                                     | <b>MAA22</b> | Cathedral Oaks at Sierra Azul               |
| <b>MAA11</b> | Welcome Center at Rancho San Antonio                          | <b>MAA23</b> | Mount Umunhum at Sierra Azul                |
| <b>MAA12</b> | Complete Middle Stevens Creek Trail                           | <b>MAA24</b> | Rancho de Guadalupe at Sierra Azul          |
|              |   | <b>MAA25</b> | Open Loma Prieta Area at Sierra Azul        |

# About Us

**Midpen helps plants, animals and people thrive throughout the greater Santa Cruz Mountains region by** preserving a connected greenbelt of more than 70,000 acres of open space. These diverse and scenic landscapes, from bay wetlands to redwood forests and coastal grasslands, host an incredible diversity of life, making our region one of the world's biodiversity hotspots.

Midpen preserves have long and complex histories of human use prior to becoming open space. We actively manage the land and waterways to restore their health and function, helping our local ecosystem become more resilient in a time of climate change. By caring for the land, the land in turn takes care of us, providing tangible and intangible benefits like clean air and water, flood protection and the opportunity for restorative experiences in nature.

On the San Mateo County Coast, where local agricultural roots run deep, our mission includes preserving viable working lands. We partner with local ranchers to use conservation grazing as a land management tool for enhancing native coastal grasslands and providing wildland fire protection.

Midpen preserves are free and open to the public daily, 365 days a year, and provide an extensive trail network for low-impact recreation. Our programming connects people to nature through experiences, including environmental interpretation, docent-led activities and volunteer opportunities.

By preserving, protecting, restoring and providing public access to our region's iconic, cultural, working and scenic landscapes, Midpen lands offer us opportunities for health, climate resilience and refuge.

## History

The late 1960s was a time of rapid growth in the Bay Area. Through a determined and heartfelt grassroots effort by local conservationists, Midpen was created in 1972, when the Measure R "Room to Breathe" initiative was passed by Santa Clara County voters. Residents voted to expand Midpen's boundary into southern San Mateo County in 1976, and again in 1992 to a small portion of Santa Cruz County. In the late 1990s, development pressure increased on the San Mateo County Coast, threatening sensitive habitat and the area's rural heritage. This led to the 2004 Coastside Protection Area, an extension of Midpen boundaries to the Pacific Ocean in San Mateo County, and the addition of preserving rural character and encouraging viable, agricultural use of the land to our organizational mission.

## Governance

Midpen is governed by a seven-member publicly elected board of directors. Board members serve a four-year term and represent a geographic ward of approximately equal populations. The board holds its regular public meetings on the second and fourth Wednesdays of each month at 7 p.m., at the Midpen administrative office: 5050 El Camino Real, Los Altos, CA.

## Staffing

The staff currently includes over 200 employees in 13 departments: budget and finance, engineering and construction, facilities and fleet, general manager's office, general counsel's office, human resources, information systems and technology, land stewardship and trails, natural resources, planning, public affairs, real property and visitor services. Though not part of a department, the Controller is included in the staffing numbers and, like the General Manager and General Counsel, reports directly to the board of directors.

**For more information about Midpen, visit [openspace.org](https://openspace.org).**

## Midpen At A Glance



Founded in 1972



Over 70,000  
Acres Preserved



Over 255 Miles  
of Trails



27 Preserves



219 FTEs



Over 2 Million  
Visitors Per Year



\$94.1 Million  
Budget



Over 750,000  
Residents



# Executive Summary

**We are pleased to present Midpen's 10th Measure AA Bond Annual Accountability Report.** This report reflects Measure AA (MAA) expenditures from July 1, 2024 to June 30, 2025. The structure of this document is guided by MAA ballot language, specifically Priority Portfolio Actions by Region, beginning on [page 6](#).

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 30-year \$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 the expenditure plan to facilitate review. Projects are grouped into 25 portfolios organized by geographic area within Midpen boundaries.

## Portfolio Allocation Changes

Bond funding allocations may be shifted following board approval. The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full board of directors for final approval. In June 2023, the board of directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.

## Bond Oversight Committee Connection with the Budget and Action Plan

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.

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 budgeted and actual expenditures. The following information is provided for context and insight into Midpen's management of MAA 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.

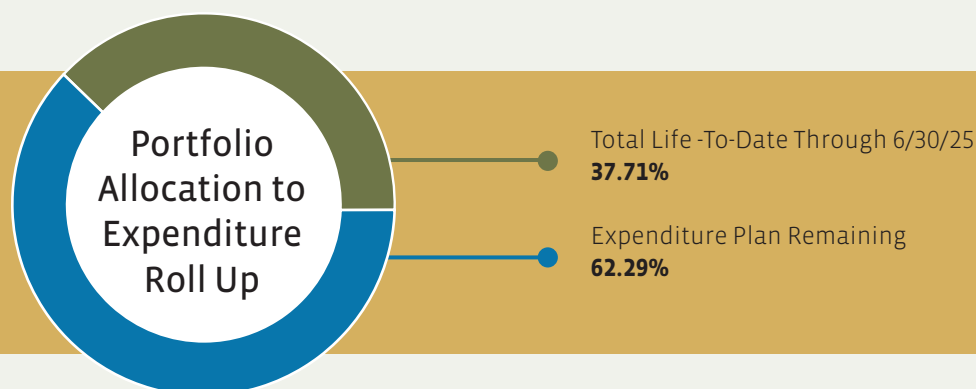
In August 2015, Midpen issued its first tranche of \$40 million of tax-exempt general obligation bonds (Series 2015A), which have now been fully spent, and \$5 million of taxable general obligation funds (Series 2015B) to cover the first few years of planned project expenses and the legally permitted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

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

In July 2024, Midpen issued its third tranche of \$37.4 million of tax-exempt general obligation green bonds.

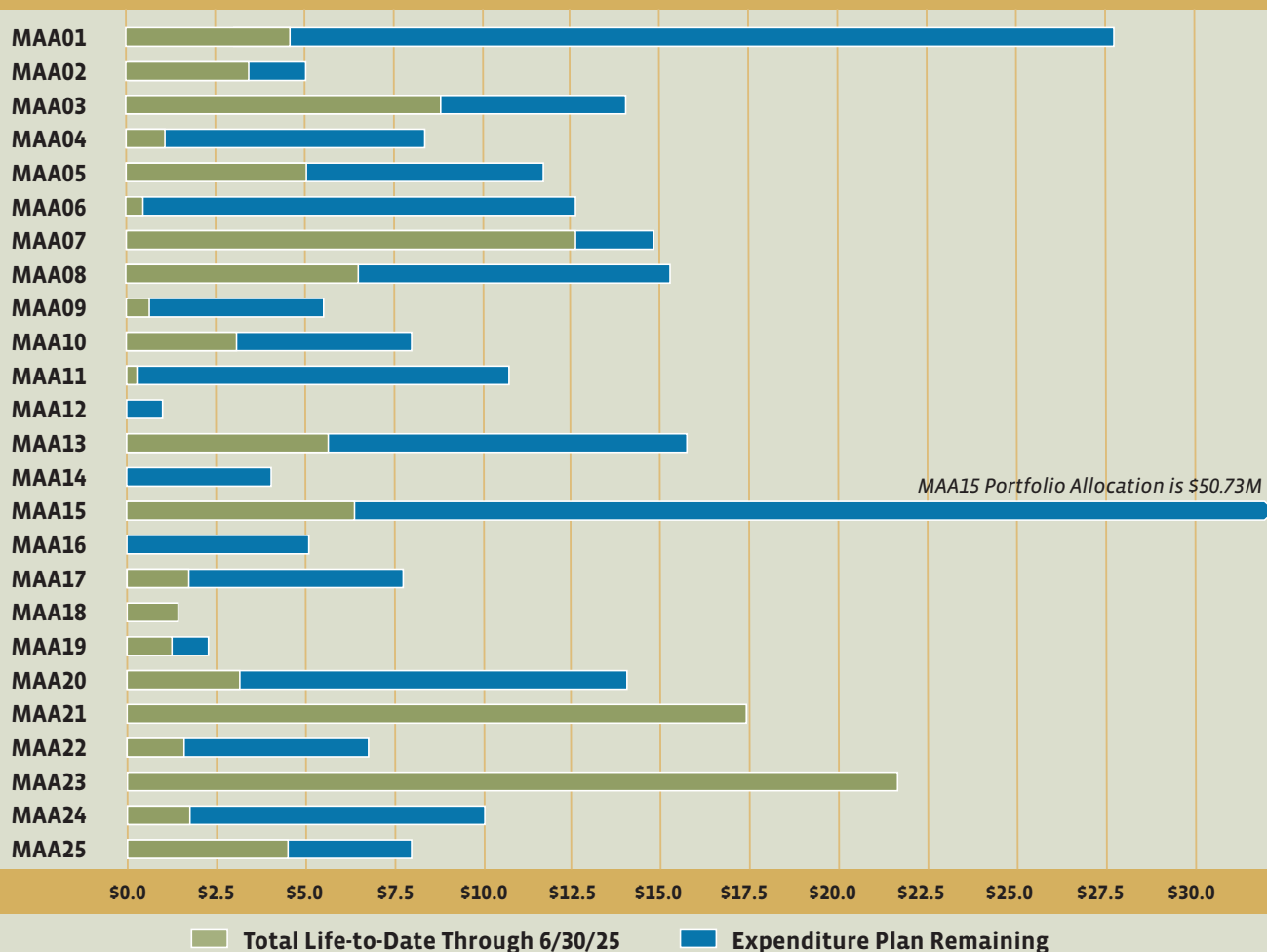
## Portfolio Allocations and Expenditures

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 approved portfolio allocations approved in the expenditure plan, including any adjustments to portfolio allocations, and the life-to-date expenditures in each portfolio through June 30, 2025. For details, please reference the financial report beginning on [Page 103](#), which contains actual expenditure numbers and remaining allocations.

### Portfolio Expenditures to Allocations (in millions)





Spending Trends

As of June 30, 2025, the net bond spend has been \$113.1 million, or \$139.5 million excluding grants and other contributions. In addition to direct spending on MAA projects, Midpen prioritizes initiatives in support of MAA portfolios. These initiatives are described in the Portfolio Expenditures starting on [page 13](#).

Midpen’s annual audited financial statements can be found at [openspace.org/financials](https://openspace.org/financials).

Anticipated Future Trends

Although the Bond Oversight Committee primarily reviews retrospective expenses, a glimpse of anticipated expenditures is provided for context and to demonstrate the progress Midpen is making toward MAA projects. The approved FY26 Budget and Action Plan brings the total estimated Measure AA expenditures to \$117.6 million (net of grant income), or approximately 39% of the \$300 million bond.

Land Acquisition Expenditures

Although some portfolios show little or no land acquisition expenditures to date, many Vision Plan projects are underway that support the goals of the 25 Project Portfolios to evaluate the feasibility of new land purchases and/or preliminary studies for projects. When these Vision Plan projects shift and become viable capital land purchase projects, they also become MAA eligible.

Portfolio allocations include estimated land costs. Therefore, final costs are not known until the land purchase is finalized and all associated fees are determined and paid. Given that land purchases are primarily opportunity driven, purchase costs are not included in annual budgets unless these costs are known up front. Instead, only due diligence costs are included in annual budgets (cost for site inspections, appraisals, surveys, etc.). The actual purchase cost for the property is added to the budget at the time of purchase approval as a budget adjustment.

In this reporting period, of the \$12.3 million expended (excluding grants), about \$8.5 million was related to land acquisition and associated expenses, representing 69% of overall spending. 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, 2024–June 30, 2025)

Portfolios with Land Acquisition Expenses	Cost	Project	Type of Activity
MAA08	\$4,389,935	Pratt Trust Property Acquisition	Land conservation purchase
MAA19	\$910,726	Dunham Property Acquisition	Land conservation purchase
MAA20	\$1,228,194	Edwards Property Acquisition	Land conservation purchase
MAA25	\$1,002,575	Graf-Scholer Property Acquisition	Land conservation purchase
MAA25	\$954,091	Estrada Property Acquisition	Land conservation purchase
FY25 TOTAL	\$8,485,521		

## Land Acquisition MAA Expenditures (May 11, 2014–June 30, 2025)

Portfolios with Land Acquisition Expenses	Cost	Project	Type of Activity
MAA01	\$4,933,781	Johnston Ranch Land Acquisition	Purchased 644-acre property from POST
MAA02	\$108,273	SFPUC Easement at Ravenswood Trail	Easement property right
MAA03	\$6,757,772	Riggs Property Purchase and Site Cleanup & Remediation, Chamberlain/Lundell Trust (Lobitos Creek), Giusti Property Rights Transfer, South Cowell Uplands and house parcel, and Rieser-Nelson Land Purchase	Includes lot line adjustment, Guisti Uplands, Lobitos Creek, South Cowell Uplands and house parcel, and Rieser-Nelson land conservation purchase
MAA04	\$57,340	Gallaway Property Purchase	Land conservation purchase
MAA05	\$2,756,146	Toepfer, Ashworth and Eberhard Property Purchases	Land conservation purchases
MAA07	\$9,008,773	Apple Orchard and Events Center Property and Cunha Property Purchases	Land conservation purchases
MAA08	\$6,543,845	Woodruff Redwoods and Pratt Trust Property Purchases	Land conservation purchases
MAA13	\$15,532,554	Cloverdale Ranch Property Purchase	Land conservation purchase
MAA15	\$6,370,068	POST/Alpine Ranch Easement, Conley, Irish Ridge, Eberhard, Fifth's Property Purchases	Easement property rights and land conservation purchases
MAA17	\$754,552	Lysons Property Purchase	Property Expense equals Purchase Price minus grant income of \$740,000
MAA19	\$2,475,490	Gupta/Kahn Property Purchase, Dunham-Bohlman Easement and Property Purchases, Haight-Perry, and San Jose Water Co land Purchase	Easement property rights and land conservation purchases
MAA20	\$1,228,194	Edwards Property Acquisition	Land conservation purchase
MAA22	\$1,260,765	Freudenberg Land Purchase, Hendrys Creek, and San Jose Water Company property purchases	Land conservation purchases and a land conservation easement to the Santa Clara Valley Water District, which funded the 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	\$4,051,749	Graf-Scholer Property Acquisition, Estrada Property Acquisition, Burton Land Acquisition and Billingsley Property Purchase	Land conservation purchases
<b>Life-to-Date Total</b>	<b>\$66,913,435</b>		





# Priority Portfolio Actions by Region

## From the Measure AA Expenditure Plan

### South Bay Foothills

Los Gatos, Monte Sereno,  
Saratoga and Santa Cruz  
Mountains



Monte Bello Open Space Preserve (Karl Gohl)

#### 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

---

Original Portfolio Allocation: \$1,365,000

---

Revised Portfolio Allocation: \$1,164,189<sup>1</sup>

---

#### 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

---

<sup>1</sup> The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.



## 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

---

Original Portfolio Allocation: \$27,972,000

---

Revised Portfolio Allocation: \$21,814,891<sup>2</sup>

---

## 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

---

<sup>2</sup> The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.



# 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



Los Trancos Open Space Preserve (Frances Freyberg)

## 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



Windy Hill Open Space Preserve (Emily Mocarski)

# Coast

Half Moon Bay,  
San Gregorio, Pescadero  
and La Honda



DJPhotography

Purisima Creek Redwoods Open Space Preserve (Deante Johnson)

## PORTFOLIO 1

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

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

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

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Partner to enhance water availability for agriculture and fish

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

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Develop staging area; repair bridges

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Portfolio Allocation: \$27,774,000

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## PORTFOLIO 3

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

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

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Preserve additional open space as available

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Remove fish barriers and restore Lobitos Creek

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Restore ponds for endangered species

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Original Portfolio Allocation: \$7,608,000

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Revised Portfolio Allocation: \$13,965,920 <sup>3</sup>

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<sup>3</sup> The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.



## **PORTFOLIO 7**

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

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

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Develop loop and connector trails

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Restore habitat for endangered species

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Restore La Honda Creek; remove fish migration barriers

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Portfolio Allocation: \$14,825,000

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## **PORTFOLIO 13**

### **Cloverdale Ranch—Wildlife Protection, Grazing and Trail Connections**

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

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Restore habitat for endangered species

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Provide trail connections to nearby state parks

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Portfolio Allocation: \$15,712,000

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## **PORTFOLIO 14**

### **Regional—Trail Connections and Campgrounds**

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

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Partner with county and state parks to improve existing campgrounds

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Portfolio Allocation: \$3,966,000

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## **PORTFOLIO 15**

### **Regional—Redwood Protection and Salmon Fishery Conservation**

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Preserve additional open space as available

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

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Portfolio Allocation: \$50,728,000

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# Portfolio Expenditures

## Numerically by Portfolio Number



Fremont Older Open Space Preserve (Emily Mocarski)

# Preface






**Portfolio Expenditures** describes the allocation for each of the 25 MAA portfolios per the MAA ballot language under the expenditure plan, and portfolio expenditures through the current reporting period. Portfolio expenditures represent project costs deemed eligible for MAA reimbursement from inception through June 30, 2025. The tables and charts restate information gleaned from Midpen’s accounting system and provide another graphical way to view the expenditures.

For context, notable MAA accomplishments during this period are highlighted throughout this section of the report; the listed MAA accomplishments that are not highlighted represent work completed in prior reporting years. Portfolios that have no expenditures incurred or notable accomplishments are included in this report to ensure continuity from year to year. Project challenges and potential next steps are also provided.

Though the Bond Oversight Committee review is focused on actual expenditures, this section also includes notable accomplishments that are not deemed eligible for MAA reimbursement but are in support of MAA projects. The inclusion of this information is to provide a sense of the preceding effort often necessary to move MAA projects forward.

## Portfolio Progress Indicators

The following indicators show the progress to date on each portfolio element. **A lighter shade indicates progress in this FY and a darker shade indicates progress in a prior 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 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 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 (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 6/30/2025: \$4,776,567**

\* Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise.

### NOTABLE ACCOMPLISHMENTS

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

##### Prior Years

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

Tested and identified debris and contaminants.

#### MAA01-005 Johnston Ranch Land Acquisition

##### Prior Years

In May 2024, Midpen finalized the purchase of a 644-acre portion of the undeveloped uplands area of the Johnston Ranch property from the Peninsula Open Space Trust (POST). The purchase protects 1.2 miles of Arroyo Leon Creek, a tributary to Pilarcitos Creek, with potential spawning and rearing habitat for steelhead trout. The purchase also provides opportunities for future public access through expanding and connecting local trail systems.

Secured approval from City of Half Moon Bay and County of San Mateo for a lot line adjustment to divide the property, with Midpen retaining fee title of the 644-acre Uplands portion as an addition to Miramontes Ridge Open Space Preserve.

Received board approval for the purchase of the 644-acre Johnston Ranch Uplands property. Entered into a lease and management agreement with 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 Johnston Ranch Uplands property.



Miramontes Ridge Open Space Preserve (Donna Scheifler)

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

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Secured a \$500,000 grant from the California State Coastal Conservancy.

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Signed a 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.

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Completed a botanical and hydrological study of the pond area.

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

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## MAA01-006 Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement

### Fiscal Year 2025

Completed a site assessment and the installation of monitoring equipment, both of which will inform the upcoming design phase of the bridge installation work.

### Prior Years

Project to enhance agricultural water supply is no longer required due to a reduction in water consumption by the onsite agricultural operation. Moreover, creek enhancements for fisheries are no longer being pursued considering input from multiple regulatory agencies, which have determined that the existing water impoundment at the creek serves as critical habitat for the threatened California red-legged frog (CRLF) and should remain in place to prevent impacts to CRLF.

Developed alternative water-supply concepts to complement future habitat restoration and continued agricultural operations.

Completed geotechnical and hydrologic studies to assess dam stability, flood risk and aquatic habitat restoration opportunities.

Completed water management study in partnership with San Mateo Resource Conservation District to assess agricultural water-supply needs.

## MAA01-007 Alves Property Open Space Acquisitions

### Fiscal Year 2025

Conducted due diligence and entered into a contract for purchase of the Alves Property (multiple parcels) as additions to Miramontes Ridge Open Space Preserve.

## MAA01-008 Johnston Ranch Habitat and Agricultural Water Supply Improvements

### Fiscal Year 2025

Partnered with the San Mateo Resource Conservation District to prepare designs and begin permitting and CEQA for habitat and agricultural water supply improvements that will support agricultural operations and provide improved California red-legged frog habitat.

## PROJECT CHALLENGES

The plants that were installed in the riparian area as part of the Remediation Plan and Ranch Dump Clean Up, Madonna Creek Ranch project (MAA01-004) were destroyed during the 2022-23 winter storms and must be reinstalled to meet permit requirements.

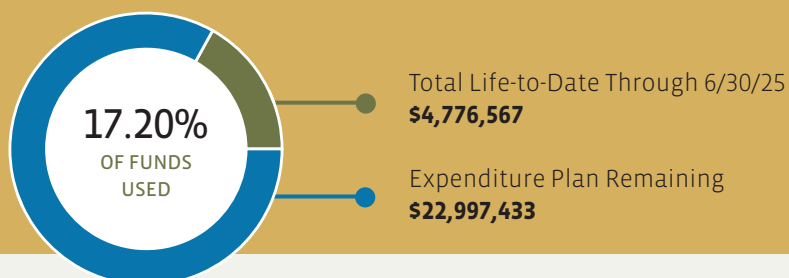
Initiation of the site planning and improvements to the City of Half Moon Bay's existing Johnston Ranch parking area and loop trail system is dependent on the City's staffing capacity and Capital Improvement Program priorities. Currently, the city is unable to initiate this planning collaboration with Midpen due to the City's fiscal challenges and other priorities.

Related to the Johnston Ranch Habitat and Agricultural Water Supply Improvements project (MAA01-008), unforeseen site conditions caused estimated implementation costs to rise significantly above the San Mateo Resource Conservation District's available grant funding, leading to uncertainty regarding available implementation funding. The District, San Mateo Resource Conservation District, and Peninsula Open Space Trust worked collaboratively to identify new funding sources, including new grants and funds from the District and Peninsula Open Space Trust to cover the funding gap.



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$27,774,000					
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch		\$419,791	\$0	\$419,791		
01-005—Johnston Ranch Land Acquisition		\$4,942,101	\$0	\$4,942,101		
01-006—Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement		\$94,091	10,494	\$104,585		
01-007—Alves Property Open Space Acquisitions		\$0	\$1,745	\$1,745		
01-008—Johnston Ranch Habitat and Agricultural Water Supply Improvements		\$0	\$47,270	\$47,270		
<b>Subtotal</b>	<b>\$27,774,000</b>	<b>\$5,455,983</b>	<b>\$59,509</b>	<b>\$5,515,492</b>	<b>\$22,258,508</b>	<b>19.86%</b>
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch (Grant Income)		(\$38,925)	\$0	(\$38,925)		
01-005—Johnston Ranch Land Acquisition (Grant Income)		(\$700,000)	\$0	(\$700,000)		
<b>Grand Total</b>	<b>\$27,774,000</b>	<b>\$4,717,058</b>	<b>\$59,509</b>	<b>\$4,776,567</b>	<b>\$22,997,433</b>	<b>17.20%</b>



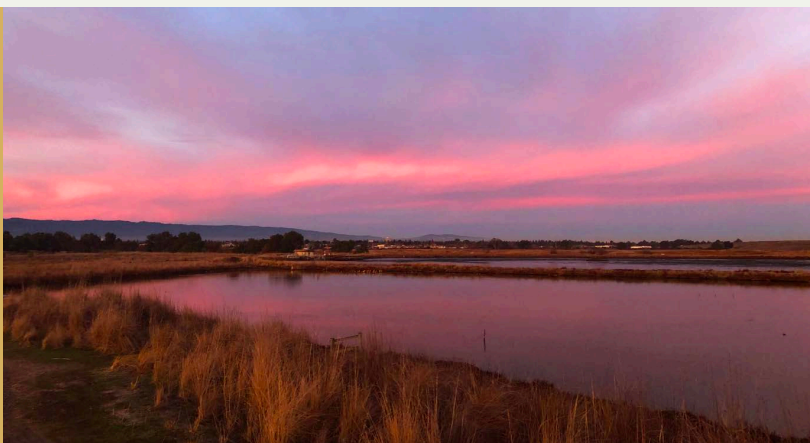
### POTENTIAL NEXT STEPS

Prepare designs, cost estimate, CEQA, and identify water rights for any necessary improvements to instream infrastructure and bridge for the Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement project (MAA01-006).

Support the San Mateo Resource Conservation District as they finalize permits and CEQA review for the Johnston Ranch Habitat and Agricultural Water Supply Improvements project (MAA01-008). Provide support as needed during the solicitation of bids and an award of contract for the construction work. Pending the City of Half Moon Bay's initiation of Johnston Ranch site planning and in collaboration with the City and POST, Midpen will support the City's site assessments, planning and development of a basis of conceptual design for improvements of a potential new loop trail that connects to the Johnston Ranch Uplands area and reconfiguration of the existing and adjacent City-owned parking area. This support work includes participation in the City's public and stakeholder outreach, engagement and planning processes when the city initiates the project and conducts trail scouting for the planned new loop trail.

# Portfolio 2

## Regional Bayfront Habitat Protection and Public Access Partnerships



Stevens Creek Shoreline Nature Area (Joan Sparks)

### 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 6/30/2025: \$3,474,298**

Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise.

### NOTABLE ACCOMPLISHMENTS

#### MAA02-001 Cooley Landing Interpretive Facilities Design and Implementation

##### Prior Years

Completed six years of native plantings at Cooley Landing to enhance bayfront resource values.

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.

Obtained board approval for \$1.3 million 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.

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.



Stevens Creek Shoreline Nature Area (Frances Freyberg)

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Recorded trail easement from Caltrans.

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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.

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

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

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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 San Francisco Bay Trail to connect 80 miles of continuous trail within the 500-mile route along the shoreline of the nine Bay Area counties.

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## MAA02-004 Stevens Creek Shoreline Nature Study Area Restoration

### Fiscal Year 2025

Completed the request for proposals process and selected a consultant team to perform technical studies that will inform the preparation of a habitat restoration and enhancement plan for the property. Completed board briefings to discuss sensitive species protection pathways.

### Prior Years

Coordinated with regional stakeholders, completed an Environmental Protection Agency (EPA) hazards assessment and developed an internal scope for tasks (predator management, and geotechnical, cultural and biological studies) in upcoming fiscal years.

Staff and volunteers improved breeding habitat for the snowy plover (a shorebird that has been declining in population due to declining and degraded habitat) by distributing oyster shells and ‘mud stomping’ the otherwise flat, uniform pond bottom surface. These habitat improvements create opportunities for the plover to camouflage its nests and hide from predators. Continued working in partnership with NASA for long-term site planning and with San Francisco Bay Bird Observatory to monitor and manage breeding plovers at the preserve.

## MAA02-005 Pedestrian Gate Access to the Bay Trail via Rutgers Street

### Fiscal Year 2025

Finalized construction documents for the new gate and trailhead improvements. Obtained necessary approvals from the City of East Palo Alto and San Francisco Public Utilities Commission. Began public bidding process.

### In Support of MAA02

#### Prior Years

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

## PROJECT CHALLENGES

Need to continuously confirm the availability of federal funding and level of federal interest to reconstruct a critical levee that affects viable restoration solutions for the Stevens Creek Shoreline Nature Area Restoration project (MAA02-004) as the habitat restoration and enhancement plan is being developed.

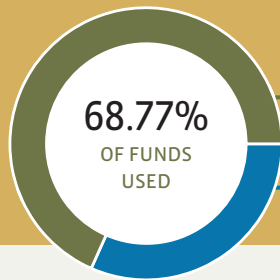
## POTENTIAL NEXT STEPS

Continue site enhancements and continue multi-departmental coordination to perform technical studies through FY26 and FY27 for the Stevens Creek Shoreline Nature Area Restoration project (MAA02-004).

Complete construction and submit for cost-sharing reimbursement from the City of East Palo Alto for the Pedestrian Gate Access to the Bay Trail via Rutgers Street project (MAA02-005).

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,052,000					
02-001—Cooley Landing Interpretive Facilities Design and Implementation		\$1,283,843	\$0	\$1,283,843		
02-002—Ravenswood Bay Trail Design and Implementation		\$5,588,765	\$0	\$5,588,765		
02-004—Stevens Creek Shoreline Nature Area Restoration		\$9,249	\$30,781	\$40,030		
02-005—Pedestrian Gate Access Bay Trail via Rutgers		\$0	\$16,986	\$16,986		
<b>SubTotal</b>	<b>\$5,052,000</b>	<b>\$6,881,857</b>	<b>\$47,767</b>	<b>\$6,929,624</b>	<b>(\$1,877,624)</b>	<b>137.17%</b>
02-002—Ravenswood Bay Trail Design and Implementation (Grant Income)		(\$3,455,326)	\$0	(\$3,455,326)		
<b>Grand Total</b>	<b>\$5,052,000</b>	<b>\$3,426,531</b>	<b>\$47,767</b>	<b>\$3,474,298</b>	<b>\$1,577,702</b>	<b>68.77%</b>



Total Life-to-Date Through 6/30/25  
**\$3,474,298**

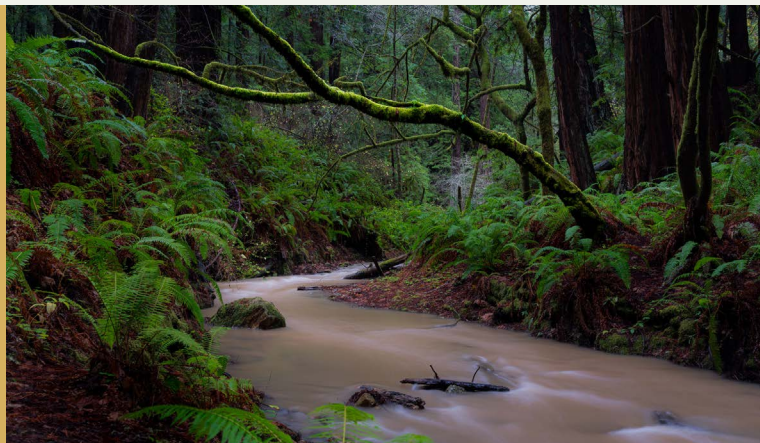
Expenditure Plan Remaining  
**\$1,577,702**



Stevens Creek Shoreline Nature Area (Audrey Choi)

# Portfolio 3

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



Purissima Creek Redwoods Open Space Preserve (Richard Warnock)

### DESCRIPTION

- ☒ Complete and open Purissima-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**  
**Revised Allocation: \$13,965,920\***

**Portfolio Expenditures Through 6/30/2025: \$8,747,883**

Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise.

\* The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purissima Creek Redwoods.

### NOTABLE ACCOMPLISHMENTS

#### MAA03-001 Purissima Uplands/Riggs Lot Line Adjustment and Property Transfers\*

##### Prior Years

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

Closed escrow on the 240-acre Purissima 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 Purissima Uplands property to Midpen, to assemble public lands for the future Purissima-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.

\* Note: Purissima Uplands and Riggs are separate property purchases that were charged to the same project code in prior fiscal years.

#### MAA03-002 Purissima Upland Site Clean Up and Soil Remediation

##### Fiscal Year 2025

Applied for a voluntary cleanup permit from the Water Board prior to beginning the public bidding process to solicit bids for the remediation work.

##### Prior Years

Finalized the cleanup plan and confirmed the CEQA (environmental analysis) and permitting approaches.

Completed the Remediation Plan and submitted the plan to the Water Board for review and approval.



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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.

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

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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.

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Received county coastal development and demolition permits.

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

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

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

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

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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.

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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.

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### **MAA03-003 Purisima Creek Fence Construction**

#### **Prior Years**

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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.

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

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

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### **MAA03-004 Harkins Bridge Replacement**

#### **Prior Years**

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

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

#### **Prior Years**

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Completed feasibility studies for all project elements and obtained board approval of the preferred trail alignment, parking area, connector trails and roadway crossings.

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

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

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

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

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

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Developed draft conceptual parking area design alternatives.

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

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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.

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

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

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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.

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### **MAA03-006 South Cowell Upland Land Conservation**

#### **Fiscal Year 2025**

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Completed the final ownership configuration of the South Cowell Uplands Property, with the District owning 375.7 acres in 100% fee title.

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#### **Prior Years**

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Closed escrow on Peninsula Open Space Trust's remaining 33% interest in June 2023.

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

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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.

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

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### **MAA03-007 Water Improvements at Lobitos Ranch**

#### **Fiscal Year 2025**

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Developed and implemented water supply improvements, including installation of solar pump infrastructure, to improve water delivery in support of the conservation grazing program as a land management tool for maintaining grassland habitats and reducing wildland fire fuel loads.

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#### **Prior Years**

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Completed preliminary stock water infrastructure designs in alignment with the Purisima-to-the-Sea Trail planning. Completed habitat assessments to guide California red-legged frog recovery efforts via pond modifications.

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Identified preferred approach for improving stock water infrastructure and permitting through the Open Space Maintenance and Restoration Program.

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Completed repair of spring as an active stock water source.

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### **MAA03-008 Rieser-Nelson Land Purchase**

#### **Prior Years**

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

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

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### **MAA03-009 Purisima-to-the-Sea Trail Parking**

#### **Fiscal Year 2025**

The consultant further developed the board-approved conceptual design for the new parking area and delivered the 65% design plans, specifications and cost estimate. This information is being folded into the larger CEQA project description that is being analyzed as part of the Purisima Comprehensive Use and Management Plan (see MAA03-012 below for details) to fulfill environmental compliance requirements.

#### **Prior Years**

Hired a design consultant and made significant progress on the parking design, moving the plans forward to 65% completion. The 65% design set reflects the newly Board-approved parking area design guidelines and will inform the CEQA (environmental) review that is planned under the Purisima-to-the-Sea Comprehensive Use and Management Plan Project. Coordination is ongoing with the County of San Mateo (Planning, Parks, Public Works and Roads departments), Caltrans, POST and other stakeholders.

### **MAA03-010 Purisima-to-the-Sea Trail**

#### **Fiscal Year 2025**

Completed biological resources and wetland delineation reports. Worked with design engineer and San Mateo County on bridge design strategy for the trail. Identified potential mitigation site to compensate for potential impacts to resources.

#### **Prior Years**

Initiated trail engineering with a consultant team. Commenced supplemental technical studies, including wetland delineation and additional biological and cultural resource surveys.

### **MAA03-012 Purisima Preserve Comprehensive Use and Management Plan**

#### **Fiscal Year 2025**

Continued to develop the draft Comprehensive Use & Management Plan, including coordination with internal District project team and CEQA consultant. Initiated outreach with Native American tribes and the County of San Mateo ahead of initiating CEQA environmental review and associated consultations.

#### **Prior Years**

Hired a planning and CEQA services consultant. CEQA consultant Ascent completed background information review that will inform the environmental review process. Progress continued drafting the Comprehensive Use and Management Plan for future board of directors' review and consideration as the project description to initiate CEQA review.

### **MAA03-013 Highway 35 Multi-Use Trail Crossing and Parking Implementation**

#### **Fiscal Year 2025**

The consultant delivered the 65% Plans, Specifications, and Estimates (PS&E). This information is being folded into the larger CEQA project description that is being analyzed as part of the Purisima Comprehensive Use and Management Plan (see MAA03-012 above for details) to fulfill environmental compliance requirements.

#### **Prior Years**

Hired a design and engineering consultant and made progress on the 35% design set.



## In Support of MAA03

### Fiscal Year 2025

Developed program scenarios and implementation details for high priority transportation demand management (TDM) strategies to address parking issues, including a shuttle program, real-time parking information, reservation parking, and carpool parking. Obtained Board approval of proposed shuttle and parking management concepts that can be incorporated as part of site improvements at the Purisima Creek Trailhead, the new Verde Road Staging/ Parking Area, and as part of the future expansion of the North Ridge Parking Area. These TDM strategies are also being folded into the larger CEQA project description that is being analyzed under the Purisima Comprehensive Use and Management Plan. Also, purchased bike amenities for installation near the Purisima Creek Road and Redwood Roadside parking areas. Continued implementing other TDM strategies as part of the 3-year CIAP.

### Prior Years

Received four gift parcels totaling 0.84 acres as additions to Purisima Creek Redwoods 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.

Collaborated with the United States Geological Survey to install experimental fog collection stations at Purisima Creek Redwoods 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.

## PROJECT CHALLENGES

Work to design and obtain permits of extensive capital improvements of parking areas, trails, and public roadway crossings occurs in a complex regulatory setting and relies on approvals of external agencies.

Wetland delineation identified extensive wetlands and rare plants, resulting in project delays for the Purisima-to-the-Sea Trail (MAA03-010). Abundant natural resources required adjustments to the conceptual Purisima-to-the-Sea Trail alignment. The length of the proposed trail and the need for two bridges, several puncheons, and multiple segments of retaining wall will require at least three (3) construction seasons.

## POTENTIAL NEXT STEPS

Begin the request for bids process for the remediation work and partner with the California Geologic Energy Management Department to add “oil well abandonment” to the project scope of work for the Purisima Upland Site Cleanup and Soil Remediation project (MAA03-002).

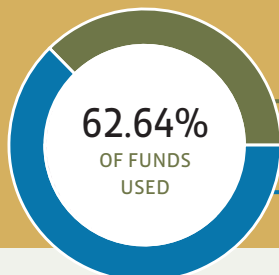
Complete design development, prepare construction documents, submit local permits for the Purisima-to-the-Sea Parking project (MAA03-009).

Secure permits for the Purisima-to-the-Sea Trail project (MAA03-010).

Complete a Comprehensive Use and Management Plan (CUMP) for new public access improvements and resource and land management activities at Purisima Creek Redwoods, including recommended actions for: Purisima-to-the-Sea Parking Area (MAA03-009), Purisima-to-the-Sea Trail (MAA03-010), Highway 35 Trail Crossing and Parking Expansion (MAA03-013), Purisima Multimodal Access (supporting project) and Irish Ridge Restoration that will serve as mitigation for one or more of the new District projects such as the adjacent Purisima-to-the-Sea Trail. Continue public outreach and review of the draft CUMP with the Planning and Natural Resources Committee. Forward the CUMP to the board for approval to serve as the California Environmental Quality Act project description to initiate environmental review.

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$13,965,920					
03-001—Purisima Uplands/Riggs Lot Line Adjustment and Property Transfer		\$425,113	\$0	\$425,113		
03-002—Purisima Upland Site Clean-up and Soil Remediation		\$301,283	\$0	\$301,283		
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		\$609,818	\$0	\$609,818		
03-006—South Cowell Upland Land Conservation		\$6,208,772	\$7,498	\$6,216,270		
03-007—Water Improvements at Lobitos Ranch		\$0	\$270,867	\$270,867		
03-008—Rieser-Nelson Land Purchase		\$16,715	\$0	\$16,715		
03-009—Purisima-to-the-Sea Parking		\$185,896	\$41,338	\$227,234		
03-010—Purisima-to-the-Sea Trail		\$33,831	\$49,157	\$82,988		
03-012—Purisima Preserve Comprehensive Use and Management Plan		\$27,462	\$15,634	\$43,096		
03-013—Highway 35 Multi-Use Trail Crossing and Parking Implementation		\$42,965	\$168,378	\$211,343		
<b>Subtotal</b>	<b>\$13,965,920</b>	<b>\$8,537,962</b>	<b>\$552,872</b>	<b>\$9,090,834</b>	<b>\$4,875,086</b>	<b>65.09%</b>
03-005—Purisima-to-the-Sea Trail and Parking Area—Feasibility Study (Grant Income)		(\$342,951)	\$0	(\$342,951)		
<b>Grand Total</b>	<b>\$13,965,920</b>	<b>\$8,195,011</b>	<b>\$552,872</b>	<b>\$8,747,883</b>	<b>\$5,218,037</b>	<b>62.64%</b>

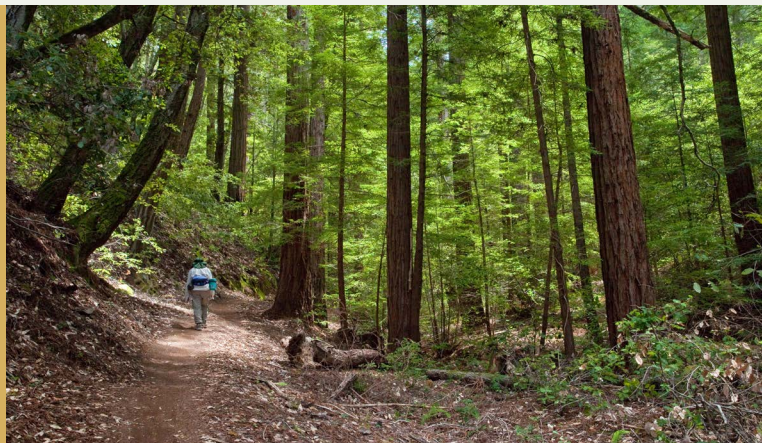


Total Life-to-Date Through 6/30/25  
**\$8,747,883**

Expenditure Plan Remaining  
**\$5,218,037**

# Portfolio 4

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



El Corte de Madera Creek Open Space Preserve (Karl Gohl)

### 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 6/30/2025: \$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.

Constructed the Oljon Trail, including bridge construction, puncheon installation, road-to-trail conversion and trail construction.

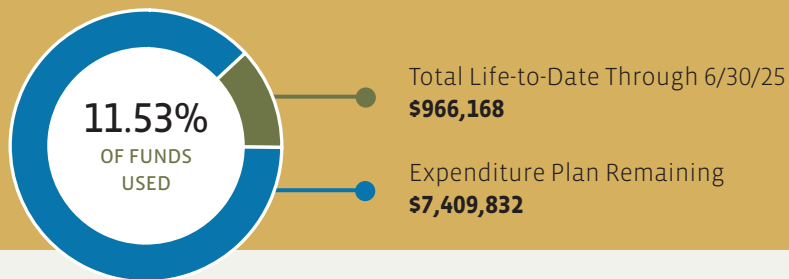
Restored the upper segment of the Steam Donkey Trail.

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 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$8,376,000					
04-001—El Corte de Madera Creek Gallaway Property Purchase		\$57,340	\$0	\$57,340		
04-002—El Corte de Madera Creek Watershed Protection Final Phase		\$235,934	\$0	\$235,934		
04-003—El Corte de Madera Creek Watershed Protection Reassessment		\$45,507	\$0	\$45,507		
04-004—El Corte de Madera Creek Oljon Trail Implementation		\$627,387	\$0	\$627,387		
<b>Grand Total</b>	<b>\$8,376,000</b>	<b>\$966,168</b>	<b>\$0</b>	<b>\$966,168</b>	<b>\$7,409,832</b>	<b>11.53%</b>



#### 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 road and trail improvements.

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

Pursued Bay Area Ridge Trail gaps between El Corte de Madera Creek and La Honda Creek Open Space Preserves by working with partners and landowners to convey interest in land or trail easement purchases.

#### PROJECT CHALLENGES

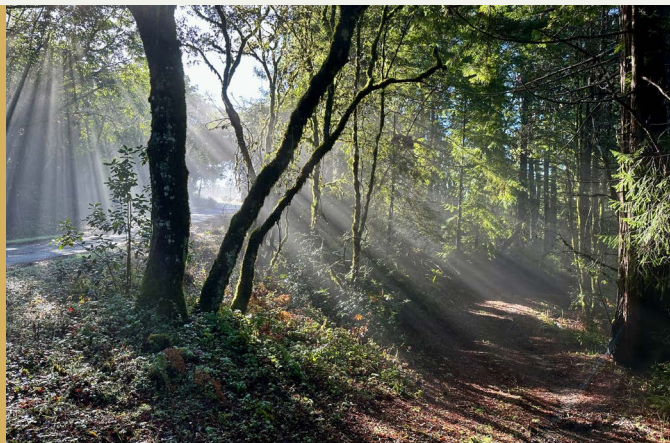
Land acquisition to complete gaps in the Bay Area Ridge Trail requires willing seller.

#### 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 (Frances Freyberg)

### 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 6/30/2025: \$5,116,689**

### 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 improvements to an existing spring box so that overflow serves the surrounding riparian area. Installed a new water tank and trough at the Lone Madrone (formerly McDonald) Ranch property. Installed a new water line from the improved spring box to the tank and trough. The new water trough is designed with a permanent wildlife escape ramp for wildlife safety.

Installed riparian protection fencing, water pipe and 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 preliminary technical site investigation studies and conducted an iterative design development process. Drafted two conceptual parking and staging area design alternatives.

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Conducted 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.

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Conducted preliminary trail scouting from the proposed new parking location.

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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.

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### **MAA05-007 La Honda Creek Trail Connections**

#### **Fiscal Year 2025**

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District trail crews completed construction of 1.6 miles of new trail. Executed an external construction contract for grading and drainage improvements. Analyzed site conditions and resource sensitivities to recommend trail use designations for new trails. Obtained Legislative, Funding and Public Affairs Committee endorsement and board approval on proposed trail naming and trail use designations. Completed the sign plan for new trail signage. Targeting opening to the public in Quarter 2 of FY26.

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#### **Prior Years**

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Received all necessary permits. Initiated trail construction.

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Developed design documents to 60% for the Phase 2 Trail Connections. Prepared and submitted San Mateo County permit applications.

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

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### **MAA05-008 La Honda Creek White Barn Structural Rehabilitation**

#### **Prior Years**

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Completed construction and contract close-out activities.

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Prepared the bid package, solicited bids and awarded the contract. Submitted the permit application to San Mateo County.

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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.

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

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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.

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Additional assessments for the La Honda Creek White Barn Project started.

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

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

#### **Prior Years**

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Completed contract close-out activities.

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Completed the La Honda Creek Redwood Cabin Project removal and implemented mitigation measures that included historic documentation and interpretation of the redwood cabin.

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Initiated environmental review process for the proposed Cabin Removal Project.

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Completed and published the Draft Environmental Impact Report (EIR) for public review and comments and held a public hearing to receive comments.

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

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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.

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

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## **MAA05-010 La Honda Forest Health**

### **Fiscal Year 2025**

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Drafted a Timber Harvest Plan to improve forest health conditions, reduce fire risk, and support complex (late seral) habitat conditions. Completed sample marking and a carbon assessment of existing baseline conditions to compare with future conditions (by improving forest health and rate of tree growth, carbon sequestration rates are expected to increase). Added a supplemental roads assessment to the project scope of interior forest legacy roads, per regulatory agency guidance.

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### **Prior Years**

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Completed the La Honda Forest Management Plan, incorporating the associated Woodruff Creek Folger parcel. Hired a registered professional forester to support the development of a timber harvest plan.

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Received board approval of the project description for the Forest Health Plan, including the new Addendum of the Woodruff Creek-Folger parcel. Per board direction, staff presented an interim report later in the fiscal year on the project's progress prior to proceeding with the development of a timber harvest plan that will outline the specific forest management prescriptions to improve forest health conditions. Also completed botanical surveys for the project.

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

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

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## **MAA05-011 Lone Madrone Ranch Fence Installation**

### **Prior Years**

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Completed the fence construction in September 2023.

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Initiated a request for bids for the replacement of the fence.

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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 agree on the fence installation work.

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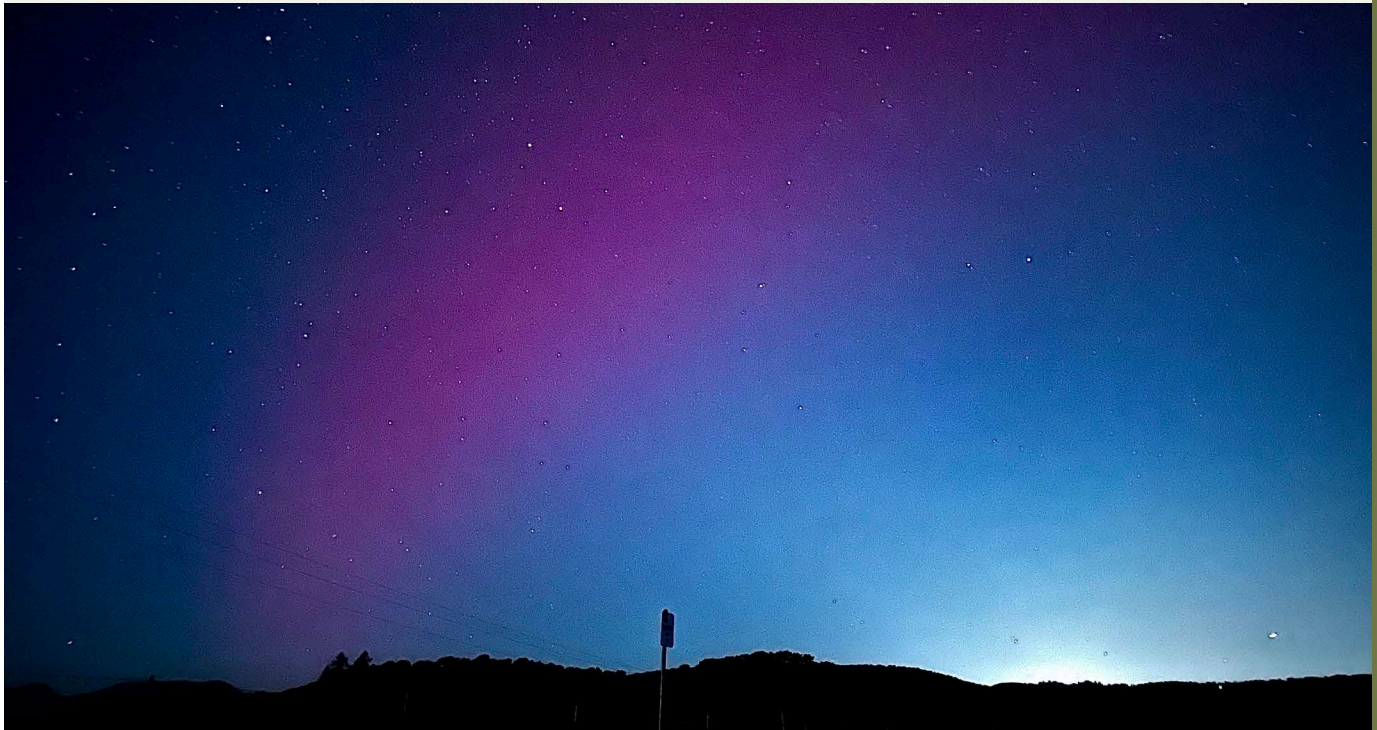
## **MAA05-012 Paulin Culvert/Bridge Improvements**

### **Fiscal Year 2025**

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Submitted permit applications to the regulatory agencies. Held site visits with the California Department of Fish and Wildlife and the Water Board. Advanced the construction documents. Selected a bridge manufacturer for a prefabricated steel truss bridge.

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La Honda Creek Open Space Preserve (Molly Seto)

#### Prior Years

Completed design development, 65% plans, site surveys and scheduled interagency meetings with regulatory permitting agencies.

Conducted a preliminary culvert/bridge assessment and site investigation to prepare for the development of a request for proposals to solicit consultant services for assistance with the preparation of design plans and environmental review.

#### MAA05-014 Lone Madrone Corrals

##### Fiscal Year 2025

Prepared feasibility studies, determined location, completed design documents, and completed environmental review. Completed a public bidding process, for which the award of contract and construction is slated for Quarter 1 of FY26.

#### MAA05-015 Upper La Honda Creek Land Acquisition (Eberhard)

*Note: Initially only slated for Portfolio 5, a portion of the property purchase and associated fees were also charged to Portfolio 15—Regional Redwood Protection and Salmon Fishery Conservation (see MAA15-005) due to insufficient funds in Portfolio 5. This acquisition supports Portfolio 5 by preserving lands that facilitate the creation of future connector trails between La Honda Creek Open Space Preserve and the adjacent El Corte de Madera Creek Open Space Preserve, as well as preserving lands (redwood forest and upper headwaters) that will assist with the restoration of important habitat for rare species.*

#### Prior Years

Completed the acquisition of the 96.77-acre Eberhard property in December 2023. These acquisitions protect redwood forested lands and wildlife habitat on the headwaters of La Honda Creek within the San Gregorio watershed. In terms of public access, the Eberhard acquisition advances the goal of connecting La Honda Creek and El Corte de Madera Creek Preserves.

Secured board approval to purchase the Eberhard property and executed all transactional documents and applied to San Mateo County for the parcel subdivision needed to close escrow. Met with the Moore Foundation and prepared an application for \$1 million in grant funding.

## In Support of MAA05

### Fiscal Year 2025

Initiated environmental review of three sites to be considered for parking and trailhead access to the central area of La Honda Creek Preserve as part of the La Honda Creek Parking and Trailhead Access Feasibility Study and CEQA Review project (supporting project). Initiated additional technical studies to support CEQA review.

### Prior Years

Completed technical studies and a feasibility study for the La Honda Creek Preserve parking and trailhead access. Developed conceptual designs that were presented to the board for selection of alternatives to proceed into environmental review.

Completed technical analysis for Phase 1 (Feasibility Studies) of the La Honda Parking and Trailhead Access Project and presented findings to the Planning and Natural Resources Committee.

Completed multiple technical studies (traffic, biological, botanical, arborist, wetlands delineation, cultural resources, topographical and 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.

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.

## PROJECT CHALLENGES

Multiple parking/staging area design alternatives need to be evaluated in the CEQA analysis because proposing only one parking/staging area would not fully meet all the project goals for providing public access to the central area of La Honda Creek Preserve. Public sentiment and level of support for the design alternatives varies, which the board will take into consideration as part of their decision-making process on which staging area(s) to implement.

Following environmental review and pending board approval, Midpen may be designing, permitting, and constructing more than one parking/staging area at the same time, which will result in economy of scale but also additional costs and time to implement and will likely necessitate outside grants to fill the funding gap.

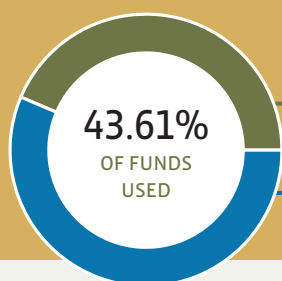
## POTENTIAL NEXT STEPS

Complete construction and the public grand opening of the La Honda Creek Phase 2 Trails (MAA05-007).



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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 Trail Connections		\$320,610	399,826	\$720,436		
05-008—La Honda Creek White Barn Structural Rehabilitation		\$705,117	\$0	\$705,117		
05-009—La Honda Creek Redwood Cabin Removal and Site Restoration		\$488,846	\$0	\$488,846		
05-010—La Honda Forest Health		\$145,885	164,575	\$310,460		
05-011—Lone Madrone Ranch Fence Installation		\$287,348	\$0	\$287,348		
05-012—Paulin Culvert/Bridge Improvements		\$103,315	93,770	\$197,085		
05-015—Upper La Honda Creek Land Acquisition (Eberhard)		\$1,026,358	\$0	\$1,026,358		
<b>Subtotal</b>	<b>\$11,733,000</b>	<b>\$5,458,518</b>	<b>\$658,171</b>	<b>\$6,116,689</b>	<b>\$5,616,311</b>	<b>52.13%</b>
05-015—Eberhard Land Acquisition (Grant Income)		(\$1,000,000)	\$0	(\$1,000,000)		
<b>Grand Total</b>	<b>\$11,733,000</b>	<b>\$4,458,518</b>	<b>\$658,171</b>	<b>\$5,116,689</b>	<b>\$6,616,311</b>	<b>43.61%</b>



Total Life-to-Date Through 6/30/25  
**\$5,116,689**

Expenditure Plan Remaining  
**\$6,616,311**

Develop implementation plan, complete permitting, and implement forest management actions for the La Honda Forest Health project (MAA05-010).

Finalize construction documents, secure permits and complete construction for the Paulin Culvert/Bridge Improvements project (MAA05-012).

Pending completion of CEQA review and board approval of project elements, begin design development for new public access improvements for the La Honda Creek Parking and Trailhead Access Implementation project (MAA05-013). Continue public and stakeholder engagement.

After constructing both Phase 2 trails and the Lone Madrone Ranch Corrals projects (MAA05-007 and MAA05-014), staff will implement a mitigation plan for unavoidable impacts in compliance with CEQA.

# Portfolio 6

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



Windy Hill Open Space Preserve (Judd Volino)

### 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 6/30/2025: \$489,462**

### NOTABLE ACCOMPLISHMENTS

#### MAA06-002 Hawthorns Area Plan

##### Fiscal Year 2025

Completed the public access working group and programming and conceptual planning phase of the project. Received board approval for the conceptual parking and trail options to be incorporated into the Hawthorns Area Plan.

Conducted an in-depth review of potential natural resource impacts for various parking and trail options, including the identification of Sensitive Natural Communities and potential extent of tree removal.

##### Prior Years

Completed technical studies, facilitated seven public access working group meetings, engaged with town staff, completed trail and parking area conceptual designs and developed working group recommendations.

Obtained board approval for the project Vision and Goals. Completed data collection, technical studies and an existing conditions/opportunities & constraints report. Continued conceptual planning work, participated in local tabling events and formed the Hawthorns Public Access Working Group.

Presented draft vision and goals for the Hawthorns Area Plan to the Planning and Natural Resources Committee (PNR) 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 Planning and Natural Resources Committee and secured approval of project vision and goals from the board of directors in March 2022.



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Released a transportation planning services RFP for consultant assistance.

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

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

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

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

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## In Support of MAAo6

### Fiscal Year 2025

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Conducted numerous on-site tours and became familiar with the El Mirador property as a potential future land purchase.

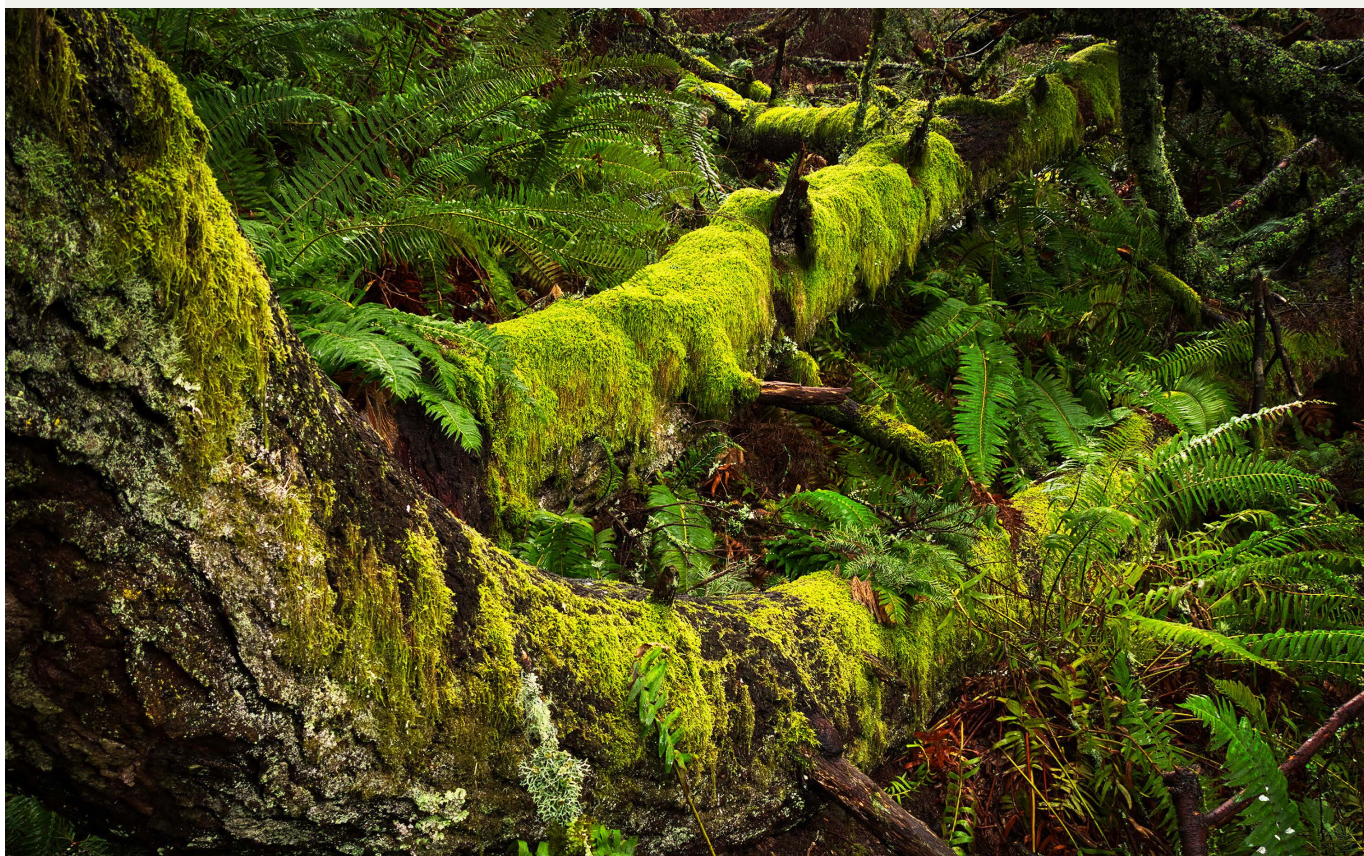
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As part of the Hawthorns Historic Complex Partnership project, formed a board ad-hoc committee and generated initial re-use ideas for the site. Subsequently narrowed the focus to conduct a feasibility study analysis for reuse of the lower barn. Obtained board approval of a project vision and goals. Presented feasibility study findings for the lower barn to the board of directors. Formed a new ad-hoc committee to engage with the Town of Portola Valley and Woodside Fire Protection District on Historic Complex reuse options and permitting requirements.

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Obtained board approval of a debris removal and structures stabilization plan for the Hawthorns Historic Complex site. Solicited bids, awarded a contract, and completed the Hawthorns Structures Stabilization/Repairs project.

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Windy Hill Open Space Preserve (David Medeiros)



## Prior Years

Conducted several site visits with staff to become familiar with the El Mirador property, which Midpen might be considering as a potential acquisition as an addition to Windy Hill Open Space Preserve to protect wildlife corridors, adjacent habitat and scenic views.

Formed an ad hoc committee for the Hawthorns Historic Complex Partnership Project. Met with potential partners and the Town of Portola Valley to explore a partnership opportunity for repairing and re-using the lower barn as a public programming space.

Conducted an in-depth structural assessment of the Hawthorns Main House to inform future use and management decisions for this historic structure.

Created an interim structures stabilization and debris removal plan to improve public safety and conduct an initial phase of site cleanup and structures rehabilitation for the Historic Hawthorns Area.

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

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.

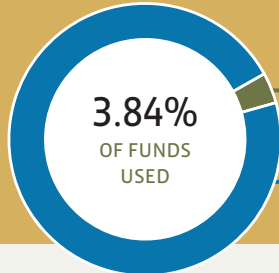
Conducted a parking study to assess site feasibility for a proposed parking area and driveway location.



Windy Hill Open Space Preserve (Dawn Endico)

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$12,740,000					
06-002—Hawthorns Area Plan		\$417,973	\$71,489	\$489,462		
<b>Grand Total</b>	<b>\$12,740,000</b>	<b>\$417,973</b>	<b>\$71,489</b>	<b>\$489,462</b>	<b>\$12,250,538</b>	<b>3.84%</b>



Total Life-to-Date Through 6/30/25  
**\$489,462**

Expenditure Plan Remaining  
**\$12,250,538**

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. Long-term re-use options are being studied as part of a separate project and will be on a separate timeline from the Hawthorns Area Plan.

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 time and coordination with the Town.

Securing town and community support for the proposed repair and reuse of any of the structures in the Historic Complex will require navigating the town's interests in historic preservation, understanding the town's permitting processes, and overcoming access restrictions to the property.

Integration of the Hawthorns Area Plan efforts and the separate Historic Complex planning process will require ongoing coordination to prepare for the future environmental review phase of work.

Current Town zoning and the conservation easement held by Peninsula Open Space Trust (POST) are very restrictive and limit future re-use options for the historic complex and site development within the broader Hawthorns Area. Additional discussion and coordination with the Town and POST are needed to evaluate proposed access, potential re-use options, and future public access opportunities within the Historic Complex. Due to the uncertainty regarding specific long-term re-use plans for the Historic Complex, the Area Plan will only address this area at a high level.

### POTENTIAL NEXT STEPS

Pending board approval of the Hawthorns Area Plan as the project description to initiate CEQA environmental review, advance parking and trail concept designs to 35% and initiate environmental review of the Hawthorns Area Plan project (MAA06-002).

# Portfolio 7

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



La Honda Creek Open Space Preserve (Matt Sharp-Chaney)

### 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 6/30/2025: \$12,589,317**

### 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 California Department of Fish and Wildlife (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**

#### **Prior Years**

Expanded Lower Turtle Pond's spillway to create flood resiliency, improve special status species recovery and maintain conservation grazing water availability.

Secured San Mateo County grading exemption and identified the programmatic permit of the Open Space Maintenance and Restoration Program as the appropriate permitting vehicle to obtain regulatory clearance.

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

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

### **MAA07-009 Sears Ranch Parking Areas**

#### **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 La Honda Creek Loop Trails

### Prior Years

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

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 and 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.

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.

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.

## PROJECT CHALLENGES

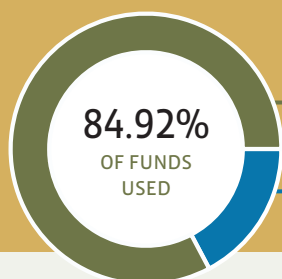
None

## POTENTIAL NEXT STEPS

None

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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		\$210,003	\$409	\$210,412		
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—La Honda Creek Loop Trails		\$475,877	\$0	\$475,877		
<b>Subtotal</b>	<b>\$14,825,000</b>	<b>\$12,819,878</b>	<b>\$409</b>	<b>\$12,820,287</b>	<b>\$2,004,713</b>	<b>86.48%</b>
07-002—Fisheries Restoration, Design and Permitting (Grant Income)		(\$230,970)	\$0	(\$230,970)		
<b>Grand Total</b>	<b>\$14,825,000</b>	<b>\$12,588,908</b>	<b>\$409</b>	<b>\$12,589,317</b>	<b>\$2,235,683</b>	<b>84.92%</b>

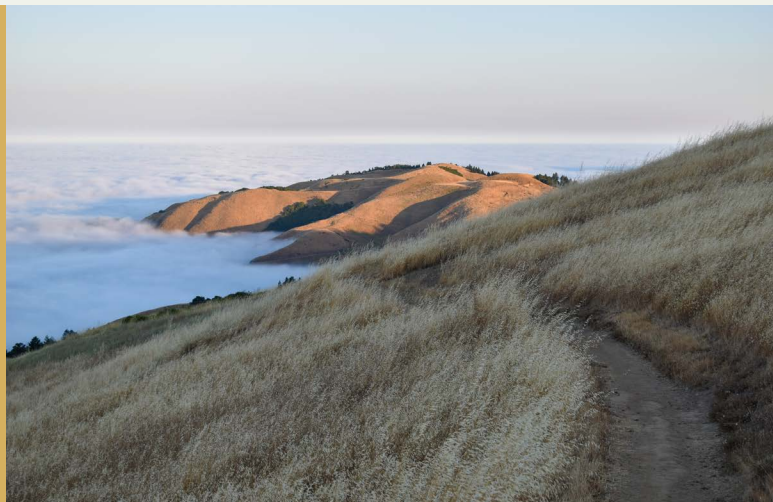


Total Life-to-Date Through 6/30/25  
**\$12,589,317**

Expenditure Plan Remaining  
**\$2,235,683**

# Portfolio 8

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



Russian Ridge Open Space Preserve (Jeffrey Schwegman)

### 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 6/30/2025: \$6,543,845**

### NOTABLE ACCOMPLISHMENTS

#### MAA08-001 Folger Property Purchase

##### Prior Years

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

#### MAA08-003 Pratt Trust Property Acquisition

##### Fiscal Year 2025

Completed acquisition of the 273.5-acre property on May 30, 2025.

#### In Support of MAA08

##### Fiscal Year 2025

Continued to work on project design for the San Gregorio Creek Fish Habitat Enhancement project.

Drafted transactional documents for a potential property purchase. After numerous discussions, seller opted not to sell property at this time.

##### Prior Years

Worked on project design and biological assessments for the San Gregorio Creek Fish Habitat Enhancement project.

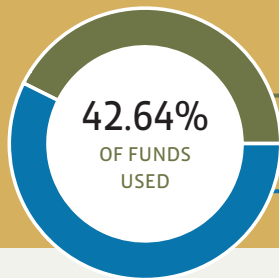
Surveyor completed mapping of viable access road alternative to the Woodruff Redwoods property. Entered a permit-to-enter with private property for Midpen access of the Woodruff Redwoods property while negotiations for an access easement are underway with the property owner.

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



## 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 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$15,347,000					
08-001—Folger Property Purchase		\$2,153,910	\$0	\$2,153,910		
08-003—Pratt Trust Property Acquisition		\$0	\$4,389,935	\$4,389,935		
<b>Grand Total</b>	<b>\$15,347,000</b>	<b>\$2,153,910</b>	<b>\$4,389,935</b>	<b>\$6,543,845</b>	<b>\$8,803,155</b>	<b>42.64%</b>



Total Life-to-Date Through 6/30/25

**\$6,543,845**

Expenditure Plan Remaining

**\$8,803,155**



La Honda Creek Open Space Preserve (Delma Soult)

### PROJECT CHALLENGES

Seller approached the District with intention to transfer the Jodicke property (MAA08-002), however, seller became indecisive and ultimately backed out of transaction for the time being.

### POTENTIAL NEXT STEPS

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

As part of the San Gregorio Creek Fish Habitat Enhancement project (MAA08-004), hire the San Mateo Resource Conservation District to lead the implementation of in-stream salmonid habitat improvements in San Gregorio Creek, including conducting CEQA review and permitting. Construction is anticipated to be completed in FY26.

# Portfolio 9

## Russian Ridge Public Recreation, Grazing and Wildlife Protection Projects



Russian Ridge Open Space Preserve (David Foote)

### 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 6/30/2025: \$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 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 Regional Water Quality Control Board.

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

#### MAA09-004 Mindego Hill Trail Construction

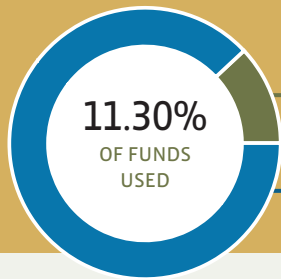
##### Prior Years

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

Completed remediation of the Mindego Ranch area.

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,560,000					
09-001—Russian Ridge Grazing Infrastructure		\$174,416	\$0	\$174,416		
09-003—Russian Ridge Mindego Pond Improvement		\$448,493	\$0	\$448,493		
09-004—Mindego Hill Trail Construction		\$67,403	\$0	\$67,403		
09-006—Mindego Ranch South Pasture		\$106,475	\$0	\$106,475		
<b>Subtotal</b>	<b>\$5,560,000</b>	<b>\$796,787</b>	<b>\$0</b>	<b>\$796,787</b>	<b>\$4,763,213</b>	<b>14.33%</b>
09-003—Russian Ridge Mindego Pond Improvement (Grant Income)		(\$168,585)	\$0	(\$168,585)		
<b>Grand Total</b>	<b>\$5,560,000</b>	<b>\$628,202</b>	<b>\$0</b>	<b>\$628,202</b>	<b>\$4,931,798</b>	<b>11.30%</b>



Total Life-to-Date Through 6/30/25  
**\$628,202**

Expenditure Plan Remaining  
**\$4,931,798**

### MAA09-006 Mindego Ranch South Pasture

#### Prior Years

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.

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

### PROJECT NEXT STEPS

None

# Portfolio 10

## Coal Creek Reopen Alpine Road for Trail Use



Coal Creek Open Space Preserve (Frances Freyberg)

### 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 6/30/2025: \$3,184,586**

\* Delivering on the minimum commitments for specific portfolio elements does not preclude additional future investment as opportunities arise.

### NOTABLE ACCOMPLISHMENTS

#### MAA10-001 Alpine Road Regional Trail, Coal Creek

##### Fiscal Year 2025

The completed trail was opened to the public in June 2024. During FY25, District staff filed a Notice of Completion with the San Mateo County Clerk-Recorder's Office. San Mateo County completed a final inspection of the project site in October 2024. Completed close out of the grading and building permits.

##### Prior Years

Contractor completed the Lower Alpine Road Retaining Wall Project. Crew completed the reroute of the Bypass Trail.

Completed Phase 1 of the Alpine (Road) Regional Trail Improvement Project construction. This involved repairing the southern portion of the dirt road to a 12-foot-width road from Page Mill Road to Meadow Trail. From Meadow Trail to Crazy Pete's junction in Portola Valley, Alpine Road was converted to a 6-foot-width trail. In addition, a new 0.5-mile, 4-foot-wide bypass trail with a more sustainable alignment was constructed to replace the former informal bypass trail.

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 bio monitor and prepared for construction to commence.

Completed the CEQA process with the certification of the Initial Study/Mitigated Negative Declaration by the board in January 2021.

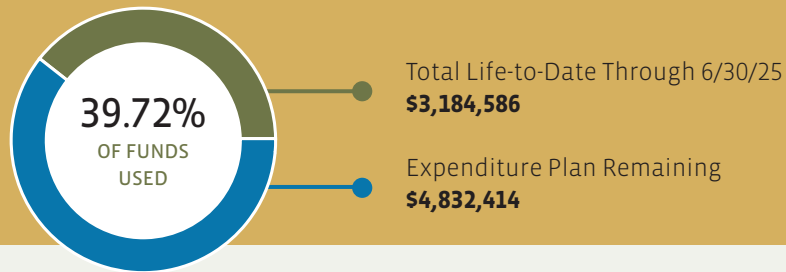
Submitted permit applications to the California Department of Fish and Wildlife, Regional Water Quality Control Board and US Army Corps of Engineers. Coordinated with San Mateo County Public Works on a memorandum of understanding to streamline the county permitting process.

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.



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$8,017,000					
10-001—Alpine Road Regional Trail, Coal Creek		\$3,431,046	\$25,751	\$3,456,797		
<b>Subtotal</b>	<b>\$8,017,000</b>	<b>\$3,431,046</b>	<b>\$25,751</b>	<b>\$3,456,797</b>	<b>\$4,560,203</b>	<b>43.12%</b>
10-001—Alpine Road Regional Trail, Coal Creek (Grant Income)		(\$272,211)	\$0	(\$272,211)		
<b>Grand Total</b>	<b>\$8,017,000</b>	<b>\$3,158,835</b>	<b>\$25,751</b>	<b>\$3,184,586</b>	<b>\$4,832,414</b>	<b>39.72%</b>



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).

### PROJECT CHALLENGES

San Mateo County Real Estate staff has not had the capacity to work on the right of way transfer of Upper Alpine Road from San Mateo County.

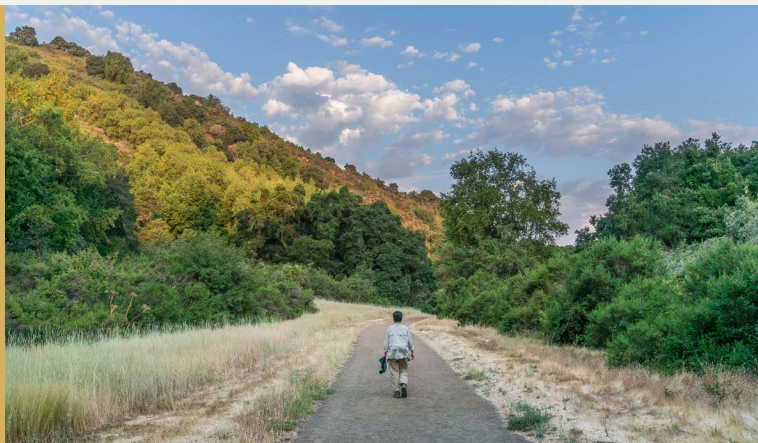
### POTENTIAL NEXT STEPS

Negotiate transfer of Alpine Road easement from San Mateo County to Midpen.

Obtain regulatory permit clearance for the Meadow Trail Reroute through the Open Space Maintenance and Restoration Program (programmatic permit) (MAA10-002).

# Portfolio 11

## Rancho San Antonio Interpretive Improvements, Refurbishing and Transit Solutions



Rancho San Antonio Open Space Preserve (Karl Gohl)

### 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 6/30/2025: \$351,893**

### 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 the project.

#### MAA11-003 Rancho San Antonio Multimodal Access—Implementation (MAA Eligible)

##### Fiscal Year 2025

Implementation of Tier 1 strategies is pending a long-term extension of a management agreement with Santa Clara County for Rancho San Antonio County Park, where the preserve parking area is located.

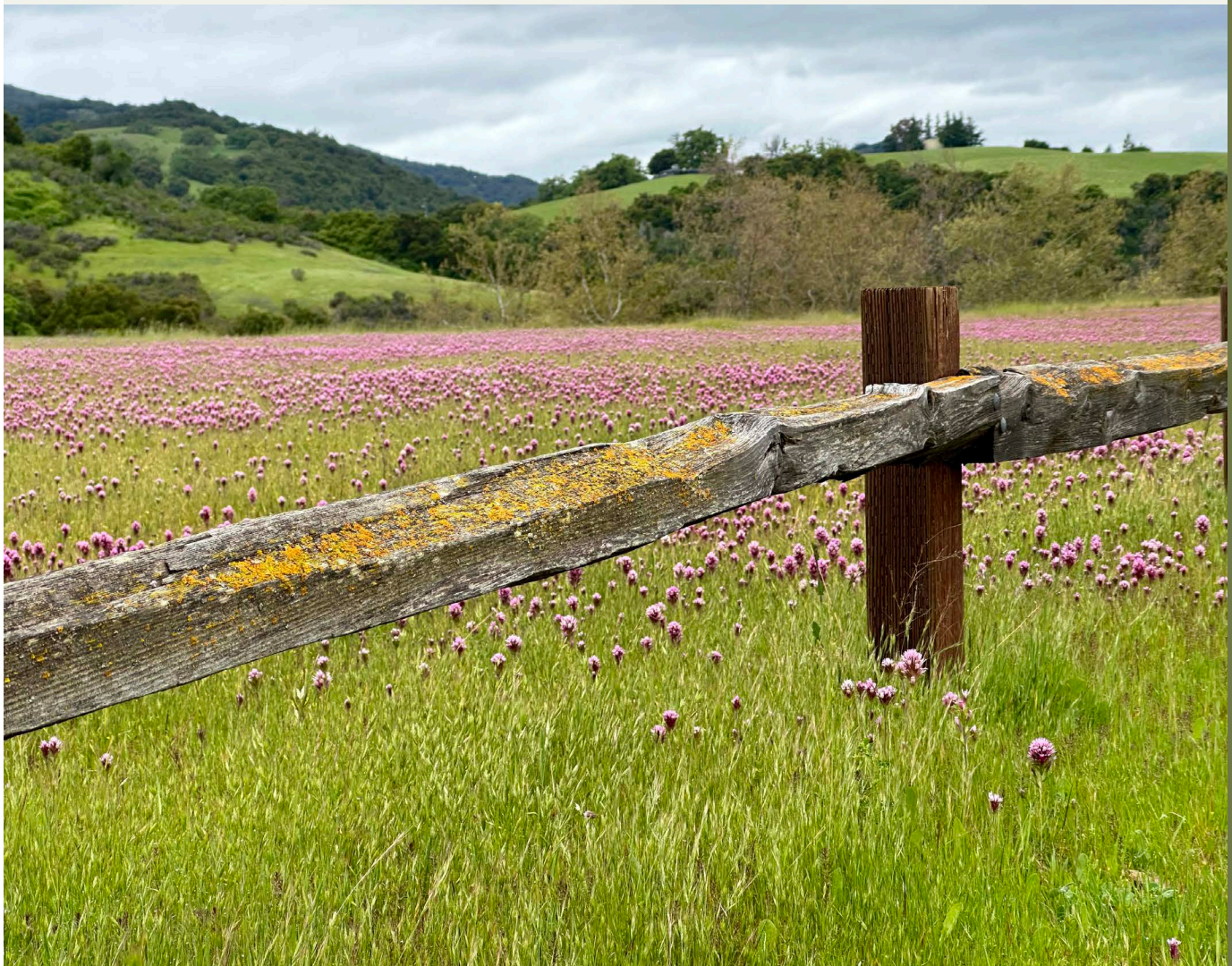


## Prior Years

Presented to the board various potential shuttle and ride hail concepts, performance measures and contingent transportation demand management (TDM) measures that would be required to effectively reduce onsite parking demands. Based on input, Midpen staff and consultants refined the shuttle and ride hail concepts and further evaluated the contingent TDM measures and presented this additional information to the board at a subsequent public meeting. Based on the refined information and likelihood of success, the board approved the General Manager's recommendation to defer a shuttle and/or ride hail concept for another more suitable preserve, and for Rancho San Antonio, to focus instead on implementing a permanent carpool lot in FY25.

Partnered with the City of Cupertino to enter into a cooperative agreement for bicycle improvements on Cristo Rey Drive. City of Cupertino completed bicycle improvements on Cristo Rey Drive with Midpen sharing 50% of the construction cost. Initiated a carpool restricted lot pilot program.

Installed new bike racks and a bike repair station. 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. Published a parking status webpage.



Rancho San Antonio Open Space Preserve (Delia Garbacea)



## **MAA11-004 Rancho San Antonio Deer Hollow Farm Restroom**

### **Prior Years**

Developed recommendations for restroom stall replacement and confirmed the scope of work with the City of Mountain View, who runs Deer Hollow Farm programs, and Deer Hollow Farm staff.

## **MAA11-005 Rancho San Antonio Permanent Carpool Parking Implementation**

### **Fiscal Year 2025**

Prepared an in-house parking feasibility study as well as conceptual designs for carpool parking. Conducted outreach to the County of Santa Clara. Project is on hold pending a long-term extension of a management agreement with Santa Clara County for Rancho San Antonio County Park, where the preserve parking area (and future carpool lot) is located.

## **In Support of MAA11**

### **Prior Years**

Compiled carpool pilot program findings at Rancho San Antonio Preserve as a potential strategy to address onsite parking demand.

Completed multimodal access study and final report with transportation demand management strategies (TDM). Added signage on Foothills Expressway and St. Joseph's Avenue in Los Altos to assist with wayfinding of the preserve.

Restored the White Barn milk room at Deer Hollow Farm, which facilitates 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. Conducted historic and structural assessments of the White Barn in cooperation with the City of Mountain View and Friends of Deer Hollow Farm.

## **PROJECT CHALLENGES**

The Rancho San Antonio Deer Hollow Farm Restroom project (MAA11-004) is on hold pending additional research on the appropriate permitting process.

The Rancho San Antonio Permanent Carpool Parking Implementation project (MAA11-005) is on hold pending agreement on a long-term management agreement with the County of Santa Clara.

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.

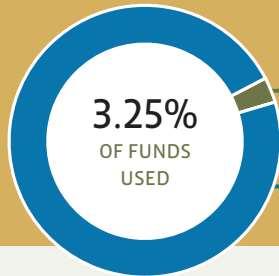
## **POTENTIAL NEXT STEPS**

Pending execution of a new long-term management agreement for Rancho San Antonio County Park and County agreement to convert an existing parking area to a carpool lot, proceed with the Rancho San Antonio Permanent Carpool Parking Implementation project (MAA11-005), including designs, environmental review, permitting, and construction. Obtain board approval of concept plan as the project description to conduct CEQA environmental review.

Engage with Santa Clara County Parks, City of Mountain View and other stakeholders to explore preliminary site locations for the Rancho San Antonio Welcome Center Kiosk (MAA11-006).

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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		
11-003—Ranch San Antonio (RSA) Multimodal Access—Implementation		\$63,625	\$0	\$63,625		
11-005—Rancho San Antonio Permanent Carpool Parking Implementation		\$0	\$5,916	\$5,916		
<b>Subtotal</b>	<b>\$10,811,000</b>	<b>\$576,858</b>	<b>\$5,916</b>	<b>\$582,774</b>	<b>\$10,228,226</b>	<b>5.39%</b>
11-002 Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation (Grant Income)		(\$230,881)	\$0	(\$230,881)		
<b>Grand Total</b>	<b>\$10,811,000</b>	<b>\$345,977</b>	<b>\$5,916</b>	<b>\$351,893</b>	<b>\$10,459,107</b>	<b>3.25%</b>



Total Life-to-Date Through 6/30/25  
**\$351,893**

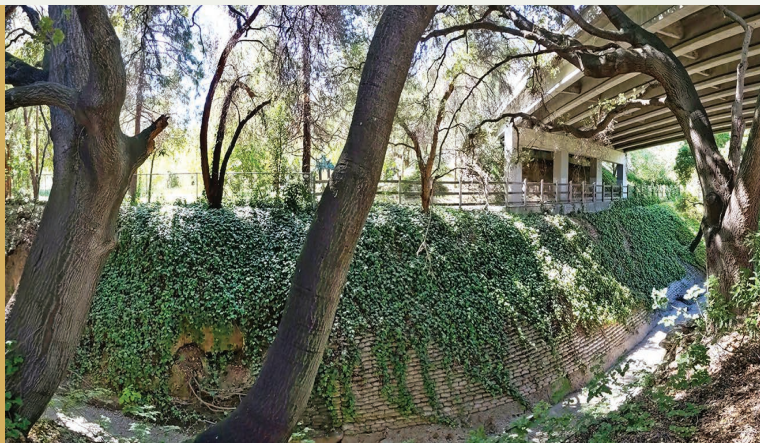
Expenditure Plan Remaining  
**\$10,459,107**



Rancho San Antonio Open Space Preserve (Don Vu)

# 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 6/30/2025: \$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.

### NOTABLE ACCOMPLISHMENTS

#### In Support of MAA12

##### Prior Years

Met with partner agencies and determined a long-term strategy for a section of Middle Stevens Creek Trail that runs through the City of Cupertino.

Met with partners and trail construction staff in the field to evaluate potential trail alignments for the Middle Stevens Creek Trail Connection Project.

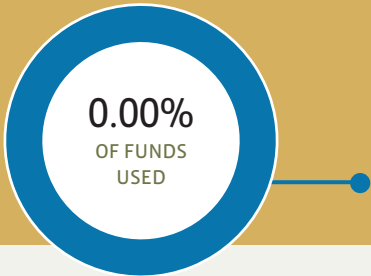
Designated approximately four miles of existing trails, including White Oak Trail, Skid Road Trail and Stevens Creek Nature Trail, as part of the regional Stevens Creek Trail with formal signage. Midpen is the first agency to install the new Stevens Creek Trail medallion signage along the regional trail corridor.

Supported work by partners to complete stream corridor restoration and steelhead habitat enhancement below Stevens Creek Dam. Coordinated with partners, reviewed technical reports, held Deep Cliff Golf site visit and produced a letter of funding support. Provided 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 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$1,038,000				\$1,038,000	
Grand Total	\$1,038,000	\$0	\$0	\$0	\$1,038,000	0.00%



Total Life-to-Date Through 6/30/25  
**\$0**

Expenditure Plan Remaining  
**\$1,038,000**

PROJECT CHALLENGES

Feasible trail alignment is on hold until a viable opportunity for a trail route is identified by partner agencies.

POTENTIAL NEXT STEPS

Continue to follow the work of other agencies and organizations as they proceed to develop the middle section of the Stevens Creek Trail. Identify opportunities for Midpen support and participation.

# Portfolio 13

## Cloverdale Ranch Wildlife Protection, Grazing and Trail Connections



Cloverdale Ranch (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 6/30/2025: \$5,855,796**

### NOTABLE ACCOMPLISHMENTS

#### MAA13-002 Cloverdale Reservoir Monitoring Improvements

##### Fiscal Year 2025

Executed the second phase of work. Gained additional monitoring capacity, enabling more effective habitat management of on-site wetland resources and species.

##### Prior Years

Completed designs and a cost estimate to pursue a Phase I environmental assessment of the water pumping infrastructure as part a real estate due diligence work. The Phase I assessment will research current and historical uses of the infrastructure for the purpose of identifying potential contamination impacts to soil or groundwater that can pose a threat to the environment and/or human health.

#### MAA13-003 Cloverdale Ranch Land Opportunity

##### Fiscal Year 2025

Completed the land divisions in the Phase 2 area of Cloverdale, transferring 100% fee ownership of the Uplands area to the District. Continued due diligence and negotiations for Phase 3 option.

##### Prior Years

Met with Lake Lucerne Mutual Water Company shareholders. Completed survey work to aid in the transfer of farmland areas to Peninsula Open Space Trust (POST) and upland areas to Midpen.

Purchased an approximately 5,100-acre portion of the Cloverdale Ranch property from POST. In addition, secured a purchase option for approximately 1,200 additional acres (Phase 3), which includes a lease and management agreement to patrol and manage this property.

POST completed the following work on Cloverdale Ranch as part of the purchase: abandoned vehicle removal and disposal; road work below High Hill; corral design and construction; new leech field at Bean Hollow residence; removal of five eucalyptus trees at access road from Pescadero Road; Phase 1 environmental assessment report; roads and trail assessment; water infrastructure assessment; and livestock corral upgrade plan.





Cloverdale Ranch (Kylie Kammerer)



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Held community engagement meetings with the San Mateo 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, coastal community members, including neighbors, grazing and agricultural tenants and those living in surrounding areas; attended Pescadero Municipal Advisory Council and Sustainable Pescadero meetings; and held a site visit at Lower La Honda in June 2022 with Pescadero community members.

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Compiled existing conditions report; completed botanical studies of the property; evaluated Lake Lucerne water system infrastructure; drafted road and trail inventory; and prepared the Rangeland Management Plan.

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Secured a \$500,000 grant from San Mateo County, \$8 million in the 2021-22 state budget, and \$1.4 million from the California Department of Parks and Recreation to support the purchase.

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

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Conducted 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.

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## **In Support of MAA13**

### **Prior Years**

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Following the acquisition of Midpen's 27th open space preserve in FY23, Midpen has welcomed the public to Cloverdale Ranch. In July 2023, Midpen hosted two initial "Community Field Day" events, with three subsequent docent-led hikes throughout the fiscal year, inviting people to experience and learn more about coastal grasslands and the role of conservation grazing at the preserve.

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## **PROJECT CHALLENGES**

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Due to timing and staff capacity, work with a civil engineer as part of the Cloverdale Operational Road System Review and Repairs project (MAA13-001) was deferred to FY26.

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Phase 3 negotiations and due diligence for the Cloverdale Ranch Land Opportunity project (MAA13-003) are still underway given the complexity of the acquisition and large number of stakeholders.

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The District is still in the process of exploring permitting options to implement a permit-only hiking system and open the preserve for interim public access.

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## **POTENTIAL NEXT STEPS**

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Review results of the Cloverdale Operational Road System Review and Repairs project (MAA13-001) road inventory to identify the alignments that need to remain and be maintained long-term. Review results of natural resources assessment for special status species. Develop a program for necessary repairs, realignments and decommissioning of road segments, with planned scopes, schedules and budget for implementation. Initiate technical studies, if needed.

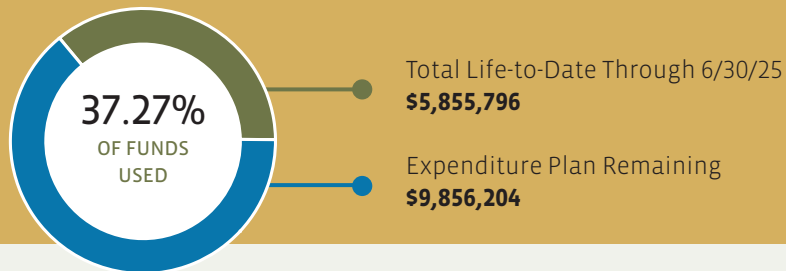
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Continue due diligence work, including clarification and division of operational responsibilities related to the Lake Lucerne Water Company and identify preliminary land and resource management goals for the potential Phase 3 purchase of Cloverdale Ranch (MAA13-003).

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$15,712,000					
13-002—Cloverdale Reservoir Monitoring Improvements		\$41,362	\$19,593	\$60,955		
13-003—Cloverdale Ranch Land Opportunity		\$15,677,172	\$45,951	\$15,723,123		
<b>Subtotal</b>	<b>\$15,712,000</b>	<b>\$15,718,534</b>	<b>\$65,544</b>	<b>\$15,784,078</b>	<b>(\$72,078)</b>	<b>100.46%</b>
13-003—Cloverdale Ranch Land Acquisition (Grant Income)		(\$9,928,282)	\$0	(\$9,928,282)		
<b>Grand Total</b>	<b>\$15,712,000</b>	<b>\$5,790,252</b>	<b>\$65,544</b>	<b>\$5,855,796</b>	<b>\$9,856,204</b>	<b>37.27%</b>



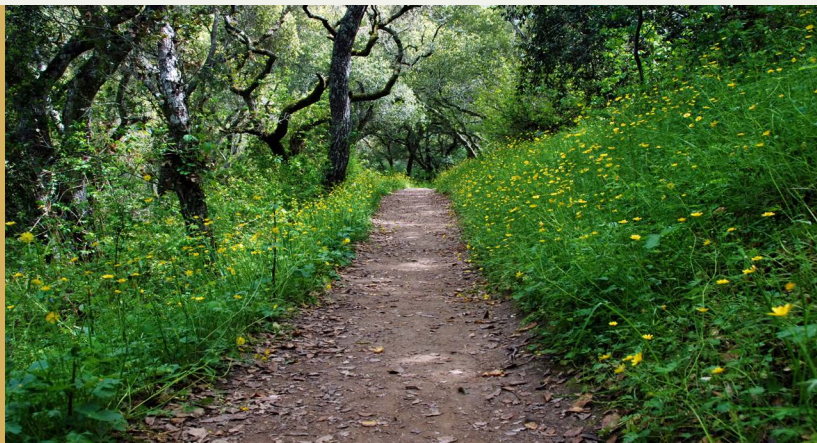
Install fencing around pond in Cloverdale Ranch for cattle safety and for more precise management of riparian/wetlands resources (MAA13-005).

Work with local nonprofit(s) to engage the public in protecting and restoring habitat for endangered species through service-learning events.

Develop a permit parking area and open a new area of Cloverdale Ranch to permit hiking access as a part of the Cloverdale Ranch Interim Public Access project. Secure San Mateo County permitting, as needed, for site alterations and interim public access activities.

# Portfolio 14

## Regional Trail Connections and Campgrounds



Pulgas Ridge Open Space Preserve (Ken Lunders)

### DESCRIPTION

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

**Portfolio Allocation: \$3,966,000**

**Portfolio Expenditures Through 6/30/2025: \$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.

### NOTABLE ACCOMPLISHMENTS

#### In Support of MAA14

##### Prior Years

Continued to coordinate with State Parks with steps to prepare to finalize the transfer of California Riding and Hiking Trail easements from State Parks to the District once they do have staff capacity.

Completed outreach to owners underlying the California Riding and Hiking Trails easements to inform them of the existence of these easements within their lands that support public trail use.

In partnership with the Santa Cruz Mountains Stewardship Network (SCMSN), released a request for proposals (RFP) for consultant services to conduct the State of the Trails assessment and planning study and selected a consultant.

Held meetings with California State Parks to secure initial transfer of the California Riding and Hiking Trail easements from the State of California to Midpen.

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 Preserves for a connection to San Mateo County's Sam McDonald Park.

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.

### PROJECT CHALLENGES

State Parks lacks the staff capacity to finalize the transfer of the trail easements.

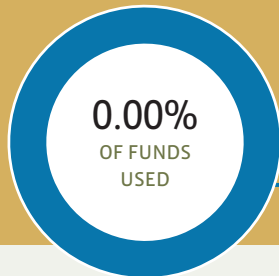
### POTENTIAL NEXT STEPS

Finalize the transfer of the trail easement from State Parks to District.



## Portfolio 14: Regional—Trail Connections and Campgrounds

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$3,966,000				\$3,966,000	
Grand Total	\$3,966,000	\$0	\$0	\$0	\$3,966,000	0.00%



Total Life-to-Date Through 6/30/25  
**\$0**

Expenditure Plan Remaining  
**\$3,966,000**

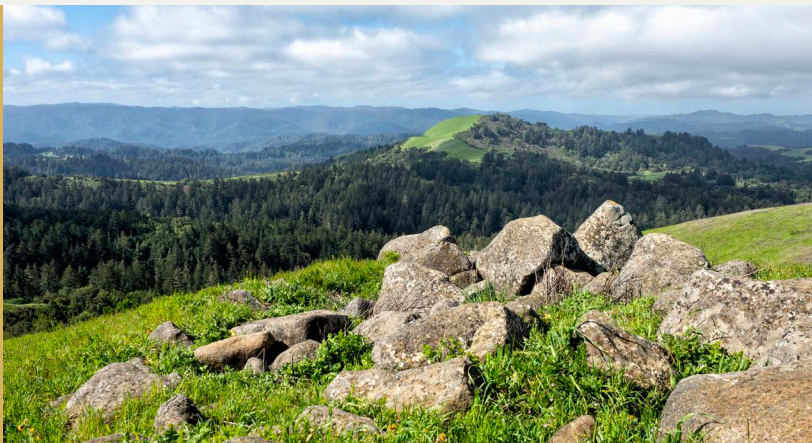


Rancho San Antonio Open Space Preserve (Lillian Husky)



# Portfolio 15

## Regional Redwood Protection and Salmon Fishery Conservation



Russian Ridge Open Space Preserve (Ken Lunders)

### 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 6/30/2025: \$6,405,243**

### 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 not accepted; seller is not interested in selling at this time. Removed prior year actuals since acquisition has not materialized.

#### 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.

### MAA15-005 Upper La Honda Creek Land Conservation (Eberhard)

*Note: Initially only slated for Portfolio 5 (see MAA05-015), a portion of the property purchase and associated fees were also charged to Portfolio 15 - Regional Redwood Protection and Salmon Fishery Conservation due to insufficient funds in Portfolio 5. This acquisition supports portfolio goals for Portfolio 15 by protecting the headwaters of La Honda Creek, which flows into San Gregorio Creek—a known salmonid fisheries waterway and protects important redwood forested lands along the Skyline corridor ridgeline.*

#### Prior Years

Completed the acquisition of the 96.77-acre Eberhard property in December 2023. The acquisitions protect redwood forested lands and wildlife habitat on the headwaters of La Honda Creek within the San Gregorio watershed. In terms of public access, the Eberhard acquisition advances a connection between La Honda Creek and El Corte de Madera Creek Preserves.

Secured board approval to purchase the Eberhard property, executed all transactional documents and applied to San Mateo County for the parcel subdivision needed to close escrow. Met with the Moore Foundation and prepared an application for \$1 million in grant funding.



Long Ridge Open Space Preserve (Bjorn Monteen)



## MAA15-006 Fifths Property Purchase

### Prior Years

Completed the acquisition of the 59.28-acre Fifths property in May of 2024. This acquisition protects redwood forested lands and wildlife habitat on the headwaters of La Honda Creek within the San Gregorio watershed.

## In Support of MAA15

### Prior Years

Pursued possible property purchase from Peninsula Open Space Trust as a bargain sale and addition to Bear Creek Redwoods Preserve.

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 San Jose Water Company 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.

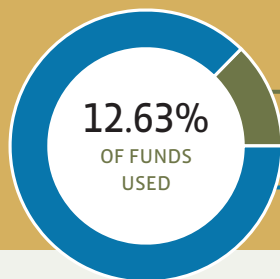
Pursued watershed protection opportunities at Sierra Azul and El Sereno Preserves after state legislation created the opportunity to purchase land governed by the CPUC. Established initial contact with site owners, toured the property with site managers and Midpen board members and conveyed goals for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



La Honda Creek Open Space Preserve (Kimberly Wong)

## Portfolio 15: Regional—Redwood Protection and Salmon Fishery Conservation

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
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	(\$14,500)	\$0		
15-004—Irish Ridge Land Conservation		\$77,768	\$0	\$77,768		
15-005—Upper La Honda Creek Land Conservation (Eberhard)		\$2,302,685	\$0	\$2,302,685		
15-006—Fifths Property Purchase		\$1,006,334	(\$94)	\$1,006,240		
<b>Grand Total</b>	<b>\$50,728,000</b>	<b>\$6,419,837</b>	<b>(\$14,594)</b>	<b>\$6,405,243</b>	<b>\$44,322,757</b>	<b>12.63%</b>



Total Life-to-Date Through 6/30/25  
**\$6,405,243**

Expenditure Plan Remaining  
**\$44,322,757**

### PROJECT CHALLENGES

Land acquisition requires willing seller.

### POTENTIAL NEXT STEPS

Continue to seek willing sellers and pursue land opportunities.

# Portfolio 16

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



Long Ridge Open Space Preserve (Mathew Findling)

### 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 6/30/2025: \$6,202**

### NOTABLE ACCOMPLISHMENTS

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

##### Prior Years

Conducted a field visit and confirmed project goals for the new trail connection with the General Manager's Office.

Completed project scouting and documented opportunities and constraints for a potential new trail connection to Eagle Rock and Devils Canyon. Developed a Monitoring and Management Plan to reduce potential impacts to known peregrine falcon breeding territory within Devil's Canyon, informed by similar case studies. The MMP will guide project development and management decisions. Completed two years of protocol level marbled murrelet studies in the Long Ridge Forest Health Project area and confirmed zero occupancy by the species.

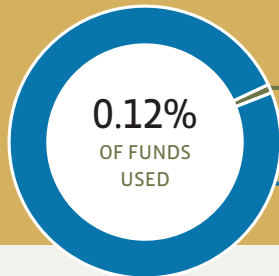
##### In Support of MAA16

Conducted a field visit and confirmed project goals for the new trail connection with the General Manager's Office.



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$5,140,000					
16-001—Long Ridge Trail Connection to Eagle Rock and Devils Canyon		\$6,202	\$0	\$6,202		
<b>Grand Total</b>	<b>\$5,140,000</b>	<b>\$6,202</b>	<b>\$0</b>	<b>\$6,202</b>	<b>\$5,133,798</b>	<b>0.12%</b>



Total Life-to-Date Through 6/30/25  
**\$6,202**

Expenditure Plan Remaining  
**\$5,133,798**

### PROJECT CHALLENGES

A monitoring and management plan will need to be developed for the Long Ridge Trail Connection to Eagle Rock and Devils Canyon project (MAA16-001) to avoid impacts to known breeding territory for peregrine falcons in canyon.

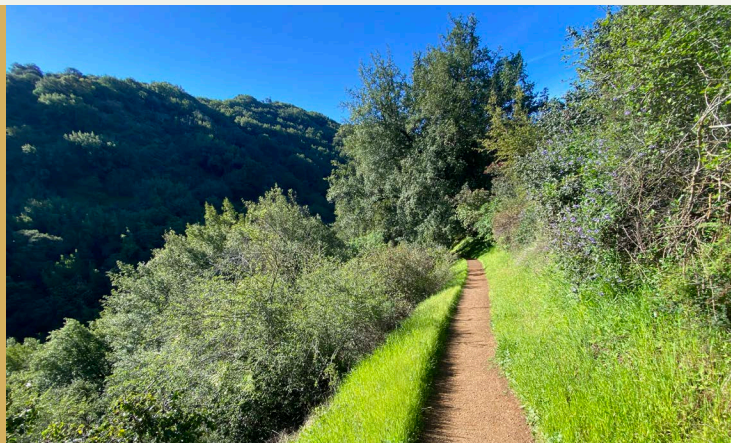
Regulatory agencies have expressed interest in protecting marbled murrelets, a federally listed species. Work on the Long Ridge Forest Health Project within potential habitat may require two years of protocol level surveys of marbled murrelets.

### POTENTIAL NEXT STEPS

To support the new trail connections to Eagle Rock and Devils Canyon, initiate discussions with Santa Clara County Parks, Caltrans and other stakeholders in scoping potential sites for a public access staging area (parking, restroom, trailhead) for Long Ridge Preserve.

# Portfolio 17

## Regional Complete Upper Stevens Creek Trail



Pichetti Ranch Open Space Preserve (Bobby Wheelock)

### 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 6/30/2025: \$1,646,442**

### 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

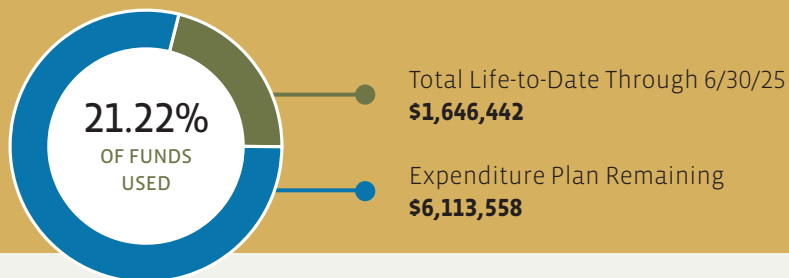
##### Prior Years

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 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$7,760,000					
17-001—Land Conservation: Last Piece Upper Stevens Creek		\$1,494,552	\$0	\$1,494,552		
17-002—Demolition & Restoration: Lobner/Lysons		\$461,321	\$0	\$461,321		
17-004—Stevens Creek Nature Trail Bridges, Monte Bello		\$430,569	\$0	\$430,569		
<b>Subtotal</b>	<b>\$7,760,000</b>	<b>\$2,386,442</b>	<b>\$0</b>	<b>\$2,386,442</b>	<b>\$5,373,558</b>	<b>30.75%</b>
17-002—Lysons Property Purchase Grant Income (50% of purchase price)		(\$740,000)	\$0	(\$740,000)		
<b>Grand Total</b>	<b>\$7,760,000</b>	<b>\$1,646,442</b>	<b>\$0</b>	<b>\$1,646,442</b>	<b>\$6,113,558</b>	<b>21.22%</b>



### MAA17-005 Upper Stevens Creek Trail Connection

#### Fiscal Year 2025

As a regional trail partnership project between the District and Santa Clara County Parks, the County has hired consultants and initiated technical studies for feasibility analysis. The District began trail alignment discussions with Santa Clara County Parks to identify potential alignments to evaluate in the field. Initiated a Memorandum of Understanding (MOU) process to identify District and County roles and responsibilities and cost-sharing for the trail partnership project.

#### Prior Years

Santa Clara County and Midpen staff conducted a site visit to view parking, trail and pedestrian crossing opportunities. Midpen drafted a scope of work for a feasibility study that will be reviewed by the County once they have more capacity to partner with Midpen on implementation.

### PROJECT CHALLENGES

The Upper Stevens Creek Trail Connection Project is a partnership project with Santa Clara County Parks, with timing and the project schedule and completion of milestones dependent on Santa Clara County Parks staff capacity limitations and the need for the County to have separate discussions and coordination with the Metropolitan Transportation Commission (MTC) related to their MTC grant and an updated project scope of work.

### POTENTIAL NEXT STEPS

Develop a partnership agreement with Santa Clara County Parks for planning, design and environmental review. Complete technical and feasibility studies. Initiate design and environmental review. As the lead agency for the feasibility phase, Santa Clara County Parks will be paying for the FY26 scope of work directly.



# Portfolio 18

(Closed)

**South Bay Foothills**

**Saratoga-to-the-Sea Trail  
and Wildlife Corridor**



Saratoga-to-the-Sea Trail (Midpen)

## 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 6/30/2025: \$1,164,187**

**Revised Allocation: \$1,164,189\***

\* The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.

## 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 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.

San Jose Water Company granted the City of Saratoga an easement over their watershed property, a known wildlife corridor which includes a tributary to Saratoga Creek.

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$1,164,189					
18-001—San Jose Water Land Purchase		\$3,850	\$0	\$3,850		
18-002—Saratoga-to-the-Sea Regional Trail Connection		\$1,160,337	\$0	\$1,160,337		
<b>Grand Total</b>	<b>\$1,164,189</b>	<b>\$1,164,187</b>	<b>\$0</b>	<b>\$1,164,187</b>	<b>\$2</b>	<b>100.00%</b>



Total Life-to-Date Through 6/30/25  
**\$1,164,187**

Expenditure Plan Remaining  
**\$2**

### PROJECT CHALLENGES

None—this portfolio is closed.

### POTENTIAL NEXT STEPS

None—this portfolio is closed.



Saratoga-to-the-Sea Trail (Bobby Wheelock)



# Portfolio 19

## El Sereno Dog Trails and Connections



El Sereno Open Space Preserve (Frances Freyberg)

### 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 6/30/2025: \$1,208,913**

### 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

Purchased the former San Jose Water Company (SJWC) property from POST and terminated the lease and 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 and management agreement with POST to manage the property while under POST's ownership.





El Sereno Open Space Preserve (Frances Freyberg)

## MAA19-005 Dunham Property Acquisition

### Fiscal Year 2025

Completed the acquisition of the 1.39-acre property on September 13, 2024, to secure the main public entry point into the preserve from the north, ensuring continual access for hikers, bicyclists, maintenance crews, and emergency services. This purchase also supports the future expansion of the Bay Area Ridge Trail and safeguards important wildlife habitats in the Guadalupe and San Tomas Aquino Watersheds.

### In Support of MAA19

#### Prior Years

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.

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 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, we 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

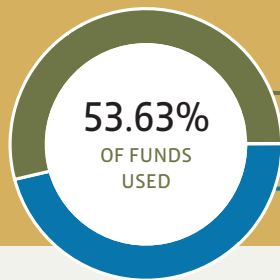
Need to secure additional trail easement(s) to provide a future Bay Area Ridge Trail connection between the El Sereno Preserve and Sanborn County Park.

### POTENTIAL NEXT STEPS

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

## Portfolio 19: El Sereno—Dog Trails and Connections

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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		
19-005—Dunham Property Acquisition		\$0	\$910,726	\$910,726		
<b>Subtotal</b>	<b>\$2,254,000</b>	<b>\$1,564,764</b>	<b>\$910,726</b>	<b>\$2,475,490</b>	<b>(\$221,490)</b>	<b>109.83%</b>
19-001—Gupta/Khan Property Purchase (Grant Income)		(\$191,577)	\$0	(\$191,577)		
19-004—San Jose Water Co Land Purchase (Grant Income)		(\$1,075,000)	\$0	(\$1,075,000)		
<b>Grand Total</b>	<b>\$2,254,000</b>	<b>\$298,187</b>	<b>\$910,726</b>	<b>\$1,208,913</b>	<b>\$1,045,087</b>	<b>53.63%</b>



Total Life-to-Date Through 6/30/25

**\$1,208,913**

Expenditure Plan Remaining

**\$1,045,087**



# Portfolio 20

## South Bay Foothills Wildlife Passage and Ridge Trail Improvements



St. Joseph's Hill Open Space Preserve (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 6/30/2025: \$3,294,210**

### NOTABLE ACCOMPLISHMENTS

**MAA20-001 Wildlife Corridor: Highway 17 Crossing and**

**MAA20-002 Bay Area Ridge Trail: Highway 17 Crossing**

#### Fiscal Year 2025

Completed Caltrans project approval and environmental document (PA&ED) phase, including board adoption of the final California Environmental Quality Act (CEQA) document and Caltrans approval of National Environmental Policy Act (NEPA) and the final project report (preliminary design). Initiated Caltrans plans, specifications and estimates (PS&E) phase. Continued to work on the mitigation credit agreement to support implementation.

#### Prior Years

Completed the public circulation of draft California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents, including the solicitation and receipt of public and agency comments. After considering public comment and the benefits and challenges of two alternative trail crossings, the board of directors selected the northern trail crossing at the preferred alternative to advance into the plans, specifications and estimate (plans, specifications and estimates) development phase. Midpen executed an agreement with Valley Transportation Authority (VTA) that establishes them as the project delivery partner and lead for the engineering design. Executed a non-binding letter of intent with San Jose Water Company, who are the underlying property owners for various segments of the project.

Completed the environmental technical reports and administrative draft environmental document.

Conducted stakeholder and partner meetings and held two public community meetings (one in-person and one virtual) to provide a status update and receive input on the project.

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

Secured 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 a request for the appropriation of \$400,000 in federal funds for trail connections in April 2022.

---

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.

---

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.

---

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

---

Developed Mitigation Credit Agreement strategy, secured Wildlife Conservation Board grant funding (\$5.0 million), invited to submit \$1.0 million proposal for Moore Foundation grant funding and a \$50,000 proposal for Windward Fund grant funding and supported Senator Cortese's \$2.0 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 the 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 the wildlife corridor 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 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. The crossing will close a major gap in the regionwide trail system and connect open space areas for multiple regional trails.

---

## **MAA20-003 Edwards Property Acquisition**

### **Fiscal Year 2025**

---

Completed the acquisition of the 35.16-acre property on December 27, 2024. This acquisition secures the necessary land for the trail connection between the preserve and the future trail overcrossing spanning Highway 17. This property also plays a role in protecting land for the proposed location of the Highway 17 wildlife undercrossing, located approximately one-quarter of a mile south of the crossing location, to support wildlife movement and dispersal.

## MAA20-004 El Sereno Loop Trail

### Fiscal Year 2025

Continued coordination with Grants and Public Affairs on congressional earmark funds. Worked with Caltrans and Valley Transportation Authority (VTA) on developing a cooperative agreement (in progress).

### Prior Years

Completed project design and project will be submitted for permitting under the Open Space Maintenance and Restoration Program in spring 2025.

Secured grant funding for the El Sereno loop trail connection.

## In Support of MAA20

### Prior Years

Continued outreach to the private property owner as part of the Quint Trail Easement Project to seek a trail easement through the property that can support a regional connection between El Sereno Open Space Preserve and the adjacent Sanborn County Park.

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 complete 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

The Highway 17 Wildlife Crossing and Trail Crossing projects (MAA20-001 and MAA20-002) involve a complex Caltrans process and coordination with numerous project partners and stakeholders with Midpen as the project proponent despite not owning or managing the underlying land or immediate trail connections.

Cooperative agreements between Caltrans and Valley Transportation Authority (VTA) have not yet been executed for the El Sereno Loop Trail project (MAA20-004), therefore there is currently no timeline for construction.

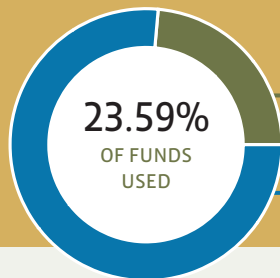
Additional funding to cover the gap for construction is not guaranteed in a competitive grant environment; Midpen nonetheless intends to submit requests for state and federal opportunities, working with legislators and partner agencies.

Requires negotiations with property owners to secure property rights which has been challenging and somewhat slow.



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$13,966,000					
20-001—Wildlife Corridor: Highway 17 Crossing		\$1,727,397	\$550,947	\$2,278,344		
20-002—Bay Area Ridge Trail: Highway 17 Crossing		\$2,334,873	\$616,950	\$2,951,823		
20-003—Edwards Property Acquisition		\$0	\$1,228,194	\$1,228,194		
20-004—El Sereno Loop Trail		\$7,749	\$630	\$8,379		
<b>Subtotal</b>	<b>\$13,966,000</b>	<b>\$4,070,019</b>	<b>\$2,396,721</b>	<b>\$6,466,740</b>	<b>\$7,499,260</b>	<b>46.30%</b>
20-001—Wildlife Corridor: Highway 17 Crossing (Grant Income)		(\$2,950,000)	(\$94,135)	(\$3,044,135)		
20-002—Bay Area Ridge Trail: Highway 17 Crossing (Grant Income)		\$0	(\$128,395)	(\$128,395)		
<b>Grand Total</b>	<b>\$13,966,000</b>	<b>\$1,120,019</b>	<b>\$2,174,191</b>	<b>\$3,294,210</b>	<b>\$10,671,790</b>	<b>23.59%</b>



Total Life-to-Date Through 6/30/25  
**\$3,294,210**

Expenditure Plan Remaining  
**\$10,671,790**

### POTENTIAL NEXT STEPS

Continue collaboration with VTA to complete the plans, specifications and estimates (PS&E) phase of the Highway 17 Crossings projects (MAA20-001 and MAA20-002) for the construction of the undercrossing and overcrossing structures and improvements within the Caltrans right-of-way. Finalize partnership agreements with partner agencies and organizations as needed. Finalize mitigation credit agreements as needed. Work with partners to secure federal funding and target grants to fund the project construction phase.

Enter into cooperative agreements with Caltrans and VTA to allow for completion of the El Sereno Loop Trail (MAA20-004).

Continue to seek opportunities to negotiate for property rights to further trail connectivity goals.

# Portfolio 21

## Bear Creek Redwoods Public Recreation and Interpretation Projects



Bear Creek Redwoods Open Space Preserve (Amit Srivastava)

### 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 6/30/2025: \$17,419,897**

### NOTABLE ACCOMPLISHMENTS

#### MAA21-003 Bear Creek Redwoods Stables Water System

##### Prior Years

Combined with MAA21-004 Bear Creek Stables Project.

#### MAA21-004 Bear Creek Stables

##### Fiscal Year 2025

Completed an ad hoc committee process that led to Board selection of a revised Repair Site Plan for Bear Creek Stables. Submitted the revised Repair Site Plan for a County use permit in June 2025.

##### Prior Years

Continued to work with Santa Clara County on securing the necessary use permit, which is necessary to subsequently secure a building and grading permit for the repairs. Formed an ad-hoc committee to explore viable long-term options for the stables.

Completed a use permit resubmittal, held negotiation meetings with the Santa Clara County Fire Marshal, prepared and submitted a variance request for a modified fire suppression system.

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.

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 departments regarding permit requirements and permitting paths. Identified critical permitting challenges associated with legal nonconforming site status.

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

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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.

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### **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 parking.

---

Completed construction of a new parking lot, bridge, retaining wall improvements, vault toilet restroom, ADA pathway and road/trail improvements, opening six 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.

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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 report 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 Cultural Landscape Rehabilitation**

#### **Fiscal Year 2025**

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Installed Year 2 nursery plants and groundcover plugs.

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#### **Prior Years**

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Completed Year 1 installations of nursery plants, seed and wildlife browsing protection.

---

Completed the site construction, interpretive element design, restoration fencing installation and incorporated soil amendments in preparation for year 1 native plant installations.

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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.

---

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 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.

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

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### **MAA21-007 Bear Creek Redwoods Preserve Plan: Invasive Weed Treatment and Restoration**

#### **Fiscal Year 2025**

---

Completed all invasive species treatment identified for the year in the Phase 2 area of Bear Creek Redwoods Preserve.

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#### **Prior Years**

---

Completed year five of targeted weed treatments as planned.

---

Invested over 2,500 hours on resource management work to control invasive weed species. Top target species include French broom, Italian thistle and stinkwort.

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

---

Priority invasive species within both Phase 1 and Phase 2 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.

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

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

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### **MAA21-008 Bear Creek Redwoods Ponds Restoration and Water Rights**

#### **Prior Years**

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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.

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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 and 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.

---

### **MAA21-009 Bear Creek Redwoods Webb Creek Bridge**

#### **Prior Years**

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

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Designed the Webb Creek Bridge replacement foundation.

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

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### **MAA21-010 Bear Creek Redwoods Landfill Characterization and Remediation**

#### **Prior Years**

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Removed hazardous materials from the former Alma College landfill site, which included 274 tons of hazardous soils and ash, three tons of recyclable metals, one cubic yard of non-friable asbestos containing materials, 32 tires, 1.5 tons of general waste and debris and an undocumented 500-gallon fuel storage tank along the Alma Loop Trail.

---

Completed hazmat cleanup work plan, prepared bid package and began the cultural resources reports and artifact collection and curation to protect historical items of significance that are buried in the landfill site.

---

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

---

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 2 Trail Improvements, Bear Creek Redwoods**

#### **Fiscal Year 2025**

---

Completed public access preparations and opened a new area of the preserve to the public in the fall of 2024. With the late addition of the Thimbleberry Trail in spring of 2025, a total of four miles of trail were opened in the northeastern area of the preserve to equestrians and hikers during FY25.

---

Submitted for Caltrans permits and completed first round of review and edits for a new northeastern trailhead entrance to the preserve that is planned to be located next to the Highway 17 and Bear Creek Road junction—which would connect to a Santa Clara County trail through an existing pedestrian walkway and highway overcrossing. Finalized draft maintenance agreements with Santa Clara County and Caltrans for these new planned improvements.

---

## Prior Years

Contractor completed construction of capital project portion of the Phase 2 trail construction. Crew continued construction on the road and trail network to prepare for the Phase 2 public opening in fall of 2024.

Hired a contractor to complete the replacement/construction of culverts, bridges, retaining walls and waterlines. Conducted botanical surveys prior to ground disturbance activities. Construction began in June 2023.

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 2 trail network.

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

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 Redwoods Tree Restoration

### Prior Years

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

## In Support of MAA21

### Fiscal Year 2025

As part of the Bear Creek Redwoods North Parking Area project (not funded by MAA but supporting MAA goals), staff submitted the 95% design set to apply for County building permits. Initiated CEQA review for the proposed new parking area; the CEQA findings are expected to be brought to the board for certification in FY26. Delivered parking area layout plans to the Visitor Services department. Initiated the interpretive signage development process.

### Prior Years

As part of the Bear Creek Redwoods North Parking Area Project, hired a design and engineering consultant, began work on the 35% design set, prepared a cultural resources evaluation for the project and conducted a supplemental traffic survey over Memorial Day weekend to confirm the entrance location. Hired an engineering geologist to do a San Andreas Fault evaluation, as required by Santa Clara County. Conducted public workshops. Selected a preferred conceptual design.

Finalized the concessionaire agreement and monitored new lease operation at Bear Creek Stables.

Completed planning and technical studies for conceptual design alternatives for the Bear Creek Redwoods North Parking Area.

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 Environmental Impact Report (EIR).





Bear Creek Redwoods Open Space Preserve (Andrew Nguyen)



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

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

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## PROJECT CHALLENGES

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A board ad hoc committee was formed to provide more project design direction on the Bear Creek Stables repair project (MAA21-004). The ad hoc committee process took around six months, which resulted in a schedule delay. Additionally, securing a use permit from the County of Santa Clara for the project 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 a likely increase in the final permitting conditions and related costs.

---

The northeastern preserve trailhead entrance, which is the remaining element of the Phase 2 Trail Improvements project (MAA21-011), is currently in Caltrans permitting review given that the site improvements will occur within the Caltrans Highway 17 right-of-way. Construction has been pushed back to summer 2026 due to the longer than expected permitting process.

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## POTENTIAL NEXT STEPS

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Continue design development and permitting and develop a bid package for the Bear Creek Stables repair project (MAA21-004).

---

Purchase and install year 3 of native nursery plants, seed, plant protections and fencing for the Alma College Cultural Landscape Rehabilitation project (MAA21-006).

---

Continue integrated pest management (invasive weed) implementation on roads and trails and in shaded fuel break (MAA21-007).

---

Finalize maintenance agreements with Santa Clara County Roads and Airports Department and Caltrans for the northeast trailhead to complete the Phase 2 Trail Improvements project (MAA21-011). Finalize Caltrans permits for construction within Highway 17 right-of-way. Submit permits. Complete bidding and award a contract. Complete construction.

---

Secure all necessary permits and solicit bids for construction of the planned North Parking Area project (a non-MAA project that supports MAA goals).

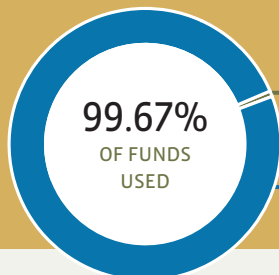
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Construct the multi-use trail segment in the Phase 2 area of Bear Creek Redwoods as part of the separate Multiuse Trail project.

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$17,478,000					
21-001—Moody Gulch Fence & Gate Improvements		\$847	\$0	\$847		
21-004—Bear Creek Stables		\$1,230,837	\$158,455	\$1,389,292		
21-005—Bear Creek Redwoods Public Access		\$5,548,003	\$0	\$5,548,003		
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab		\$5,484,554	(\$95,667)	\$5,388,887		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment		\$1,254,346	\$95,541	\$1,349,887		
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		\$511,730	\$0	\$511,730		
21-011—Phase 2 Trail Improvements, Bear Creek Redwoods OSP		\$3,996,941	\$564,355	\$4,561,296		
21-012—Bear Creek Redwoods Tree Restoration		\$90,915	\$0	\$90,915		
<b>Subtotal</b>	<b>\$17,478,000</b>	<b>\$19,287,182</b>	<b>\$722,684</b>	<b>\$20,009,866</b>	<b>(\$2,531,866)</b>	<b>114.49%</b>
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab (Grant Income)		(\$1,414,590)	\$0	(\$1,414,590)		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatmen (Grant Income)		(\$515,000)	\$0	(\$515,000)		
21-008—Bear Creek Redwoods Ponds Restoration and Water Rights (Grant Income)		(\$467,791)	\$0	(\$467,791)		
21-009—Bear Creek Redwoods Webb Creek Bridge (Grant Income)		(\$149,500)	\$0	(\$149,500)		
21-011—Phase 2 Trail Improvements, Bear Creek Redwoods OSP (Grant Income)		(\$43,088)	\$0	(\$43,088)		
<b>Grand Total</b>	<b>\$17,478,000</b>	<b>\$16,697,213</b>	<b>\$722,684</b>	<b>\$17,419,897</b>	<b>\$58,103</b>	<b>99.67%</b>



Total Life-to-Date Through 6/30/25  
**\$17,419,897**

Expenditure Plan Remaining  
**\$58,103**



# 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 6/30/2025: \$1,494,047**

### NOTABLE ACCOMPLISHMENTS

#### MAA22-001 Hendrys Creek Property Land Restoration

##### Prior Years

Removed unpermitted roads and structures to restore important creek habitat for wildlife and water quality in Hendrys Creek.

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. Completed a coordinated monitoring effort to reduce mercury within the Guadalupe River watershed; completed invasive plant removal; partnered with the San Jose Conservation Corps for the Hendrys Creek watershed restoration effort.

Received a \$484,650 grant to implement restoration plans at Hendrys Creek.

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

#### 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

##### Fiscal Year 2025

Re-initiated project. Presented conceptual plans and program to the Planning and Natural Resources Committee (PNR) on April 29, 2025. Gathered additional information requested by the PNR regarding potential use of the adjacent Miller Point parking area and new passage improvements on Alma Bridge Road that proposes to address new mortality issues on the public County roadway. Evaluated an extended trail alignment to provide a more meaningful trail connection from the proposed parking area to Priest Rock Trail that includes a loop opportunity.

## 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 Trail 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 request for proposals and qualifications (RFPQ) for consulting services to develop bridge design and evaluate the stability of the trail alignment.

Issued request for proposals (RFP) 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

### Prior Years

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

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 (CEQA) compliance process. Circulated Notice of Preparation to prepare an Environmental Impact Report in February 2021.

## MAA22-006 San Jose Water Company Lands

### Prior Years

Closed escrow on the purchase of the 102.3-acre San Jose Water Company property within the upper Los Gatos Creek watershed, connecting protected open space and wildlife corridors within the Cathedral Oaks portion of Sierra Azul Open Space Preserve.

## In Support of MAA22

### Fiscal Year 2025

Completed technical studies associated with the Alma Bridge Road Wildlife Passage Project and initiated the California Environmental Quality Act (CEQA) and permitting process for the proposed roadway improvements to address newt mortality concerns on the County public roadway. This includes a CEQA exemption and streamlined permitting pathways that aim to expedite environmental review, permitting and compliance for resource management and restoration projects that are specifically designed to help wildlife and the environment. Currently, the Alma Bridge Road Wildlife Passage Project is in a feasibility stage and therefore not MAA eligible. Once this project moves to a defined project scope and into implementation, then this project can be considered for MAA reimbursement.

## Prior Years

Completed all Phase 1 environmental assessment tasks of the Alma Bridge Road Newt Passage Project. Staff partnered with the County of Santa Clara, identified preferred alternatives, hired a consultant and began CEQA, design and permitting. Phase 2 of the project, which includes cost modeling and monitoring program design, will be informed by the project designs.

Partnered with Santa Clara County Roads to hire wildlife crossing experts to explore wildlife crossing solutions to protect newt migration across Alma Bridge Road (public roadway) as part of the Alma Bridge Road Newt Passage Project. The county prepared conceptual design options of roadway structures. Midpen applied for Wildlife Conservation Board funding to support the work.

Finalized and presented report on newt mortality demonstrating the need for developing a newt crossing across the county-owned 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.

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 determined if road mortality is impacting the resident population to inform next steps regarding newt protections along the roadway.

## PROJECT CHALLENGES

Permit monitoring for the Hendrys Creek Land Restoration Project requires up to 10 years of tracking and reporting.

Implementation of the Beatty Parking Area and Trail Connections project (MAA22-004) requires coordinating with multiple partners and stakeholders, especially Santa Clara County Roads and Airports Department. In addition, funding has not yet been identified to advance the Alma Bridge Road Wildlife Passage Project beyond 65% design; this project is indirectly tied to the Beatty Parking Area And Trails Connection Project, with a desire to move the wildlife passage improvements forward, at least partially, prior to completing the parking area improvements.

## POTENTIAL NEXT STEPS

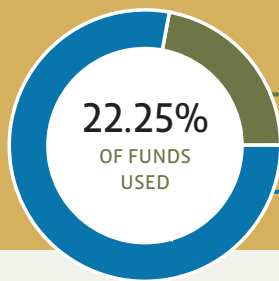
Pending board approval of a CEQA project description and preferred alternative, initiate environmental review for the Beatty Parking Area and Trail Connections project (MAA22-004). Align project schedule and scope with adjacent Alma Bridge Road Newt Passage project as closely as possible.

Complete design development and CEQA and initiate permitting for the Alma Bridge Road Wildlife Passage project. County to lead final design and bidding.



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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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	\$15,213	\$189,020		
22-005—Beatty House Site Security Improvements		\$48,621	\$0	\$48,621		
22-006—San Jose Water Lands		\$720,178	\$0	\$720,178		
<b>Subtotal</b>	<b>\$6,714,000</b>	<b>\$1,996,536</b>	<b>\$15,213</b>	<b>\$2,011,749</b>	<b>\$4,702,251</b>	<b>29.96%</b>
22-001—Hendrys Creek Property Land Restoration (Grant Income)		(\$517,702)	\$0	(\$517,702)		
<b>Grand Total</b>	<b>\$6,714,000</b>	<b>\$1,478,834</b>	<b>\$15,213</b>	<b>\$1,494,047</b>	<b>\$5,219,953</b>	<b>22.25%</b>



Total Life-to-Date Through 6/30/25  
**\$1,494,047**

Expenditure Plan Remaining  
**\$5,219,953**



Sierra Azul Open Space Preserve (Melinda Hom)

# Portfolio 23

## (Closed) Sierra Azul Mount Umunhum Public Access and Interpretation Projects



Sierra Azul Open Space Preserve (Midpen)

### 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.

**Original Allocation: \$27,972,000**

**Portfolio Expenditures Through 6/30/2025: \$21,814,891**

**Revised Allocation: \$21,814,891\***

\* The process for reallocating funds begins with consulting the Action Plan and Budget Committee, followed by the MAA Bond Oversight Committee, and then the full Board of Directors for final approval. In June 2023, the Board of Directors approved the closure of completed Portfolios 18 and 23 and reallocated the combined \$6.4 million remainder to Portfolio 03 Purisima Creek Redwoods.

### NOTABLE ACCOMPLISHMENTS

#### MAA23-001 Mt. Umunhum 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 Mount Umunhum area of Sierra Azul Preserve.

#### MAA23-002 Mt. Umunhum 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. Umunhum 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.

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Created a new contract with Grassroots Ecology's Native Plant Nursery to grow approximately 1,900 native plants and five pounds of native grass and forb seed for Phase 1 of the Mount Umunhum Revegetation Project.

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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.

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

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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. Mount Umunhum Summit area opened to the public in September 2017.

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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.

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### **MAA23-005 Mt. Umunhum Guadalupe Creek Overlook and Bridges**

#### **Prior Years**

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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.

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

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### **MAA23-006 Mt. Umunhum Road Design/Permitting/Construction**

#### **Prior Years**

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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.

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### **MAA23-007 Twin Creeks Land Conservation**

#### **Prior Years**

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Incorporated an Integrated Pest Management Plan into the annual work plan. Completed FY20 invasive weed work.

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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.

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### **MAA23-009 Vielbaum Property Acquisition**

#### **Prior Years**

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Purchased 41.76-acre Vielbaum property in January 2022 as an addition to Sierra Azul Open Space Preserve.

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## In Support of MAA23

### Prior Years

Closed escrow on the 40.83-acre Vielbaum property in September of 2023 as an addition to Sierra Azul Open Space Preserve.

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.

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 second 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 and 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.

Applied 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—this portfolio is closed.

### POTENTIAL NEXT STEPS

None—this portfolio is closed.

**Portfolio 23: Sierra Azul—Mt. Umunhum Public Access and Interpretation Projects**

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$21,814,891					
23-001—Mt. Umunhum Road and Trail Property Rights		\$1,271,318	\$0	\$1,271,318		
23-002—Mt. Umunhum Trail		\$959,548	\$0	\$959,548		
23-004—Mt. Umunhum Summit Restoration, Parking and Landing Zone		\$10,458,358	\$0	\$10,458,358		
23-005—Mt. Umunhum Guadalupe Creek Overlook and Bridges		\$259,311	\$0	\$259,311		
23-006—Mt. Umunhum 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		\$168,053	\$0	\$168,053		
<b>Subtotal</b>	<b>\$21,814,891</b>	<b>\$23,134,891</b>	<b>\$0</b>	<b>\$23,134,891</b>	<b>(\$1,320,000)</b>	<b>106.05%</b>
23-004—Mt. Umunhum Summit Restoration, Parking and Landing Zone (Grant Income)		(\$570,000)	\$0	(\$570,000)		
23-007—Twin Creeks Land Conservation (Grant Income)		(\$750,000)	\$0	(\$750,000)		
<b>Grand Total</b>	<b>\$21,814,891</b>	<b>\$21,814,891</b>	<b>\$0</b>	<b>\$21,814,891</b>	<b>\$0</b>	<b>100.00%</b>

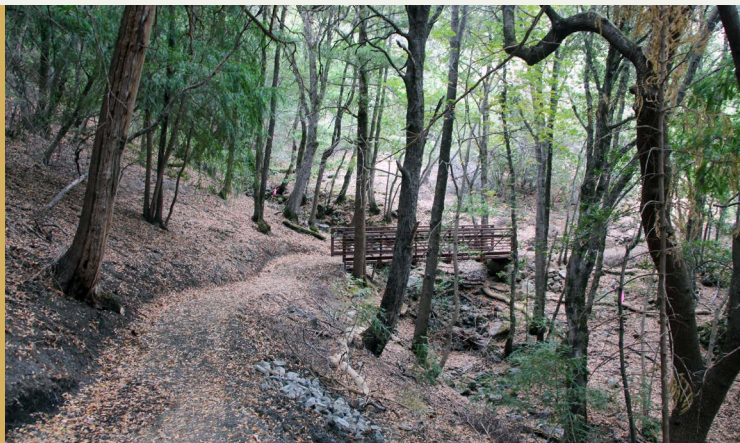


Total Life-to-Date Through 6/30/25  
**\$21,814,891**

Expenditure Plan Remaining  
**\$0**

# Portfolio 24

## Sierra Azul Rancho de Guadalupe Family Recreation



Sierra Azul Open Space Preserve (Frances Freyberg)

### 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 6/30/2025: \$1,591,996**

### NOTABLE ACCOMPLISHMENTS

#### MAA24-001 Barth Property Purchase

Prior Years

Purchased the 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

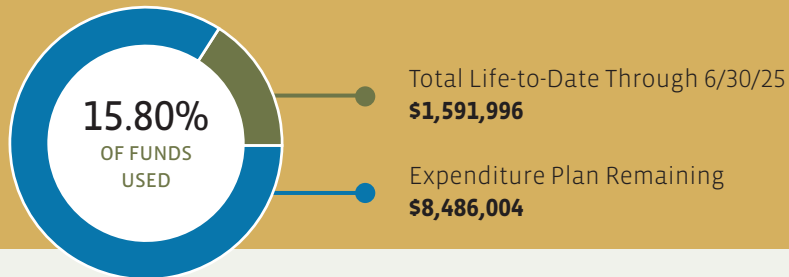
Fiscal Year 2025

For the first time in 14 years, Midpen collaborated with CAL FIRE and Santa Clara County to conduct a 9-acre prescribed burning operation in a closed area of Sierra Azul Preserve in the fall of 2024. Prescribed burning is a science-based tool in which low-intensity, controlled fire is intentionally set and fully extinguished. These burns mimic natural fire cycles, helping to clear out excess vegetation, promote healthier forests, improve habitat for wildlife, and reduce the risk of large, uncontrolled wildfires. Although not eligible for MAA reimbursement, this prescribed fire event is noted here as an additional added action that supports the Portfolio's goal to protect natural resources.



## Portfolio 24: Sierra Azul—Rancho de Guadalupe Family Recreation

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
Total Portfolio Allocation	\$10,078,000					
24-001—Barth Property Purchase		\$300,035	\$0	\$300,035		
24-002—Petersen Property Acquisition		\$700,603	\$0	\$700,603		
24-003—Property Exchange Navid/Bagher		\$39,184	\$0	\$39,184		
24-004—Kahn Property Acquisition		\$552,174	\$0	\$552,174		
<b>Grand Total</b>	<b>\$10,078,000</b>	<b>\$1,591,996</b>	<b>\$0</b>	<b>\$1,591,996</b>	<b>\$8,486,004</b>	<b>15.80%</b>



### Prior Years

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.

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

Western pond turtle occurs in and around Cherry Springs Lake and have been proposed for listing as a threatened species under the federal Endangered Species Act, which may limit Midpen's ability to implement projects within or near this habitat and/or may require more extensive mitigation efforts.

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 (Patrick-Lundquist)

### 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 6/30/2025: \$4,355,333**

### 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

Prior Years

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.

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

Prior Years

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.

#### MAA25-005 Graf-Scholer Property Acquisition

Fiscal Year 2025

Acquisition of the 27.63-acre property was completed on October 31, 2024.



Sierra Azul Open Space Preserve (Carter Chang)



## MAA25-006 Estrada Property Acquisition

### Fiscal Year 2025

Completed the acquisition of the 40-acre property on March 17, 2025. This property fills a critical inholding in Sierra Azul Preserve along Loma Prieta Ridge for the future Mt. Umunhum-to-the Sea Trail.

## In Support of MAA25

### Fiscal Year 2025

Maintained 5.3 acres of montane chaparral habitat in Sierra Azul Preserve that supports the Santa Cruz kangaroo rat, a highly influential, critically imperiled “keystone” species. Removing woody plants from the target area maintains habitat suitability for the kangaroo rat while simultaneously reducing fire risk.

### Prior Years

Continued pursuing land opportunities to preserve additional open spaces within the Loma Prieta Area and made several offers to identify willing sellers.

Completed the Santa Cruz kangaroo rat population study and habitat assessment within known habitat. Completed rare plant surveys and began habitat modification work on roadways to improve habitat conditions for the rare species. Initiated a pilot Habitat Improvement Project on 5.5 acres of kangaroo rat habitat. Initiated a Request for Qualifications and Proposals (RFQP) to solicit consultant support for preparation of the Habitat Population and Management Plan.

## PROJECT CHALLENGES

Land acquisition requires a willing seller.

## POTENTIAL NEXT STEPS

Acquire land rights where possible to complete the Umunhum-to-the-Sea Trail connection to the Forest of Nisene Marks State Park.

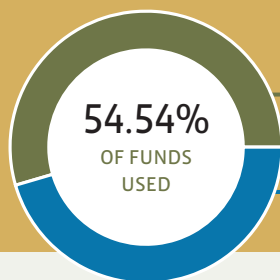
Develop a scope of work for the future Umunhum-to-the-Sea Trail project (MAA25-004) and initiate design process.

Consultant to complete literature review, habitat assessment, and feasibility study for the Sierra Azul Knobcone Pine Management project (MAA25-007).

Continuing implementation of pilot fuels treatment under the Wildland Fire Resiliency CEQA coverage that protects and maintains kangaroo rat habitat for the Santa Cruz Kangaroo Rat Habitat and Population Management project.

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

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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		\$1,936,220	\$0	\$1,936,220		
25-003—Burton Property Site Cleanup		\$52,298	\$0	\$52,298		
25-005—Graf-Scholer Property Acquisition		\$0	\$1,002,575	\$1,002,575		
25-006—Estrada Property Acquisition		\$0	\$954,090	\$954,090		
<b>Grand Total</b>	<b>\$7,986,000</b>	<b>\$2,398,668</b>	<b>\$1,956,665</b>	<b>\$4,355,333</b>	<b>\$3,630,667</b>	<b>54.54%</b>



Total Life-to-Date Through 6/30/25  
**\$4,355,333**

Expenditure Plan Remaining  
**\$3,630,667**



Sierra Azul Open Space Preserve (Bjorn Monteen)

# Financial Report by Project

## Measure AA Expenditures

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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		\$419,791	\$0	\$419,791		
01-005—Johnston Ranch Land Acquisition		\$4,942,101	\$0	\$4,942,101		
01-006—Madonna Creek Habitat Enhancement, Water Supply and Bridge Replacement		\$94,091	\$10,494	\$104,585		
01-007—Alves Property Open Space Acquisitions		\$0	\$1,745	\$1,745		
01-008—Johnston Ranch Habitat and Agricultural Water Supply Improvements		\$0	\$47,270	\$47,270		
<b>Subtotal</b>	<b>\$27,774,000</b>	<b>\$5,455,983</b>	<b>\$59,509</b>	<b>\$5,515,492</b>	<b>\$22,258,508</b>	<b>19.86%</b>
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch (Grant Income)		(\$38,925)	\$0	(\$38,925)		
01-005—Johnston Ranch Land Acquisition (Grant Income)		(\$700,000)	\$0	(\$700,000)		
<b>01 Total</b>	<b>\$27,774,000</b>	<b>\$4,717,058</b>	<b>\$59,509</b>	<b>\$4,776,567</b>	<b>\$22,997,433</b>	<b>17.20%</b>

### 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		\$1,283,843	\$0	\$1,283,843		
02-002—Ravenswood Bay Trail Design and Implementation		\$5,588,765	\$0	\$5,588,765		
02-004—Stevens Creek Shoreline Nature Area Restoration		\$9,249	\$30,781	\$40,030		
02-005—Pedestrian Gate Access Bay Trail via Rutgers		\$0	\$16,986	\$16,986		
<b>Subtotal</b>	<b>\$5,052,000</b>	<b>\$6,881,857</b>	<b>\$47,767</b>	<b>\$6,929,624</b>	<b>(\$1,877,624)</b>	<b>137.17%</b>
02-002—Ravenswood Bay Trail Design and Implementation (Grant Income)		(\$3,455,326)	\$0	(\$3,455,326)		
<b>02 Total</b>	<b>\$5,052,000</b>	<b>\$3,426,531</b>	<b>\$47,767</b>	<b>\$3,474,298</b>	<b>\$1,577,702</b>	<b>\$68.77%</b>



Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 3: Purisima Creek Redwoods—Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing</b>						
Total Portfolio Allocation	\$13,965,920					
03-001—Purisima Uplands/Riggs Lot Line Adjustment and Property Transfer		\$425,113	\$0	\$425,113		
03-002—Purisima Uplands Site Clean Up and Soil Remediation		\$301,283	\$0	\$301,283		
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		\$609,818	\$0	\$609,818		
03-006—South Cowell Upland Land Conservation		\$6,208,772	\$7,498	\$6,216,270		
03-007—Water Improvements at Lobitos Ranch		\$0	\$270,867	\$270,867		
03-008—Rieser-Nelson Land Purchase		\$16,715	\$0	\$16,715		
03-009—Purisima-to-the-Sea Parking		\$185,896	\$41,338	\$227,234		
03-010—Purisima-to-the-Sea Trail		\$33,831	\$49,157	\$82,988		
03-012—Purisima Preserve Comprehensive Use and Management Plan		\$27,462	\$15,634	\$43,096		
03-013—Highway 35 Multi-Use Trail Crossing and Parking Implementation		\$42,965	\$168,378	\$211,343		
<b>Subtotal</b>	<b>\$13,965,920</b>	<b>\$8,537,962</b>	<b>\$552,872</b>	<b>\$9,090,834</b>	<b>\$4,875,086</b>	<b>65.09%</b>
03-005—Purisima-to-the-Sea Trail and Parking Area–Feasibility Study (Grant Income)		(\$342,951)	\$0	(\$342,951)		
<b>03 Total</b>	<b>\$13,965,920</b>	<b>\$8,195,011</b>	<b>\$552,872</b>	<b>\$8,747,883</b>	<b>\$5,218,037</b>	<b>62.64%</b>

#### 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	\$0	\$57,340		
04-002—El Corte de Madera Creek Watershed Protection Final Phase		\$235,934	\$0	\$235,934		
04-003—El Corte de Madera Creek Watershed Protection Reassessment		\$45,507	\$0	\$45,507		
04-004—El Corte de Madera Creek Oljon Trail Implementation		\$627,387	\$0	\$627,387		
<b>04 Total</b>	<b>\$8,376,000</b>	<b>\$966,168</b>	<b>\$0</b>	<b>\$966,168</b>	<b>\$7,409,832</b>	<b>11.53%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	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 Trail Connections		\$320,610	\$399,826	\$720,436		
05-008—La Honda Creek White Barn Structural Rehabilitation		\$705,117	\$0	\$705,117		
05-009—La Honda Creek Redwood Cabin Removal and Site Restoration		\$488,846	\$0	\$488,846		
05-010—La Honda Forest Health		\$145,885	\$164,575	\$310,460		
05-011—Lone Madrone Ranch Fence Installation		\$287,348	\$0	\$287,348		
05-012—Paulin Culvert/Bridge Improvements		\$103,315	\$93,770	\$197,085		
05-015—Upper La Honda Creek Land Acquisition (Eberhard)		\$1,026,358	\$0	\$1,026,358		
<b>Subtotal</b>	<b>\$11,733,000</b>	<b>\$5,458,518</b>	<b>\$658,171</b>	<b>\$6,116,689</b>	<b>\$5,616,311</b>	<b>52.13%</b>
05-015—Upper La Honda Creek Land Conservation (Eberhard) (Grant Income)		(\$1,000,000)	\$0	(\$1,000,000)		
<b>05 Total</b>	<b>\$11,733,000</b>	<b>\$4,458,518</b>	<b>\$658,171</b>	<b>\$5,116,689</b>	<b>\$6,616,311</b>	<b>43.61%</b>

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

Total Portfolio Allocation	\$12,740,000					
06-002—Hawthorns Area Plan		\$417,973	\$71,489	\$489,462		
<b>06 Total</b>	<b>\$12,740,000</b>	<b>\$417,973</b>	<b>\$71,489</b>	<b>\$489,462</b>	<b>\$12,250,538</b>	<b>3.84%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 7: La Honda Creek—Driscoll Ranch Public Access, Endangered Wildlife and Conservation Grazing</b>						
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		\$210,003	\$409	\$210,412		
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—La Honda Creek Loop Trails		\$475,877	\$0	\$475,877		
<b>Subtotal</b>	<b>\$14,825,000</b>	<b>\$12,819,878</b>	<b>\$409</b>	<b>\$12,820,287</b>	<b>\$2,004,713</b>	<b>86.48%</b>
07-002—Fisheries Restoration, Design and Permitting (Grant Income)		(\$230,970)	\$0	(\$230,970)		
<b>07 Total</b>	<b>\$14,825,000</b>	<b>\$12,588,908</b>	<b>\$409</b>	<b>\$12,589,317</b>	<b>\$2,235,683</b>	<b>84.92%</b>

**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	\$0	\$2,153,910		
08-003—Pratt Trust Property Acquisition		\$0	\$4,389,935	\$4,389,935		
<b>08 Total</b>	<b>\$15,347,000</b>	<b>\$2,153,910</b>	<b>\$4,389,935</b>	<b>\$6,543,845</b>	<b>\$8,803,155</b>	<b>42.64%</b>



Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
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#### 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		\$448,493	\$0	\$448,493		
09-004—Mindego Hill Trail Construction		\$67,403	\$0	\$67,403		
09-006—Mindego Ranch South Pasture		\$106,475	\$0	\$106,475		
<b>Subtotal</b>	<b>\$5,560,000</b>	<b>\$796,787</b>	<b>\$0</b>	<b>\$796,787</b>	<b>\$4,763,213</b>	<b>14.33%</b>
09-003—Russian Ridge Mindego Pond Improvement (Grant Income)		(\$168,585)	\$0	(\$168,585)		
<b>09 Total</b>	<b>\$5,560,000</b>	<b>\$628,202</b>	<b>\$0</b>	<b>\$628,202</b>	<b>\$4,931,798</b>	<b>11.30%</b>

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

Total Portfolio Allocation	\$8,017,000					
10-001—Alpine Road Regional Trail, Coal Creek		\$3,431,046	\$25,751	\$3,456,797		
<b>Subtotal</b>	<b>\$8,017,000</b>	<b>\$3,431,046</b>	<b>\$25,751</b>	<b>\$3,456,797</b>	<b>\$4,560,203</b>	<b>43.12%</b>
10-001—Alpine Road Regional Trail, Coal Creek (Grant Income)		(\$272,211)	\$0	(\$272,211)		
<b>10 Total</b>	<b>\$8,017,000</b>	<b>\$3,158,835</b>	<b>\$25,751</b>	<b>\$3,184,586</b>	<b>\$4,832,414</b>	<b>39.72%</b>

#### 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		
11-003—Ranch San Antonio (RSA) Multimodal Access– Implementation		\$63,625	\$0	\$63,625		
11-005—Rancho San Antonio Permanent Carpool Parking Implementation		\$0	\$5,916	\$5,916		
<b>Subtotal</b>	<b>\$10,811,000</b>	<b>\$576,858</b>	<b>\$5,916</b>	<b>\$582,774</b>	<b>\$10,228,226</b>	<b>5.39%</b>
11-002—Rancho San Antonio, Deer Hollow Farm: White Barn Rehabilitation (Grant Income)		(\$230,881)	\$0	(\$230,881)		
<b>11 Total</b>	<b>\$10,811,000</b>	<b>\$345,977</b>	<b>\$5,916</b>	<b>\$351,893</b>	<b>\$10,459,107</b>	<b>3.25%</b>

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

Total Portfolio Allocation	\$1,038,000					
<b>12 Total</b>	<b>\$1,038,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,038,000</b>	<b>0.00%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 13: Cloverdale Ranch—Wildlife Protection, Grazing and Trail Connections</b>						
Total Portfolio Allocation	\$15,712,000					
13-002—Cloverdale Reservoir Monitoring Improvements		\$41,362	\$19,593	\$60,955		
13-003—Cloverdale Ranch Land Opportunity		\$15,677,172	\$45,951	\$15,723,123		
<b>Subtotal</b>	<b>\$15,712,000</b>	<b>\$15,718,534</b>	<b>\$65,544</b>	<b>\$15,784,078</b>	<b>(\$72,078)</b>	<b>100.46%</b>
13-003—Cloverdale Ranch Land Acquisition (Grant Income)		(\$9,928,282)	\$0	(\$9,928,282)		
<b>13 Total</b>	<b>\$15,712,000</b>	<b>\$5,790,252</b>	<b>\$65,544</b>	<b>\$5,855,796</b>	<b>\$9,856,204</b>	<b>37.27%</b>
<b>Portfolio 14: Regional—Trail Connections and Campgrounds</b>						
Total Portfolio Allocation	\$3,966,000					
<b>14 Total</b>	<b>\$3,966,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,966,000</b>	<b>0.00%</b>
<b>Portfolio 15: Regional—Redwood Protection and Salmon Fishery Conservation</b>						
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	(\$14,500)	\$0		
15-004—Irish Ridge Land Conservation		\$77,768	\$0	\$77,768		
15-005—Upper La Honda Creek Land Conservation (Eberhard)		\$2,302,685	\$0	\$2,302,685		
15-006—Fifths Property Purchase		\$1,006,334	(\$94)	\$1,006,240		
<b>15 Total</b>	<b>\$50,728,000</b>	<b>\$6,419,837</b>	<b>(\$14,594)</b>	<b>\$6,405,243</b>	<b>\$44,322,757</b>	<b>12.63%</b>
<b>Portfolio 16: Long Ridge—Trail, Conservation and Habitat Restoration Projects (Saratoga)</b>						
Total Portfolio Allocation	\$5,140,000					
16-001—Long Ridge Trail Connection to Eagle Rock and Devils Canyon		\$6,202	\$0	\$6,202		
<b>16 Total</b>	<b>\$5,140,000</b>	<b>\$6,202</b>	<b>\$0</b>	<b>\$6,202</b>	<b>\$5,133,798</b>	<b>0.12%</b>
<b>Portfolio 17: Regional—Complete Upper Stevens Creek Trail</b>						
Total Portfolio Allocation	\$7,760,000					
17-001—Land Conservation: Last Piece Upper Stevens Creek		\$1,494,552	\$0	\$1,494,552		
17-002—Demolition & Restoration: Lobner/Lysons		\$461,321	\$0	\$461,321		
17-004—Stevens Creek Nature Trail Bridges, Monte Bello		\$430,569	\$0	\$430,569		
<b>Subtotal</b>	<b>\$7,760,000</b>	<b>\$2,386,442</b>	<b>\$0</b>	<b>\$2,386,442</b>	<b>\$5,373,558</b>	<b>30.75%</b>
17-002—Lysons Property Purchase Grant Income (50% of purchase price)		(\$740,000)	\$0	(\$740,000)		
<b>17 Total</b>	<b>\$7,760,000</b>	<b>\$1,646,442</b>	<b>\$0</b>	<b>\$1,646,442</b>	<b>\$6,113,558</b>	<b>21.22%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 18: South Bay Foothills—Saratoga-to-the-Sea Trail and Wildlife Corridor</b>						
Total Portfolio Allocation	\$1,164,189					
18-001—San Jose Water Land Purchase		\$3,850	\$0	\$3,850		
18-002—Saratoga-to-the-Sea Regional Trail Connection		\$1,160,337	\$0	\$1,160,337		
<b>18 Total</b>	<b>\$1,164,189</b>	<b>\$1,164,187</b>	<b>\$0</b>	<b>\$1,164,187</b>	<b>\$2</b>	<b>100.00%</b>

<b>Portfolio 19: El Sereno—Dog Trails and Connections</b>						
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		
19-005—Dunham Property Acquisition		\$0	\$910,726	\$910,726		
<b>Subtotal</b>	<b>\$2,254,000</b>	<b>\$1,564,764</b>	<b>\$910,726</b>	<b>\$2,475,490</b>	<b>(\$221,490)</b>	<b>109.83%</b>
19-001—Gupta/Khan Property Purchase (Grant Income)		(\$191,577)	\$0	(\$191,577)		
19-004—San Jose Water Co Land (Grant Income)		(\$1,075,000)	\$0	(\$1,075,000)		
<b>19 Total</b>	<b>\$2,254,000</b>	<b>\$298,187</b>	<b>\$910,726</b>	<b>\$1,208,913</b>	<b>\$1,045,087</b>	<b>53.63%</b>

<b>Portfolio 20: South Bay Foothills—Wildlife Passage and Ridge Trail Improvements</b>						
Total Portfolio Allocation	\$13,966,000					
20-001—Wildlife Corridor: Highway 17 Crossing		\$1,727,397	\$550,947	\$2,278,344		
20-002—Bay Area Ridge Trail: Highway 17 Crossing		\$2,334,873	\$616,950	\$2,951,823		
20-003—Edwards Property Acquisition		\$0	\$1,228,194	\$1,228,194		
20-004—El Sereno Loop Trail		\$7,749	\$630	\$8,379		
<b>Subtotal</b>	<b>\$13,966,000</b>	<b>\$4,070,019</b>	<b>\$2,396,721</b>	<b>\$6,466,740</b>	<b>\$7,499,260</b>	<b>46.30%</b>
20-001—Wildlife Corridor: Highway 17 Crossing (Grant Income)		(\$2,950,000)	(\$94,135)	(\$3,044,135)		
20-002—Bay Area Ridge Trail: Highway 17 Crossing (Grant Income)		\$0	(\$128,395)	(\$128,395)		
<b>20 Total</b>	<b>\$13,966,000</b>	<b>\$1,120,019</b>	<b>\$2,174,191</b>	<b>\$3,294,210</b>	<b>\$10,671,790</b>	<b>23.59%</b>



Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 21: Bear Creek Redwoods—Public Recreation and Interpretive Projects</b>						
Total Portfolio Allocation	\$17,478,000					
21-001—Moody Gulch Fence & Gate Improvements		\$847	\$0	\$847		
21-004—Bear Creek Stables		\$1,230,837	\$158,455	\$1,389,292		
21-005—Bear Creek Redwoods Public Access		\$5,548,003	\$0	\$5,548,003		
21-006—Bear Creek Redwoods–Alma College Cultural Landscape Rehab		\$5,484,554	(\$95,667)	\$5,388,887		
21-007—Bear Creek Redwoods Preserve Plan Invasive Weed Treatment		\$1,254,346	\$95,541	\$1,349,887		
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		\$511,730	\$0	\$511,730		
21-011—Phase 2 Trail Improvements, Bear Creek Redwoods OSP		\$3,996,941	\$564,355	\$4,561,296		
21-012—Bear Creek Redwoods Tree Restoration		\$90,915	\$0	\$90,915		
<b>Subtotal</b>	<b>\$17,478,000</b>	<b>\$19,287,182</b>	<b>\$722,684</b>	<b>\$20,009,866</b>	<b>(\$2,531,866)</b>	<b>114.49%</b>
21-006—Bear Creek Redwoods Alma College Cultural Landscape Rehab (Grant Income)		(\$1,414,590)	\$0	(\$1,414,590)		
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)		(\$467,791)	\$0	(\$467,791)		
21-009—Bear Creek Redwoods Webb Creek Bridge (Grant Income)		(\$149,500)	\$0	(\$149,500)		
21-011—Phase 2 Trail Improvements, Bear Creek Redwoods OSP (Grant Income)		(\$43,088)	\$0	(\$43,088)		
<b>21 Total</b>	<b>\$17,478,000</b>	<b>\$16,697,213</b>	<b>\$722,684</b>	<b>\$17,419,897</b>	<b>\$58,103</b>	<b>99.67%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
<b>Portfolio 22: Sierra Azul—Cathedral Oaks Public Access and Conservation Projects</b>						
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	\$15,213	\$189,020		
22-005—Beatty House Site Security Improvements		\$48,621	\$0	\$48,621		
22-006—San Jose Water Lands		\$720,178	\$0	\$720,178		
<b>Subtotal</b>	<b>\$6,714,000</b>	<b>\$1,996,536</b>	<b>\$15,213</b>	<b>\$2,011,749</b>	<b>\$4,702,251</b>	<b>29.96%</b>
22-001—Hendrys Creek Property Land Restoration (Grant Income)		(\$517,702)	\$0	(\$517,702)		
<b>22 Total</b>	<b>\$6,714,000</b>	<b>\$1,478,834</b>	<b>\$15,213</b>	<b>\$1,494,047</b>	<b>\$5,219,953</b>	<b>22.25%</b>

<b>Portfolio 23: Sierra Azul—Mount Umunhum Public Access and Interpretation Projects</b>						
Total Portfolio Allocation	\$21,814,891					
23-001—Mt. Umunhum Road and Trail Property Rights		\$1,271,318	\$0	\$1,271,318		
23-002—Mt. Umunhum Trail		\$959,548	\$0	\$959,548		
23-004—Mt. Umunhum Summit Restoration, Parking and Landing Zone		\$10,458,358	\$0	\$10,458,358		
23-005—Mt. Umunhum Guadalupe Creek Overlook and Bridges		\$259,311	\$0	\$259,311		
23-006—Mt. Umunhum 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		\$168,053	\$0	\$168,053		
<b>Subtotal</b>	<b>\$21,814,891</b>	<b>\$23,134,891</b>	<b>\$0</b>	<b>\$23,134,891</b>	<b>(\$1,320,000)</b>	<b>106.05%</b>
23-004—Mt. Umunhum Summit Restoration, Parking and Landing Zone (Grant Income)		(\$570,000)	\$0	(\$570,000)		
23-007—Twin Creeks Land Conservation (Grant Income)		(\$750,000)	\$0	(\$750,000)		
<b>23 Total</b>	<b>\$21,814,891</b>	<b>\$21,814,891</b>	<b>\$0</b>	<b>\$21,814,891</b>	<b>\$0</b>	<b>100.00%</b>

Project	Expenditure Plan	Total Through Prior Period 6/30/24	Current Period 7/1/24 Through 6/30/25	Total Life-to-Date Through 6/30/25	Expenditure Plan Remaining	Percent Expended
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#### Portfolio 24: Sierra Azul—Rancho de Guadalupe Family Recreation

Total Portfolio Allocation	\$10,078,000					
24-001—Barth Property Purchase		\$300,035	\$0	\$300,035		
24-002—Petersen Property Acquisition		\$700,603	\$0	\$700,603		
24-003—Property Exchange Navid/Bagher		\$39,184	\$0	\$39,184		
24-004—Kahn Property Acquisition		\$552,174	\$0	\$552,174		
<b>24 Total</b>	<b>\$10,078,000</b>	<b>\$1,591,996</b>	<b>\$0</b>	<b>\$1,591,996</b>	<b>\$8,486,004</b>	<b>15.80%</b>

#### 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		\$1,936,220	\$0	\$1,936,220		
25-003—Burton Property Site Cleanup		\$52,298	\$0	\$52,298		
25-005—Graf-Scholer Property Acquisition		\$0	\$1,002,575	\$1,002,575		
25-006—Estrada Property Acquisition		\$0	\$954,090	\$954,090		
<b>25 Total</b>	<b>\$7,986,000</b>	<b>\$2,398,668</b>	<b>\$1,956,665</b>	<b>\$4,355,333</b>	<b>\$3,630,667</b>	<b>54.54%</b>
Bond Issuance		\$0	\$420,661	\$420,661		
<b>Subtotal</b>	<b>\$300,000,000</b>	<b>\$127,236,198</b>	<b>\$12,285,439</b>	<b>\$139,521,637</b>	<b>\$160,478,363</b>	<b>46.51%</b>
Reimbursements from Grants and Other Contributions		(\$25,752,379)	(\$222,530)	(\$25,974,909)		
Interest Income Used		\$0	(\$420,661)	(\$420,661)		
<b>GRAND TOTAL</b>	<b>\$300,000,000</b>	<b>\$101,483,819</b>	<b>\$11,642,248</b>	<b>\$113,126,067</b>	<b>\$186,873,933</b>	<b>37.71%</b>

FUND BY

MEASURE  AA

2014 OPEN SPACE BOND



# 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

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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)

<b>18</b>	<b>South Bay Foothills: Saratoga-to-Sea Trail and Wildlife Corridor</b> Protect wildlife corridor along Highway 9. Connect trail to Saratoga-to-Sea Trail and Skyline-to-Sea Trail. <b>\$1,365,000</b>
<b>19</b>	<b>El Sereno: Dog Trails and Connections</b> Provide infrastructure to open trails to dogs. Develop connections to Skyline, Sanborn County Park, & Lexington Reservoir. <b>\$2,254,000</b>
<b>20</b>	<b>South Bay Foothills: Wildlife Passage and Ridge Trail Improvements</b> Establish safe corridors for mountain lions across Highway 17. Establish Bay Area Ridge Trail crossing. <b>\$13,966,000</b>
<b>21</b>	<b>Bear Creek Redwoods: Public Recreation and Interpretive Projects</b> 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. <b>\$17,478,000</b>
<b>22</b>	<b>Sierra Azul: Cathedral Oaks Public Access and Conservation Projects</b> 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. <b>\$6,714,000</b>
<b>23</b>	<b>Sierra Azul: Mt. Umunhum Public Access and Interpretation Projects</b> 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. <b>\$27,972,000</b>
<b>24</b>	<b>Sierra Azul: Rancho de Guadalupe Family Recreation</b> 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. <b>\$10,078,000</b>
<b>25</b>	<b>Sierra Azul: Loma Prieta Area Public Access, Regional Trails and Habitat Projects</b> 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. <b>\$7,986,000</b>



## 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)

<b>2</b>	<b>Regional: Bayfront Habitat Protection and Public Access Partnerships</b> 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. <b>\$5,052,000</b>
<b>4</b>	<b>El Corte de Madera Creek: Bike Trail and Water Quality Projects</b> 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. <b>\$8,376,000</b>
<b>5</b>	<b>La Honda Creek: Upper Area Recreation, Habitat Restoration and Conservation Grazing Projects</b> 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. <b>\$11,733,000</b>
<b>6</b>	<b>Windy Hill: Trail Improvements, Preservation and Hawthorns Area Historic Partnership</b> 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. <b>\$12,740,000</b>
<b>8</b>	<b>La Honda Creek/Russian Ridge: Preservation of Upper San Gregorio Watershed &amp; Ridge Trail Completion</b> 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. <b>\$15,347,000</b>
<b>9</b>	<b>Russian Ridge: Public Recreation, Grazing and Wildlife Protection Projects</b> 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. <b>\$5,560,000</b>
<b>10</b>	<b>Coal Creek: Reopen Alpine Road for Trail Use</b> Reopen Alpine Road as trail connection between Portola Valley & Skyline Blvd. Reroute trails to reduce erosion and improve visitor experience. <b>\$8,017,000</b>
<b>11</b>	<b>Rancho San Antonio: Interpretive Improvements, Refurbishing, and Transit Solutions</b> 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. <b>\$10,811,000</b>
<b>12</b>	<b>Peninsula/South Bay Cities: Partner to Complete Middle Stevens Creek Trail</b> 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. <b>\$1,038,000</b>
<b>16</b>	<b>Long Ridge: Trail, Conservation and Habitat Restoration Projects (Saratoga)</b> 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. <b>\$5,140,000</b>
<b>17</b>	<b>Regional: Complete Upper Stevens Creek Trail</b> 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. <b>\$7,760,000</b>



## Coast

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

- |           |   |
|-----------|---|
| <b>1</b>  | <b>Miramontes Ridge: Gateway to the Coast Public Access, Stream Restoration and Agriculture Enhancement</b><br>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.<br><b>\$27,774,000</b> |
| <b>3</b>  | <b>Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing</b><br>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.<br><b>\$7,608,000</b>   |
| <b>7</b>  | <b>La Honda Creek: Driscoll Ranch Public Access, Endangered Wildlife Protection and Conservation Grazing</b><br>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.<br><b>\$14,825,000</b>  |
| <b>13</b> | <b>Cloverdale Ranch: Wildlife Protection, Grazing and Trail Connections</b><br>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.<br><b>\$15,712,000</b>  |
| <b>14</b> | <b>Regional: Trail Connections and Campgrounds</b><br>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.<br><b>\$3,966,000</b>  |
| <b>15</b> | <b>Regional: Redwood Protection and Salmon Fishery Conservation</b><br>Preserve additional open space as available. Protect and enhance redwood stands, mountain scenery, various habitats and steelhead salmon.<br><b>\$50,728,000</b>   |





### 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

## RESOLUTION NO. 23-67

### RESOLUTION OF THE BOARD OF DIRECTORS OF THE MIDPENINSULA REGIONAL OPEN SPACE DISTRICT AMENDING THE MEASURE AA EXPENDITURE PLAN ESTIMATES FOR PORTFOLIOS #18, #23, AND #03

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**WHEREAS**, on February 26, 2014, the Board of Directors (Board) of the Midpeninsula Regional Open Space District (District) adopted an Ordinance (“Ordinance”) calling for voter approval of a bond measure along with a proposed Expenditure Plan, which was subsequently approved by the voters as Measure AA; and

**WHEREAS**, the Expenditure Plan provides dollar estimates proposing how the bond proceeds would be allocated to fund the capital improvements necessary to implement the priority actions, recognizing that the dollar amounts were estimates only and that actual costs may change in implementation; and

**WHEREAS**, as prescribed in the Ordinance, the District has annually reviewed the Expenditure Plan; and

**WHEREAS**, the Board of Directors has identified certain 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” as specified in the Ordinance; and

**WHEREAS**, the Board of Directors, pursuant to a process established in order to consider Expenditure Plan amendments, which ensures that the Bond Oversight Committee is included in the development of any amendments to the Expenditure Plan, hereby approves certain amendments to said plan.

**NOW, THEREFORE**, the Board of Directors of the Midpeninsula Regional Open Space District does resolve as follows:

**SECTION ONE.** Expenditure Plan Portfolios #18 and #23 are deemed complete with the associated amended expenditures set forth below.

South Bay Foothills (Los Gatos, Monte Sereno, Saratoga, and Santa Cruz Mountains)	
<b>18 South Bay Foothills: Saratoga-to-Sea Trail and Wildlife Corridor</b>	
Protect wildlife corridor along Highway 9. Connect trail to Saratoga-to-Sea Trail and Skyline-to-Sea Trail. <del>\$1,365,000</del> <u>\$1,164,189</u>	
<b>23 Sierra Azul: Mt. Umunhum Public Access and Interpretation Projects</b>	
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. <del>\$27,972,000</del> <u>\$21,814,891</u>	

**SECTION TWO.** Unspent funds from Portfolios #18 and #23 in the cumulative amount of \$6,357,920 will be applied to Portfolio #03 as set forth below as an amendment to the Expenditure Plan:

<b>Coast (Half Moon Bay, San Gregorio, Pescadero, La Honda,)</b>	
<b>3</b>	<b>Purissima Creek Redwoods: Purissima-to-Sea Trail, Watershed Protection and Conservation Grazing</b> Complete and open multi-use Purissima-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. <del>\$7,608,000</del> <b>\$13,965,920</b>

**SECTION THREE.** The Board of Directors finds that adoption of this Resolution regarding 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 FOUR.** Except as herein modified, the Expenditure Plan shall remain unmodified.

\* \* \* \* \*

PASSED AND ADOPTED by the Board of Directors of the Midpeninsula Regional Open Space District on June 14, 2023, at a regular meeting thereof, by the following vote:

**AYES: CYR, GLEASON, KERSTEEN-TUCKER, KISHIMOTO, MACNIVEN, RIFFLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: HOLMAN**

**ATTEST:**

/s/ Craig Gleason

\_\_\_\_\_  
 Craig Gleason, Secretary  
 Board of Directors

**APPROVED:**

/s/ Yoriko Kishimoto

\_\_\_\_\_  
 Yoriko Kishimoto, President  
 Board of Directors

**APPROVED AS TO FORM:**

/s/ Hilary Stevenson

\_\_\_\_\_  
 Hilary Stevenson, 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 a resolution 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/ Maria Soria

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Maria Soria, District Clerk

**Midpeninsula Regional Open Space District**  
**Measure AA Bond Program**  
**Schedule of Program Expenditures (Audited)**  
**June 30, 2025**

Program No.	Project Description	Adjustments	Expenditures from July 1, 2024 through June 30, 2025	Expenditures from Inception through June 30, 2025
AA01	Miramontes Ridge–Gateway to San Mateo Coast	\$ -	\$59,509	\$5,515,492
AA02	Regional: Bayfront Habitat Protection & Public Access Partnerships	-	47,767	6,929,624
AA03	Purisima Creek Redwoods: Purisma-to-Sea Trail, Watershed & Grazing	-	552,872	9,090,834
AA04	El Corte de Madera Creek: Bike Trail & Water Quality Projects	-	-	966,168
AA05	La Honda Creek–Upper Recreation Area	-	658,171	6,116,689
AA06	Hawthorn Public Access Improvements	-	71,489	489,462
AA07	Driscoll Ranch Public Access, Wildlife Protection & Grazing	-	409	12,820,287
AA08	La Honda/Russian Ridge: Upper San Gregorio Watershed	-	4,389,935	6,543,845
AA09	Russian Ridge: Public Recreation, Grazing & Wildlife Protection	-	-	796,787
AA10	Coal Creek: Reopen Alpine Road for Trail Use	-	25,751	3,456,797
AA11	Rancho San Antonio: Interpretive Improvements, Refurbishing	-	5,916	582,774
AA13	Cloverdale Ranch: Wildlife Protection, Grazing and Trail Connections	-	65,544	15,784,078
AA15	Regional: Redwood Protection & Salmon Fishery Conservation	(14,500)	(94)	6,405,243
AA16	Long Ridge: Trail, Conservation and Habitat Restoration Projects (Saratoga)	-	-	6,202
AA17	Regional: Complete Upper Stevens Creek Trail	-	-	2,386,442
AA18	South Bay Foothills: Saratoga-to-Sea Trail & Wildlife Corridor	-	-	1,164,187
AA19	El Sereno Dog Park & Connections	-	910,726	2,475,490
AA20	South Bay Foothills: Wildlife Passage/Ridge Trail Improvements	-	2,396,721	6,466,740
AA21	Bear Creek Redwoods: Public Recreation & Interpretive Projects	(144,047)	866,731	20,009,866
AA22	Sierra Azul: Cathedral Oaks Public Access & Conservation Projects	-	15,213	2,011,749
AA23	Sierra Azul: Mt Umunhum Public Access & Interpretation Projects	-	-	23,134,891
AA24	Sierra Azul: Rancho de Guadalupe Family Recreation	-	-	1,591,996
AA25	Sierra Azul: Loma Prieta Area Public Access, Regional Trails/Habitat Projects	-	1,956,665	4,355,333
	Cost of Bond Issuance	-	420,661	420,661
	Total MAA Bond Project Expenditures	(158,547)	12,443,986	139,521,637
	Reimbursements from Grants, Contributions, and Other Funds		(222,530)	(25,974,909)
	Interest Income Used		(420,661)	(420,661)
	Total MAA Bond Project Expenditures–Net Reimbursements	(\$158,547)	\$11,800,795	\$113,126,067

Expenditures related to pre-acquisition costs from a prior year were removed as a land transaction under Portfolio 15 failed to materialize. An adjustment was also made to Portfolio 21 because a retainage payable was incorrectly booked as an expenditure and not cleared on the balance sheet.

This page is an excerpt from the Annual Comprehensive Financial Report for fiscal year ended June 30, 2025, page 82. Annual audited financial statements can be found at [www.openspace.org/financials](http://www.openspace.org/financials).

The notes to the financial statements are an integral part of this statement.





# Financial Report of Revenues, Expenditures and Changes in Fund Balance

Measure AA Capital Projects Fund

For the Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual Audited (GAAP Basis)	Variance to Final Budget More (Less)
	Original	Final		
<b>Revenues</b>				
Grant Income	\$6,271,121	\$525,000	\$222,530	(\$302,470)
Investment Earnings	1,021,000	1,021,000	1,280,712	259,712
<b>Total Revenues</b>	<b>7,292,121</b>	<b>1,546,000</b>	<b>1,503,242</b>	<b>(42,758)</b>
<b>Expenditures</b>				
Salaries and Employee Benefits	595,554	526,961	609,791	82,830
Bond Insurance	0	0	420,661	420,661
Capital Outlay	6,727,490	16,133,010	11,254,987	(4,878,023)
<b>Total Expenditures</b>	<b>7,323,044</b>	<b>16,659,971</b>	<b>12,285,439</b>	<b>(4,374,532)</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(30,923)</b>	<b>(15,113,971)</b>	<b>(10,782,197)</b>	<b>4,331,774</b>
<b>Other Financing Sources</b>				
Bond Proceeds	0	0	37,430,000	0
Transfers In	0	0	0	0
Transfers Out	0	0	(3,542,775)	(3,542,775)
<b>Total Other Financing Sources</b>	<b>0</b>	<b>0</b>	<b>33,887,225</b>	<b>(3,542,775)</b>
<b>Net Change in Fund Balance</b>	<b>(30,923)</b>	<b>(15,113,971)</b>	<b>23,105,028</b>	<b>38,218,999</b>
Fund Balance Beginning	2,612,633	(4,326,296)	0	4,326,296
Prior Period Adjustment	0	0	0	0
<b>Fund Balance Beginning—Adjusted</b>	<b>2,612,633</b>	<b>(4,326,296)</b>	<b>0</b>	<b>4,326,296</b>
<b>Fund Balance Ending</b>	<b>\$2,581,710</b>	<b>(\$19,440,267)</b>	<b>\$23,105,028</b>	<b>\$42,545,295</b>





Rancho San Antonio Open Space Preserve (Selwyn Quan)



**MIDPENINSULA REGIONAL OPEN SPACE DISTRICT**

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