

# Portfolio 1

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



Miramontes Ridge Open Space Preserve (Elaina Cuzick)

### 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 6/30/2023: \$566,184**

### 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**

##### Fiscal Year 2023

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.

##### Prior Years

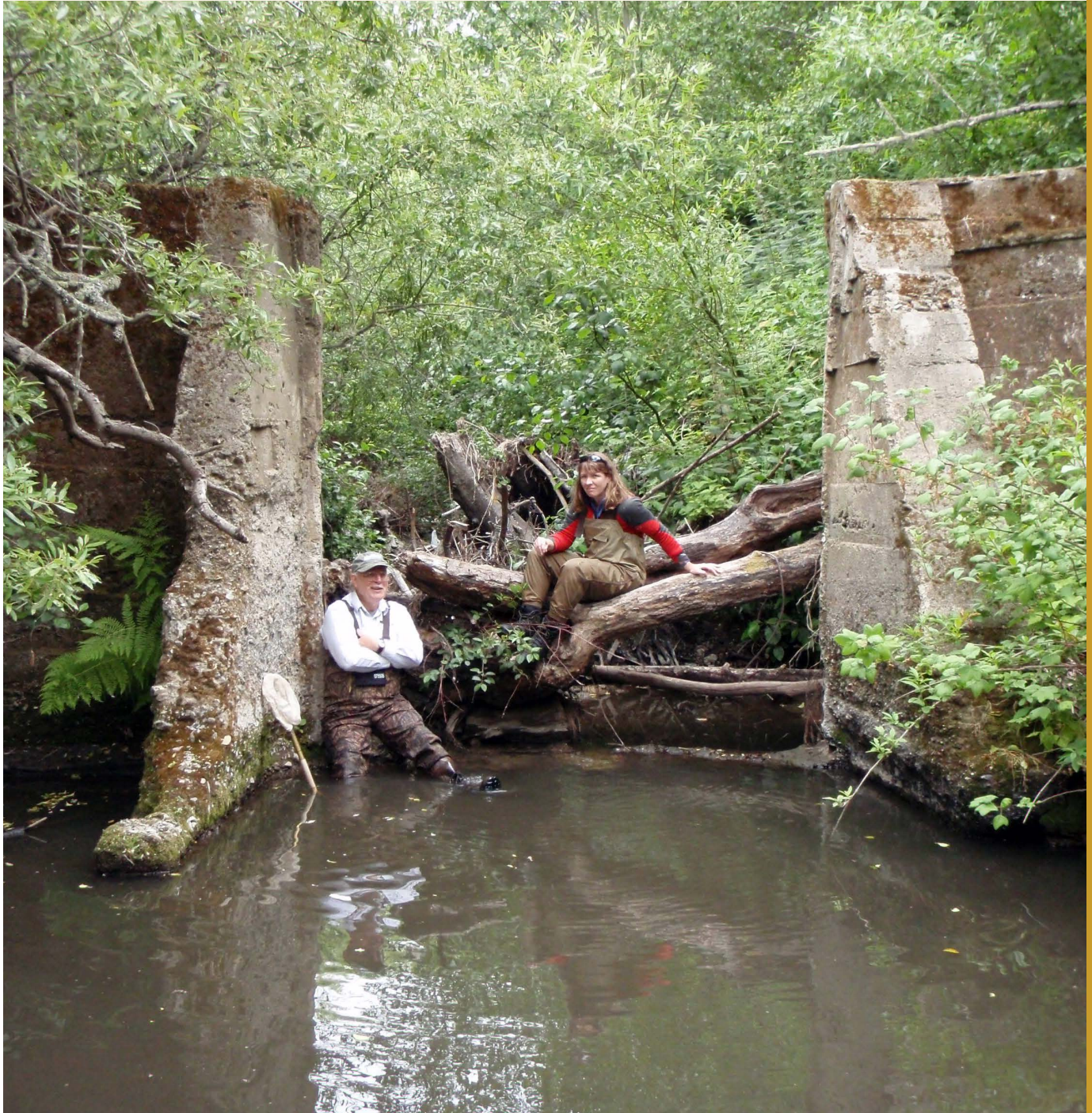
Received board approval for the purchase of the 644-acre Johnston Ranch Uplands property. Entered into a lease and management agreement with Peninsula Open Space Trust.

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.

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

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



Miramontes Ridge Open Space Preserve (Midpen)

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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.

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

#### **Fiscal Year 2023**

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

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

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

#### **PROJECT CHALLENGES**

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Flooding in January 2023 damaged infrastructure at the lower pond, which now requires an updated engineer assessment to determine infrastructure repairs, restoration opportunities and access constraints.

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Close of escrow and grant funding is pending resolution of a challenge to the California Coastal Commission's approval of minor Local Coastal Plan text amendments.

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Acquisitions on the coast require a willing seller.

#### **POTENTIAL NEXT STEPS**

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Awaiting new engineer assessments of the lower dam and bridge after flooding in January 2023 damaged infrastructure and a dump remediation site. Once a plan of action is established for the lower dam, determine whether to develop conceptual designs of pond enhancements at the upper pond.

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In coordination with the City of Half Moon Bay and Peninsula Open Space Trust, conduct site assessments, plan and initiate basis of conceptual design of improvements for the existing parking area and potential new loop trail. Initiate public and stakeholder outreach and engagement. Conduct trail scouting.

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Project	Expenditure Plan	Total Through Prior Period 6/30/22	Current Period 7/1/22 Through 6/30/23	Total Life-to-Date Through 6/30/23	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		\$82,907	\$8,320	\$91,227		
01-006—Madonna Creek Fish, Water Supply and Bridge Replacement		\$68,417	\$25,674	\$94,091		
<b>Subtotal</b>	<b>\$27,774,000</b>	<b>\$571,115</b>	<b>\$33,994</b>	<b>\$605,109</b>	<b>\$27,168,891</b>	<b>2.18%</b>
01-004—Remediation Plan and Ranch Debris Cleanup, Madonna Creek Ranch Grant Income		(\$38,925)	\$0	(\$38,925)		
<b>Grand Total</b>	<b>\$27,774,000</b>	<b>\$532,190</b>	<b>\$33,994</b>	<b>\$566,184</b>	<b>\$27,207,816</b>	<b>2.04%</b>

