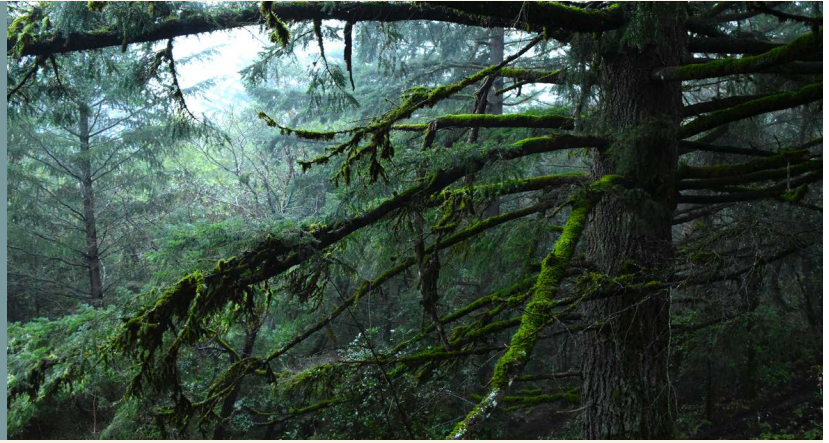


Portfolio 15

Regional Redwood Protection and Salmon Fishery Conservation



Long Ridge Open Space Preserve (Zane Schmidlen)

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 6/30/2023: \$3,110,818

NOTABLE ACCOMPLISHMENTS

MAA15-001 Conservation Easement Upper Alpine Ranch Area

Prior Years

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

MAA15-002 Conley Property Purchase

Prior Years

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

MAA15-003 Long Ridge Property Addition

Prior Years

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

MAA15-004 Irish Ridge Land Conservation

Prior Years

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

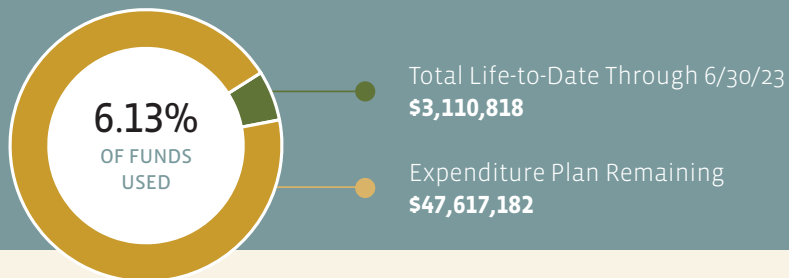
Tentative map for minor subdivision to facilitate the proposed acquisition was prepared and reviewed by county planning, building, public works and county surveyor for submittal to county planning commission.

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

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

Portfolio 15: Regional—Redwood Protection and Salmon Fishery Conservation

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



MAA15-005 Upper La Honda Creek Land Acquisition (Eberhard)

This project also supports priority actions in Portfolio 5 under project MAA05-015

Fiscal Year 2023

Secured board approval to purchase the Eberhard property, executed all transactional documents and submitted an application 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 MAA15

Prior Years

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

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

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

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

PROJECT CHALLENGES

Land acquisition requires willing seller.

POTENTIAL NEXT STEPS

Continue to seek willing sellers.

Secure lot line adjustment approval from San Mateo County for the Eberhard Property to complete the purchase as an addition to La Honda Creek Open Space Preserve.