

# Portfolio 3

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



Purisima Creek Redwoods Open Space Preserve (Randy Weber)

### DESCRIPTION

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

**Portfolio Allocation: \$7,608,000**  
**Revised Allocation: \$13,965,920**

**Portfolio Expenditures Through 6/30/2023: \$7,968,394**

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

### NOTABLE ACCOMPLISHMENTS

#### MAA03-001 Purisima Uplands Lot Line Adjustment and Property Transfer

##### Prior Years

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

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

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

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

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

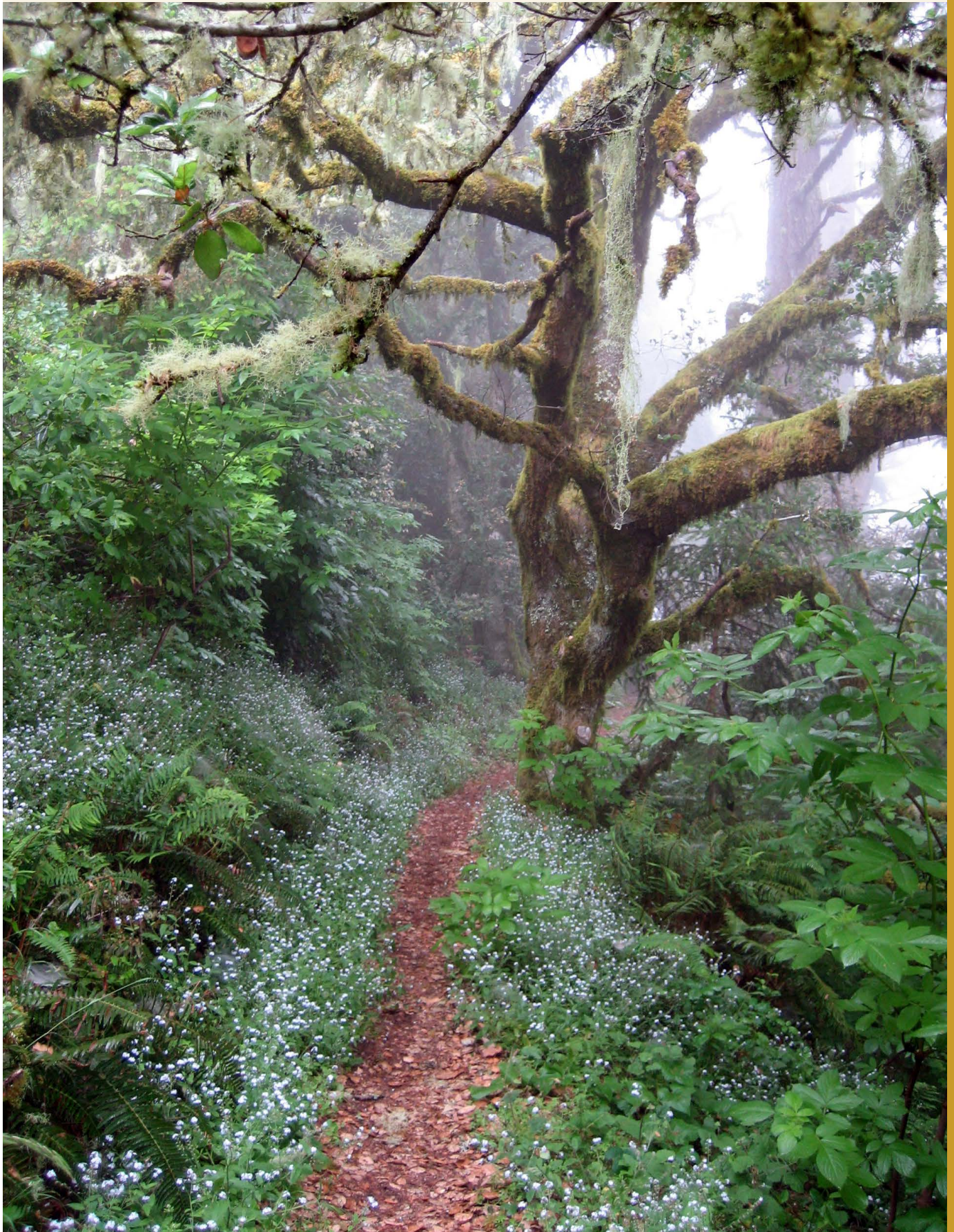
##### Fiscal Year 2023

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

##### Prior Years

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.

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



Purisima Creek Redwoods Open Space Preserve (Frances Freyberg)



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

Received county coastal development and demolition permits.

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

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

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

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

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

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

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

#### **Prior Years**

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

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

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

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

#### **Prior Years**

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

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

#### **Fiscal Year 2023**

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

#### **Prior Years**

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

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

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

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

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

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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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Purisima Creek Redwoods Open Space Preserve (Billy Feller)

## MAA03-006 South Cowell Upland Land Conservation

### Fiscal Year 2023

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

### Prior Years

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

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

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

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

### Fiscal Year 2023

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

Completed repair of spring as an active stock water source.

## MAA03-008 Rieser-Nelson Land Purchase

### Prior Years

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

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

## In Support of MAA03

### Prior Years

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

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

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

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

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

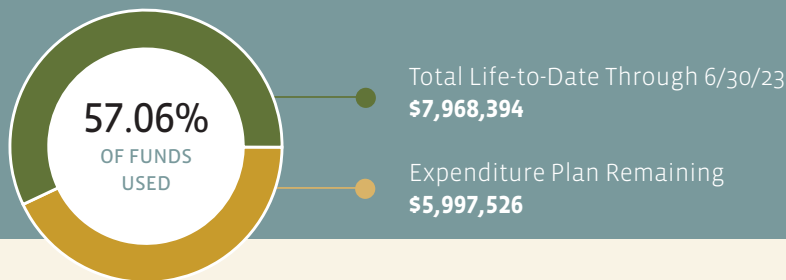
## PROJECT CHALLENGES

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

The final step to 100% fee ownership of the South Uplands property will be achieved when a land division application is approved by the County of San Mateo.

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

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	\$13,965,920					
03-001—Purisima Uplands Lot Line Adjustment and Property Transfer		\$425,113	\$0	\$425,113		
03-002—Purisima Upland Site Cleanup and Soil Remediation		\$268,057	\$24,313	\$292,370		
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		\$442,659	\$151,681	\$594,340		
03-006—South Cowell Upland Land Conservation		\$4,936,707	\$1,257,874	\$6,194,581		
03-008—Rieser-Nelson Land Purchase		\$16,715	\$0	\$16,715		
<b>Subtotal</b>	<b>\$13,965,920</b>	<b>\$6,775,358</b>	<b>\$1,433,868</b>	<b>\$8,209,226</b>	<b>\$5,756,694</b>	<b>58.78%</b>
03-005—Purisima-to-the-Sea Trail and Parking Area— Feasibility Study Grant Income		(\$154,063)	(\$86,769)	(\$240,832)		
<b>Grand Total</b>	<b>\$13,965,920</b>	<b>\$6,621,295</b>	<b>\$1,347,099</b>	<b>\$7,968,394</b>	<b>\$5,997,526</b>	<b>57.06%</b>



**POTENTIAL NEXT STEPS**

Initiate additional technical studies, such as geotechnical evaluation, protocol botanical surveys and wetland delineations to support the environmental review process for the Purisima-to-the-Sea Trail and Parking Area. Prepare 60% designs and initiate environmental review.

Finalize remediation design, environmental review and permitting for the Purisima Upland Site Cleanup and Soil Remediation project. Begin the request for bids process for the remediation work.

Execute contract to implement stock water infrastructure improvements. Begin design and permitting of the pond reconstruction work.

Develop a draft 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 key projects including the Purisima-to-the-Sea Trail and Parking Area, Highway 35 Trail Crossing and Parking Expansion and Purisima Multimodal Access measures. Continue public outreach and review draft CUMP with the Planning and Natural Resources Committee. Forward the CUMP to the board for approval of a project description to initiate environmental review.

