



Midpeninsula Regional  
Open Space District

R-22-94  
Meeting 22-19  
August 10, 2022

## AGENDA ITEM 6

### AGENDA ITEM

Contract Amendment for Purisima-to-the-Sea Trail and Parking Area Feasibility Study at Purisima Creek Redwoods Open Space Preserve

### GENERAL MANAGER'S RECOMMENDATIONS *deur*

1. Authorize the General Manager to amend a contract with SWCA Environmental Consultants of Half Moon Bay, California in the amount of \$41,537 to conduct additional technical studies and support additional public engagement, bringing the total contract to a not-to-exceed amount of \$328,537.
2. Authorize a 15% contingency of \$6,231 to cover unforeseen tasks beyond the current scope for a total not-to-exceed contract amount of \$334,768.

### SUMMARY

SWCA Environmental Consultants (SWCA) are supporting the Purisima-to-the-Sea Trail and Parking Area Feasibility Study project. Through the identification of feasible trail alignments and parking area locations, additional technical studies have been identified to evaluate the connector trail alignments and parking locations. Also, staff seek consultant support with additional public engagement meetings. The General Manager recommends a contract amendment in the amount of \$41,537 for a not-to-exceed contract amount of \$328,537 to conduct these additional technical studies and public engagement support. The General Manager also recommends a 15% contingency of \$6,231 for unforeseen tasks beyond the current scope, bringing the total not-to-exceed contract amount to \$334,768. This additional work and the recommended contract amendment is supported by an existing grant with the associated fees equally shared with the State Coastal Conservancy. The Fiscal Year 2022-23 (FY23) budget includes sufficient funds to cover the contract amendment through the end of the fiscal year.

### DISCUSSION

The Purisima-to-the-Sea Trail, a regional trail envisioned to link the Bay Area Ridge Trail with the California Coastal Trail, is a priority project for the Midpeninsula Regional Open Space District (District) as identified in the Board-approved 2014 Vision Plan and FY21 Capital Improvement and Action Plan. The new trail will also facilitate the vision of another regional trail led by the Peninsula Open Space Trust (POST) known as the Bay to Sea Trail, which will encompass approximately 40-miles of continuous east-west regional trails connecting the San Francisco Bay to the San Mateo County coast.

In November 2020, the District executed a contract with SWCA to provide environmental planning, design, and technical analysis for the feasibility studies and conceptual designs of the Purisima-to-the-Sea Trail and Parking Area Project (R-20-138). The Board of Directors (Board) approved a base amount of \$261,000 and authorized an approximate 10% contingency of \$26,000, for a total not-to-exceed contract amount of \$287,000. The District received \$301,000 in funding from the State Coastal Conservancy to complete this work.

SWCA's original scope of work includes planning and technical studies (e.g. traffic, biological and cultural assessments, geotechnical studies), field investigations, and design services to analyze opportunities for the multi-use trail alignment, connector trails, parking area, trailhead, and pedestrian roadway crossings. The existing contract contingency funds were fully utilized to conduct additional site visits to evaluate trail alignment alternatives, investigate vernal wet areas along critical trail connections and identify a special status plants species present along a potential trail alignment segment.

Through the work to date and the identification of feasible trail alignments, additional scope has been identified to support the development and refinement of a preferred connector trail alignment and parking area design. The proposed expanded scope under the recommended contract amendment includes the following additional technical studies and public engagement tasks:

- ***Boundary/topographic surveys, biological assessment and cultural resource assessment for a potential connector trail location beyond the scope of the original contract.*** Based on the initial findings of the feasibility study to date, including the identification of feasible trail alignment and connector trail alternatives, an evaluation of the existing POST trail easement across Purisima Farms would be beneficial in developing an overall preferred trail alignment. These additional technical assessments would be conducted for the POST trail easement area between Verde Road and Highway 1 on the Purisima Farms property for a trail connection to the Cowell-Purisima Parking lot. (Attachment 1: Purisima-to-the-Sea Feasibility Study Area)
- ***Riparian analysis to characterize the drainage adjacent to potential parking area locations.*** This analysis will determine the appropriate riparian setback requirements to comply with San Mateo County's Local Coastal Program and Coastal Development Permit, which the District would need to obtain from the County.
- ***Additional public and stakeholder engagement and meeting facilitation support*** for seeking feedback on conceptual design options.

### **State Coastal Conservancy Grant**

A State Coastal Conservancy grant of \$301,000 supports the District in developing a preferred trail alignment, preparing conceptual designs plans for a new Verde Road/Highway 1 parking area, and evaluating options for pedestrian roadway crossings and connections to the Cowell-Purisima Coastal Trail. The State Coastal Conservancy supports the additional work and will allocate additional grant funds for the new tasks with a 50/50 match from the District.

### **FISCAL IMPACT**

The FY23 adopted budget includes \$176,000 for the Purisima-to-the-Sea Trail and Parking Area - Phase I Feasibility Study project MAA03-005. There are sufficient funds in the project budget to cover the recommended action and expenditures through the end of the fiscal year.

<b>Purisima-to-the-Sea Trail and Parking Area - Phase I Feasibility Study MAA03-005</b>	<b>Prior Year Actuals</b>	<b>FY23 Adopted</b>	<b>FY24 Projected</b>	<b>Estimated Future Years</b>	<b>TOTAL</b>
District Funded (Fund 30):	\$318,845	\$115,237	\$0	\$0	<b>\$434,082</b>
Grant Amount:	\$111,508	\$60,763	\$0	\$0	<b>\$172,271</b>
<b>Total Budget:</b>	<b>\$430,353</b>	<b>\$176,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$606,353</b>
Spent-to-Date (as of 07/26/22):	(\$430,353)	\$0	\$0	\$0	<b>(\$430,353)</b>
Encumbrances:	\$0	\$0	\$0	\$0	<b>\$0</b>
SWCA Environmental Consultants Contract Amendment:	\$0	(\$41,537)	\$0	\$0	<b>(\$41,537)</b>
15% Contingency:	\$0	(\$6,231)	\$0	\$0	<b>(\$6,231)</b>
<b>Budget Remaining (Proposed):</b>	<b>\$0</b>	<b>\$128,232</b>	<b>\$0</b>	<b>\$0</b>	<b>\$128,232</b>

The following table outlines the Measure AA Portfolio 03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing allocation, costs-to-date, projected future project expenditures and projected portfolio balance remaining.

<b>MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$7,608,000</b>
Grant Income (through FY26):	\$378,480
Fund 40 Allocation:	\$305,000
<b>Total Portfolio Allocation:</b>	<b>\$8,291,480</b>
Life-to-Date Spent (as of 07/26/22):	(6,763,059)
Encumbrances:	\$0
Remaining FY23 Project Budgets:	(\$541,786)
Future MAA03 project costs (projected through FY26):	(\$7,556,714)
<b>Total Portfolio Expenditures:</b>	<b>(\$14,861,559)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$6,570,079)</b>

The following table outlines the Measure AA Portfolio 03 allocation, projected life of project expenditures and projected portfolio balance remaining.

<b>MAA03 Purisima Creek Redwoods — Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing Portfolio Allocation:</b>	<b>\$7,608,000</b>
Grant Income (through FY26):	\$378,480
Fund 40 Allocation:	\$305,000
<b>Total Portfolio Allocation:</b>	<b>\$8,291,480</b>
Projected Project Expenditures (life of project):	
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean up and Soil Remediation	(\$1,004,058)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,916)
03-005 Purisima-to-the-Sea Trail and Parking Area - Phase I Feasibility Study	(\$638,830)
03-006 South Cowell Upland Land Conservation	(\$4,872,967)
03-007 Purisima-to-the-Sea Habitat Enhancement & Water Supply Improvement Plan	(\$568,674)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$3,991,687)
03-010 Purisima-to-the-Sea Trail	(\$2,120,000)
03-011 Lobitos Creek Fisheries Restoration	(\$397,410)
03-012 Purisima-to-the-Sea Comprehensive Use and Management Plan	(\$140,000)
<b>Total Portfolio Expenditures:</b>	<b>(\$14,861,559)</b>
<b>Portfolio Balance Remaining (Proposed):</b>	<b>(\$6,570,079)</b>

## BOARD AND COMMITTEE REVIEW

The original award of contract for this Project was authorized by the Board of Directors at the following public meeting:

**November 18, 2020:** Board award of contract to SWCA to provide environmental planning, design, and technical analysis for the feasibility studies and conceptual designs for the Project. ([R-20-138](#), [meeting minutes](#))

## PUBLIC NOTICE

Public notice for this contract amendment was provided as required by the Brown Act.

## CEQA COMPLIANCE

The feasibility study and conceptual designs will identify and evaluate possible future actions, which the District has not yet approved, within the meaning of CEQA Section 15262. The feasibility study and conceptual designs will inform future actions that will be subject to CEQA, and subsequent environmental review will be conducted at that time. Amendment of an existing professional services contract with consultants will not result in a direct physical change to the environment [CEQA Guidelines Section 15060(c)(2)] and does not constitute Board approval of the proposed project or related proposed project elements.

## NEXT STEPS

If approved, the General Manager will amend the contract with SWCA to conduct additional technical studies and additional public engagement tasks. Staff anticipate bringing the Project to the Planning and Natural Resources Committee on August 30, 2022 and to the Board of Directors in spring of FY23.

Attachment:

Attachment 1: Purisima-to-the-Sea Feasibility Study Area

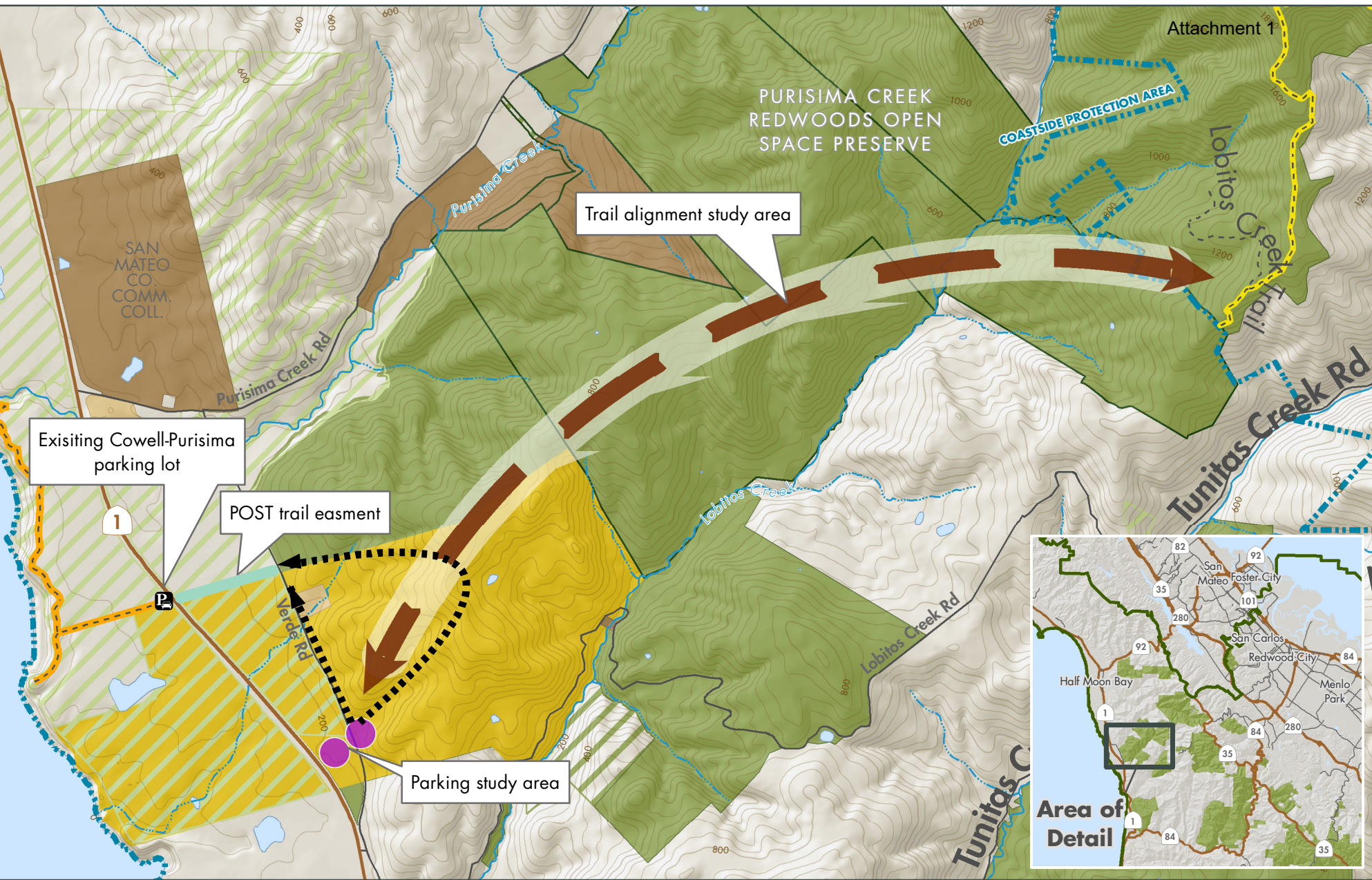
Responsible Department Head:

Jane Mark, Planning Manager, Planning Department

Prepared by:

Gretchen Laustsen, Senior Planner, Planning Department

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 Created By: acostanza



Attachment 1

PURISIMA CREEK  
 REDWOODS OPEN  
 SPACE PRESERVE

Trail alignment study area

Existing Cowell-Purisima  
 parking lot

POST trail easment

Parking study area

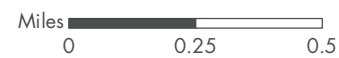
Area of  
 Detail

### Purisima-to-the-Sea Trail and Parking Area Feasibility Study Area

- |                       |                                       |
|-----------------------|---------------------------------------|
| Midpen preserves      | Existing public trail                 |
| South Cowell property | Existing Purisima-to-the-Sea Trail    |
| POST easement         | Cowell-Purisima Trail & Coastal Trail |
| Midpen easement       | Connector trail options               |

- Study Areas**
- Trail alignment study area
  - Parking study area
  - Pedestrian crossing and connector trail study area

Midpeninsula Regional  
 Open Space District  
 (Midpen)  
 7/29/2022



While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.