



Midpeninsula Regional
Open Space District

PROCUREMENT AGENDA ITEM

R-26-36
Meeting 26-09
March 25, 2026

AGENDA ITEM 3

AGENDA ITEM

Contract Amendment with Ascent Environmental for Additional Work to Complete Environmental Review under the California Environmental Quality Act (CEQA) for the Purisima Comprehensive Use and Management Plan

GENERAL MANAGER'S RECOMMENDATION

Authorize the General Manager to execute a contract amendment with Ascent Environmental for additional CEQA services for the Purisima Comprehensive Use and Management Plan in the amount of \$38,320, bringing the total not-to-exceed contract amount to \$300,831.

DISCUSSION

Background

Comprehensive Use and Management Plans (Plan, CUMP) are detailed plans addressing all aspects of use and management for Midpeninsula Regional Open Space District (District) preserves. A new CUMP for Purisima Creek Redwoods Open Space Preserve (Purisima, Preserve) has been under development with management prescriptions for the land's natural resources; historic, cultural, and tribal resources; aesthetic resources; public use and access; and operations and maintenance activities. The new CUMP incorporates multiple planned Measure AA-funded public access projects and habitat restoration projects, including the Purisima-to-the-Sea (Verde Road) Parking Area, Purisima-to-the-Sea Trail, Highway 35 Multi-use Crossing and North Ridge Parking Expansion, Purisima Multimodal Access Implementation, and Irish Ridge Restoration (refer to Attachment 1), while consolidating and documenting ongoing use and management activities at Purisima.

On January 10, 2024, the Board of Directors (Board) approved a contract with Ascent Environmental (Ascent) to provide environmental review services for the Purisima CUMP consistent with CEQA. The District executed an original contract for \$183,501, which included a 15% contingency in the amount of \$21,326 and an allowance of \$20,000 for additional technical studies. On January 28, 2026, the Board approved a contract amendment expanding Ascent's scope to include development of the San Mateo County Coastal Development Permit (CDP) application, increasing the contract total to \$262,511, including a 15% contingency specific to this task in the amount of \$9,001, and a \$10,000 allowance for additional project management, application review and consultations with the permitting agency to avoid potential delays.

Additional Work

Due to the complex nature of the new public access and restoration projects proposed in the CUMP, additional work beyond the current contract scope of work is required to complete the CEQA review, as described below.

1. Addition of new project components requiring CEQA analysis

Several components were recently added to the CUMP, each requiring CEQA level analysis and incorporation into the CEQA Initial Study and analysis document:

- *San Francisco Public Utilities Commission (SFPUC) Spur Trail* – this is a planned, new extension of the existing SFPUC Ridge Trail that will connect this alignment with the future Highway 35 multiuse trail crossing to the Preserve’s North Ridge Parking Area and Trailhead. Through ongoing collaborations with SFPUC, both agencies agreed in 2025 that the District will implement the new spur trail and SFPUC will reimburse the District through a cost sharing agreement.
- *North Trail, Verde Road Trail Crossing, and Highway 1 Trail Crossing* – this is planned new trail that will connect the trails within Purisima to the Coastal Trail through a crossing at Verde Road to reach trail that will extend along an easement owned by Peninsula Open Space Trust (POST) to reach a future Highway 1 trail crossing that connects to the existing Coastal Trail. In partnership with POST, the District agreed to include these project components in the Purisima CUMP CEQA analysis. POST will then lead development of final construction plan, permitting and construction of the North Trail and Highway 1 crossing (including securing their own Coastal Development Permit).

2. Additional coordination with District staff

The proposed contract amendment also covers the additional consultant time that has been necessary to coordinate and review items iteratively with District staff to help reduce scheduling delays. This iterative approach has required much more time than originally anticipated, beyond the baseline contract, yet has allowed the District to bring the draft Implementation Action Table sooner to the Board for review and acceptance to help keep the project moving forward.

Contract Amendment Request

The proposed contract amendment is \$38,320. Ascent has all the technical information needed to complete the CEQA analysis for the CUMP and has confirmed the amendment would allow them to complete the CEQA document for Board certification.

BUDGET / FISCAL IMPACT

The current fiscal year budget for project MAA03-012 Purisima Comprehensive Use and Management Plan contains:

- sufficient funds.
- insufficient funds; the next quarterly budget update will include a reallocation of unspent funds from other budgets to cover for this expenditure.
- insufficient funds; approval of this item requires a fiscal year budget augmentation.
- future fiscal year budgets will include additional funds to complete the contracted work.

Measure AA

- No, this contract is not part of a Measure AA project.
- Yes, this contract is part of a Measure AA project.

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 life-to-date project expenditures and projected portfolio balance remaining. On June 14, 2023 (R-23-67), the Board reallocated \$6.4 million more to Measure AA Portfolio #03 from other completed portfolios to reduce the funding gap. The remaining funding gap would be funded through a combination of future reallocation requests, grant or partnership funding, interest income or fund 40 allocation.

Measure AA Portfolio #MAA03 Purisima Creek Redwoods: Purisima-to-the-Sea Trail, Watershed Protection and Conservation Grazing	
Portfolio Reallocation Amount:	\$13,965,920
Grant Income (through FY29):	\$342,951
Interest Income Allocation:	\$450,000
Fund 40 Allocation:	\$7,661,000
Total Portfolio Allocation:	\$22,419,871
03-001 Purisima Uplands Lot Line Adjustment and Property Transfer	(\$425,113)
03-002 Purisima Upland Site Clean Up and Soil Remediation	(\$801,610)
03-003 Purisima Creek Fence Construction	(\$169,190)
03-004 Harkins Bridge Replacement	(\$516,917)
03-005 Purisima-to-the-Sea Trail and Parking Area - Feasibility Study	(\$609,818)
03-006 South Cowell Upland Land Conservation	(\$6,216,270)
03-007 Purisima-to-the-Sea Habitat Enhancement & Water Supply Improvement Plan	(\$270,867)
03-008 Rieser-Nelson Land Purchase	(\$16,715)
03-009 Purisima-to-the-Sea Parking	(\$6,620,856)
03-010 Purisima-to-the-Sea Trail	(\$1,381,314)
03-011 Lobitos Creek Fisheries Restoration	(\$1,779,549)
03-012 Purisima Preserve Comprehensive Use and Management Plan*	(\$218,276)
03-013 Hwy 35 Multi-Use Trail Crossing & Parking Implementation	(\$3,062,352)
Total Projected Expenditures (life of project):	(\$22,088,847)
Portfolio Balance Remaining (proposed):	\$331,024

* This amount includes projected expenditures with future budget adjustments.

PROCUREMENT PROCESS AND SELECTION

Ascent was originally selected to perform environmental consulting services for the Purisima CUMP through a comprehensive request for proposal (RFP) process. On September 8, 2023, staff issued a RFP via Periscope, posted the RFP on the District's website, and sent direct emails to a list of qualified firms. A pre-proposal site tour was held on September 21, 2023, attended by representatives from four firms. Three firms submitted proposals by the October 5, 2023 deadline. Evaluation criteria were determined prior to the release of the RFP that included the

quality of the proposal, implementation approach and expertise. After a thorough review of all proposals, Ascent was deemed as the most qualified and best suited for the project at a fair and reasonable price.

Consultant	Location	Proposed Fee
Ascent Environmental	Half Moon Bay	\$142,175
AECOM	Sacramento	\$149,678
SWCA	Half Moon Bay	\$149,960

PRIOR BOARD ACTION SUPPORTING THE PROJECT

January 10, 2024 Board Meeting: Award of Contract with Ascent Environmental to provide Planning and Environmental Review (CEQA) Services for the Purisima Creek Redwoods Open Space Preserve Comprehensive Use and Management Plan ([R-24-07](#), [meeting minutes](#))

August 26, 2025 Planning and Natural Resources Committee Meeting: Overview of the Proposed Purisima Creek Redwoods Open Space Preserve - Comprehensive Use and Management Plan, Including New Public Access and Restoration Projects ([R-25-110](#), [meeting minutes](#))

October 22, 2025 Board Meeting: Consideration of the proposed Purisima Creek Redwoods Open Space Preserve - Comprehensive Use and Management Plan, which includes New Public Access and Habitat Restoration Projects, as the project description to initiate CEQA Environmental Review ([R-25-133](#), [meeting minutes](#))

January 28, 2026 Board Meeting: Contract Amendment with Ascent Environmental for Permitting Support to Implement the Purisima Comprehensive Use and Management Plan ([R-26-11](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act.

CEQA COMPLIANCE

This contract amendment is not a project subject to the California Environmental Quality Act (CEQA). Environmental review for the Purisima-to-the-Sea Trail, Connectors Trails, Trail Crossings, Parking Areas, Irish Ridge Restoration activities and other project elements are currently under development as part of the Purisima CUMP CEQA review.

NEXT STEPS

Pending Board approval, the General Manager will execute a contract amendment with Ascent to complete the CEQA work for the Project. Following CEQA certification and Project approval, the District will seek permit approval for new proposed projects located within the coastal zone from the County of San Mateo for a Coastal Development Permit (CDP) and Planned Agricultural District permit (PAD). Additional permits required by the County (i.e. building, grading) for parking area and trails projects would be issued following CDP/PAD approval.

Construction for each project will commence after permitting is complete. General timelines for subsequent permitting and construction phases are included in the table below by project.

Project	CDP/PAD*	Additional Permitting	Construction/ Implementation
Highway 35 Multi-use Crossing and Parking Expansion	N/A	Fall 2026 – Spring 2027	2027 – 2028
Purissima-to-the-Sea Trail	Winter 2026-27	Winter 2027 – Spring 2027	2027 – 2029
Verde Road Trailhead and Parking Area	Winter 2026-27	Winter 2027 – Summer 2027	2028
Pilot Shuttle Program	Winter 2026-27	TBD	TBD
Irish Ridge Habitat Restoration Plan	Winter 2026-27	N/A	Fall 2027 – Fall 2029

**Projects requiring a CDP and PAD permit will be submitted under a single application, per the recommendations of San Mateo County staff.*

Attachment:

1. CUMP Project Locations Map

Responsible Department Head:

Jane Mark, AICP, Planning Manager

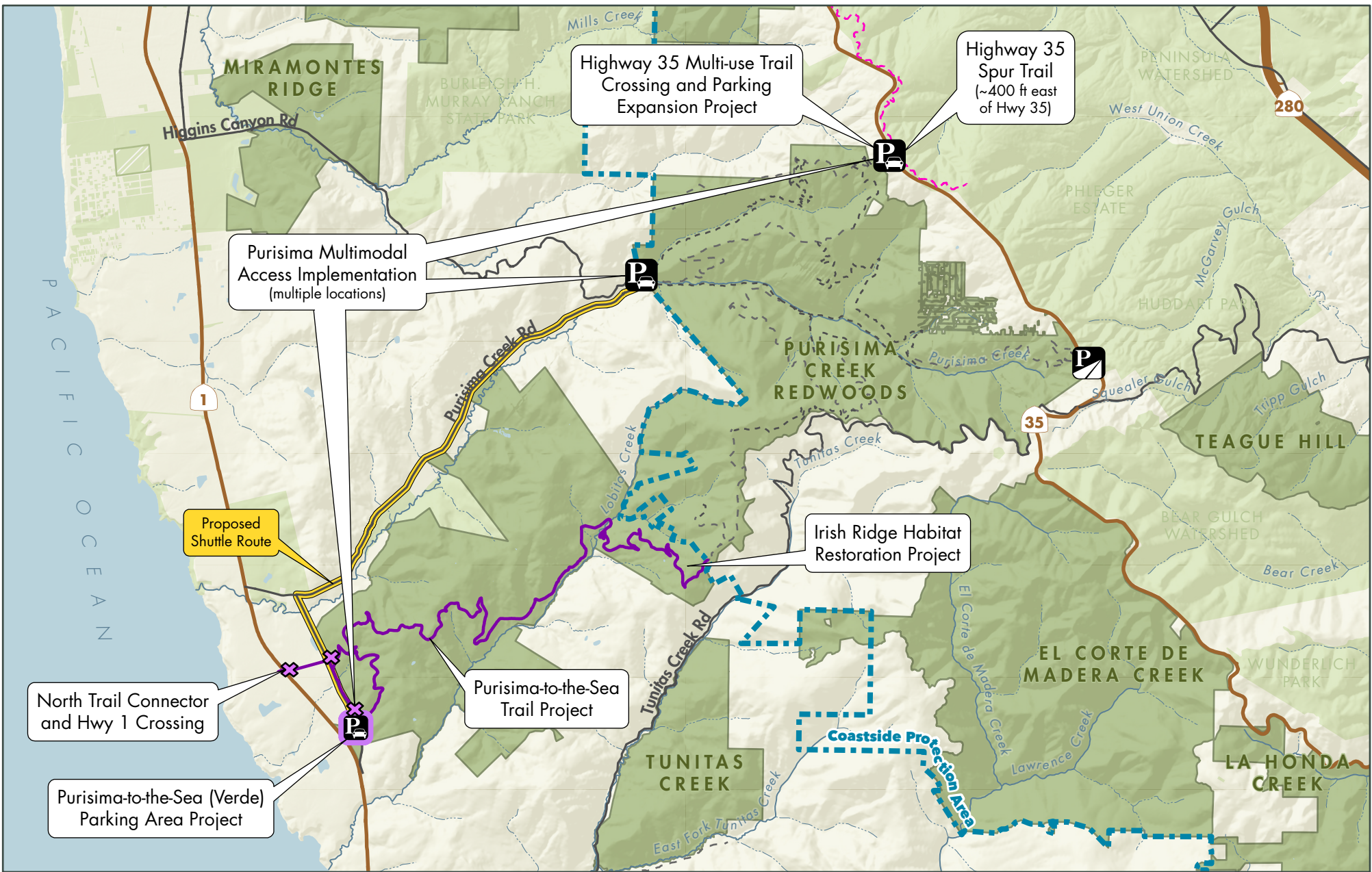
Prepared by/Contact person:

Brittany Wheatman, AICP, Planner II

Graphics prepared by:

Christian Raumann, Senior Technologist

Path: G:\Projects\Purisima_Creek_Redwoods\PCR_CUM\PCR_CUM_1.aprx
Created By: aramann



New Project Sites – Purisima Comprehensive Use and Management Plan

- Midpen preserves
- Other protected lands
- Closed areas
- Existing parking area
- Proposed parking area
- Future Purisima-to-the-Sea Trail
- Future road crossing locations
- Bay Area Ridge Trail Extension
- Existing trails

Midpeninsula Regional
Open Space District
(Midpen)
3/9/2026



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.