

FACT SHEET: PURISIMA UPLAND PROPERTY TRANSFER

COMPLETING THE PURISIMA-TO-THE-SEA REGIONAL TRAIL CORRIDOR

The Midpeninsula Regional Open Space District (District) proposes to accept the transfer of the 240.74-acre Purisima Upland property from the Giusti family. The proposed transfer will complete a planned corridor of public open space and agricultural land from Skyline Ridge to the San Mateo County coast known as “Purisima-to-the-Sea.”

Since 2006, the District has purchased four other properties along the south ridgeline of the Purisima Creek Watershed (Lobitos Ridge) connecting to the Purisima Creek Redwoods Open Space Preserve, totaling 1,253 acres:

- 2006: 183-acre Forde (POST) property
- 2009: 260-acre Bluebrush Canyon (POST) property
- 2009: 470-acre Upland portion of the University of California’s Elkus Ranch
- 2010: 340-acre Lobitos Ridge (POST) property.

Transfer of the Purisima Upland property will complete the assemblage of properties needed to create the Purisima-to-the-Sea Regional Trail corridor. The transfer to the District is anticipated to occur in Winter 2018/19.

Funding: Transfer of the Purisima Upland property supports the District’s overall mission and Measure AA Portfolio #3 *Purisima Creek Redwoods: Purisima-to-Sea Trail, Watershed Protection and Conservation Grazing*, enabling connection of the Bay Area Ridge Trail to the California Coastal Trail, and completion of the Purisima-to-the-Sea Trail corridor. The property transfer and subsequent site cleanup and restoration is eligible for Measure AA reimbursement.

EXISTING CONDITIONS

Location The 240.74-acre Purisima Upland property is located along the east side of Verde Road, just south of Purisima Creek Road, and approximately 7 miles south of the City of Half Moon Bay. The property is in unincorporated San Mateo County, adjacent to the District’s existing 4,798-acre Purisima Creek Redwoods Open Space Preserve (Preserve).

Land Use The property is undeveloped with no agricultural use. Abandoned oil facilities and a small hunting cabin are located on the north portion of the property, which the District will remove/cap, cleanup, and restore (see Transfer Terms below).

Landscape The western boundary of the Purisima Upland property fronting Verde Road is densely wooded with a mix of Monterey cypress, pine, and eucalyptus trees. The remainder is vegetated with coastal brush and grasslands. The terrain includes rolling hills and steep canyons. The property rises from an elevation of 200 along Verde Road to an elevation of 800 feet along Lobitos Ridge, offering good views of the coast and the Santa Cruz Mountains.

Flora and Fauna Coastal chaparral and grassland meadows provide rich resources for wildlife including mountain lions, coyotes, bobcats and dusky-footed woodrats. Wide varieties of birds frequent this landscape, such as loggerhead shrikes, red-tailed, Cooper's, and sharp-shinned hawks.

Hydrology A seasonal creek runs westward from the northeast corner of Purisima Upland and drains into Purisima Creek through the privately retained agricultural fields. Small springs and seeps occur elsewhere on the Purisima Upland property.

Nearby Agriculture and Grazing Uses The Preserve is located along the eastern boundary of the Purisima Upland property. The District leases portions of the Preserve to local ranchers for conservation grazing. The private property to the south is also used for cattle grazing, with a single-family residence located along Verde Road. North and west of the Purisima Upland property, the Giusti family farm operation includes irrigated and dry-farmed crops, such as brussel sprouts, artichokes, beans, pumpkins, peas and hay. On the west side of Verde Road, the Giusti property contains a single-family residence, farm labor housing, and barns.

Transfer Terms In 2006, Peninsula Open Space Trust (POST) sold the 553-acre Purisima Farms property to the Giusti family for a private residence and a row crop farming operation. As a result of the sale, the Giusti property is subject to conservation and trail easements. The trail easement includes a dedication condition to transfer the Purisima Upland portion of the property to a public open space or park agency at no cost.

The District has worked with the Giusti family to facilitate this property transfer by seeking a finding of general plan conformity and processing a lot line adjustment through the County of San Mateo. The lot line adjustment creates the 240.74-acre Purisima Upland property, with the property owner retaining 42+ acres of farmed agricultural lands east of Verde Road and between Purisima Creek and the Purisima Upland property. As part of this property transfer, the District will assume responsibility for the cleanup, removal/capping and site restoration of an old hunting cabin and abandoned oil well facilities located along the northerly boundary of the Purisima Upland after the transfer. Estimated cleanup costs range between \$300,000 and \$350,000.

NEXT STEPS

Environmental Review: Environmental review in compliance with the California Environmental Quality Act (CEQA) is underway.

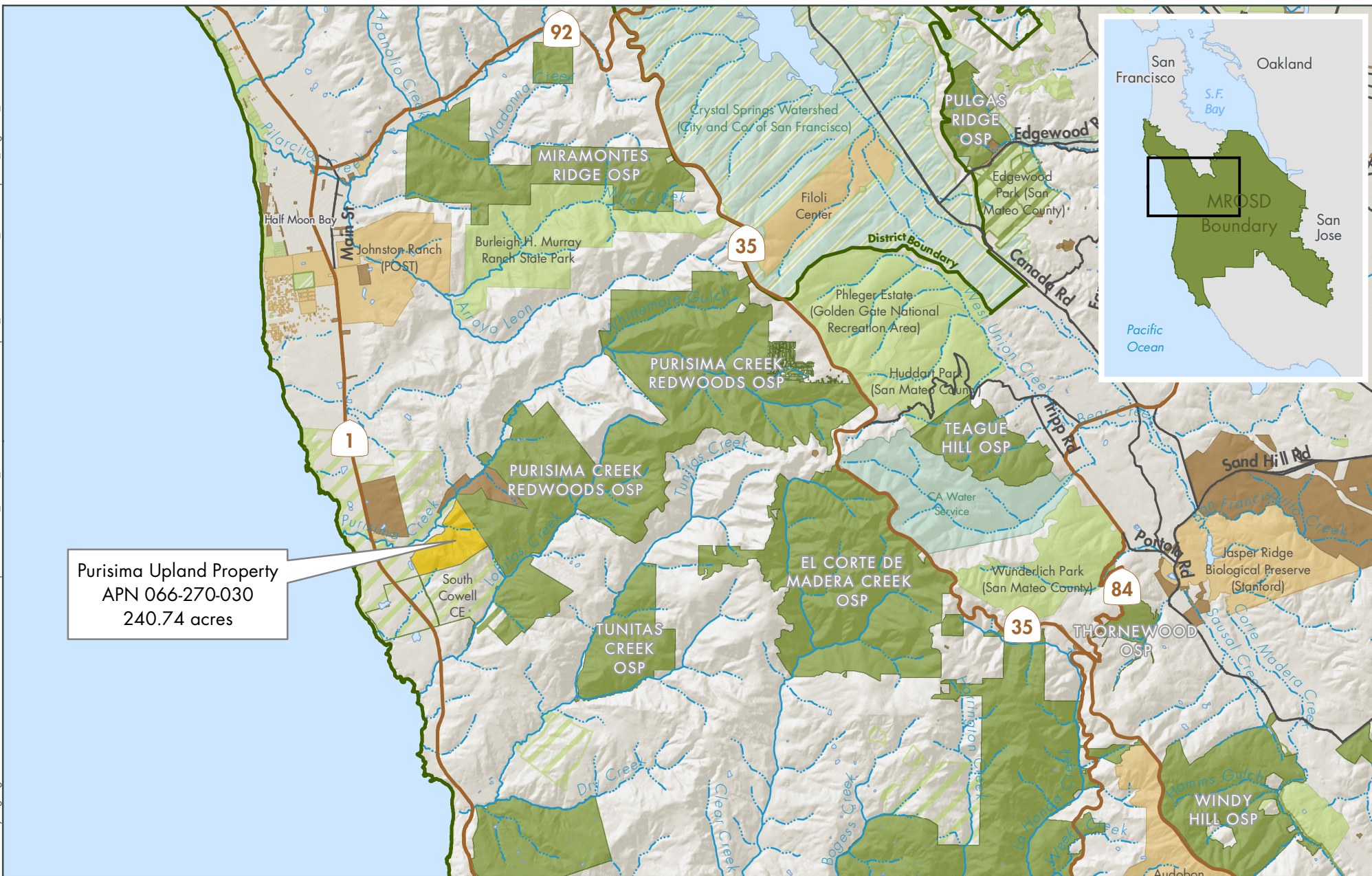
Board Action: The District's Board of Directors will consider the transfer of the Purisima Upland property at a public meeting in the winter of 2018/19. Included for consideration at that time will be the property's Preliminary Use and Management Plan, which is expected to propose a status quo management approach after the oil facilities clean-up is complete and some abandoned ranch roads are decommissioned. The District will manage the property as a closed area pending further planning as described below.

Planning: If transferred, the property will be incorporated into the Purisima Creek Redwoods Open Space Preserve. A subsequent planning process will analyze opportunities for natural resource management and compatible public trail use, while providing sufficient buffers for nearby residential and agricultural uses. The District will consult with the Giusti family prior to and during any future public trail use planning process. Subsequent planning will also include consultation with appropriate agencies and organizations, and public meetings to gather input and to review draft and final plans. Environmental review will be prepared as needed.







Public Participation: Interested parties are encouraged to contact Kimberly Whelan, Real Property Administrative Assistant, at the District office (650) 691-1200 to request that their names be added to the public notification list for this proposed property purchase.



Purisima Upland Property
 APN 066-270-030
 240.74 acres



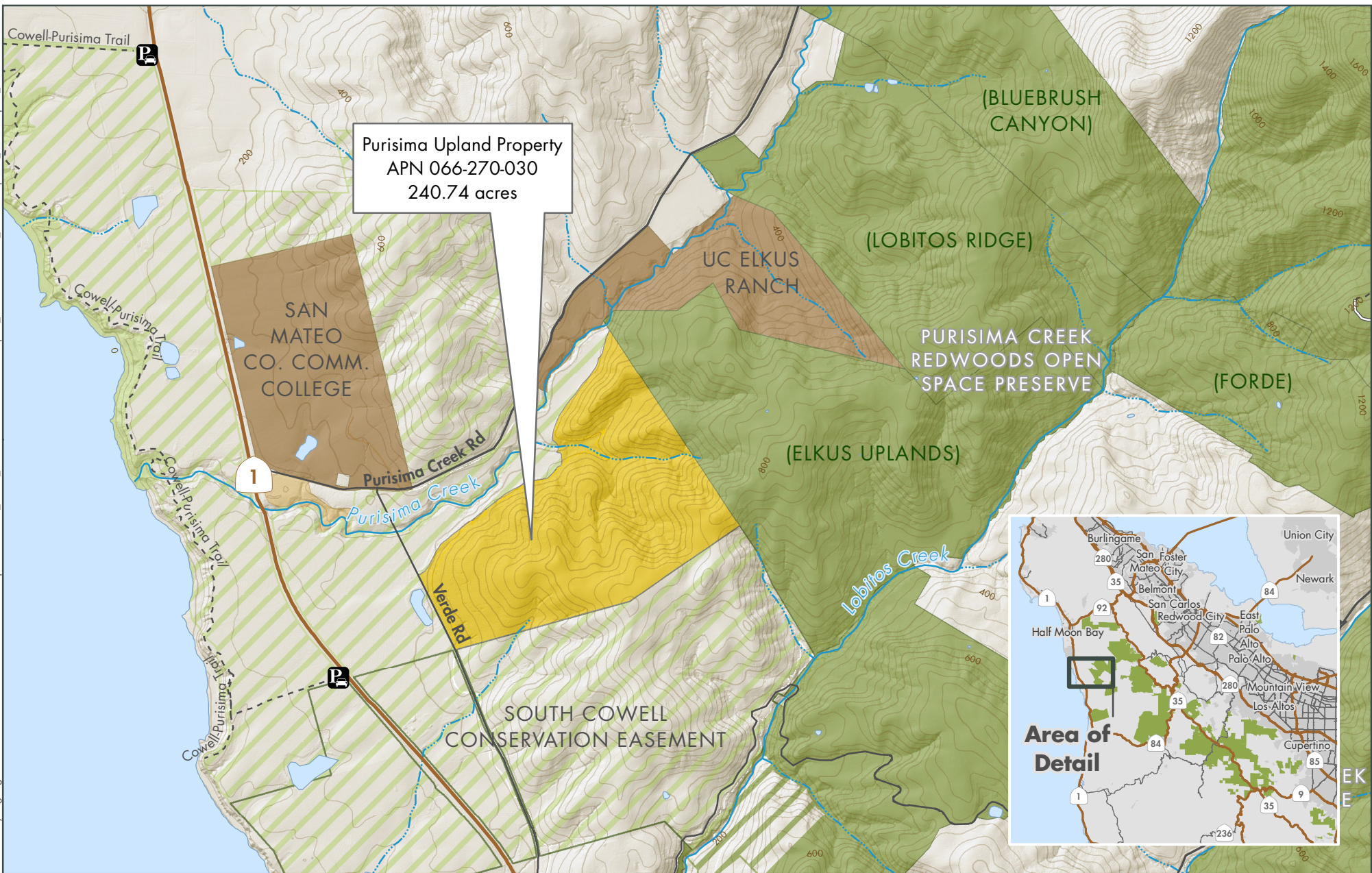
Purisima Upland Property

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|---|-----------------------|---|--------------------------|
|  | MROSD Preserves |  | Purisima Upland Property |
|  | Other Protected Lands |  | Land Trust |
|  | Private Property |  | Other Public Agency |

Midpeninsula Regional
 Open Space District
 (MROSD)
 October 2018




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.



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 APN 066-270-030
 240.74 acres

Purisima Upland Property

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|---|-----------------------|---|--------------------------|---|-------------|
|  | MROSD Preserves |  | Purisima Upland Property |  | Parking Lot |
|  | Other Protected Lands |  | Land Trust | | |
|  | Private Property |  | Other Public Agency | | |

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