

PENINSULA OPEN SPACE TRUST
THE ROAD AHEAD





SAVING THE ENDANGERED COAST

THE ROAD AHEAD

In the spring of 2001, POST launched the largest land protection initiative ever undertaken by a local land trust, a \$200 million campaign to save 20,000 acres of open space along the San Mateo Coast. This is the last remaining undeveloped coast next to a major metropolitan area in the world. It is a land of incredible beauty, vital natural resources, and abundant recreation opportunities.

It is also very fragile. Our coastline has been named by scientists as one of the earth's 25 conservation "hot spots" because of its rich diversity of species and habitat and because these resources are threatened by development. That's why it is so critical that we complete our campaign to protect these lands and preserve the unique, rural character of the coast.

A great deal has been accomplished in the past 18 months. But we are now entering a critical part of our historic campaign. It is your continued commitment and support that will help us reach the finish line.

TAKING STOCK

"Saving the Endangered Coast" targets unprotected conservation land from Pacifica to Pescadero, west of Skyline Boulevard. We are now more than halfway to our land protection goal, having purchased or acquired options on six properties totaling 10,148 acres of coastal land.

◀ **DRISCOLL RANCH:** *An important 3,681-acre POST campaign acquisition, Driscoll Ranch maintains existing cattle grazing and equestrian operations.*

The properties include:

- **Whaler's Cove, 3 acres, adjacent to Pigeon Point Lighthouse.** Scenic oceanfront property next to the state historic park; POST's acquisition halted construction of a small motel and will reopen access to the beach and tide pools.
- **Bolsa Point Ranches, 1,719 acres near Pescadero.** Unspoiled beaches, prime agricultural land, and rich plant and animal habitat; acquisition created 14 miles of contiguous open space along Highway 1.
- **Addition to Johnston Ranch, 215 acres, Half Moon Bay.** Prime farmland and rolling hills on the southeastern border of Half Moon Bay; acquisition reunited original 862-acre ranch, and created opportunities for restoration of an important steelhead stream.
- **Rancho Corral de Tierra, 4,262 acres near Montara.** Panoramic views, rich agricultural land, portions of four watersheds, miles of public trails, an incredible array of wildlife and vegetation extraordinary 360 degree vistas, and dramatic coastal views.
- **San Gregorio Farms, 267 acres at junction of Highways 84 and 1.** Grassy meadows, agricultural fields, and prime wildlife habitat, including the San Gregorio Creek estuary.
- **Driscoll Ranch, 3,681 acres, La Honda.** Picturesque open meadows, redwood forests, oak woodlands, winding creeks, diverse habitat, valuable watershed, and an opportunity to undertake a new conservation grazing program.

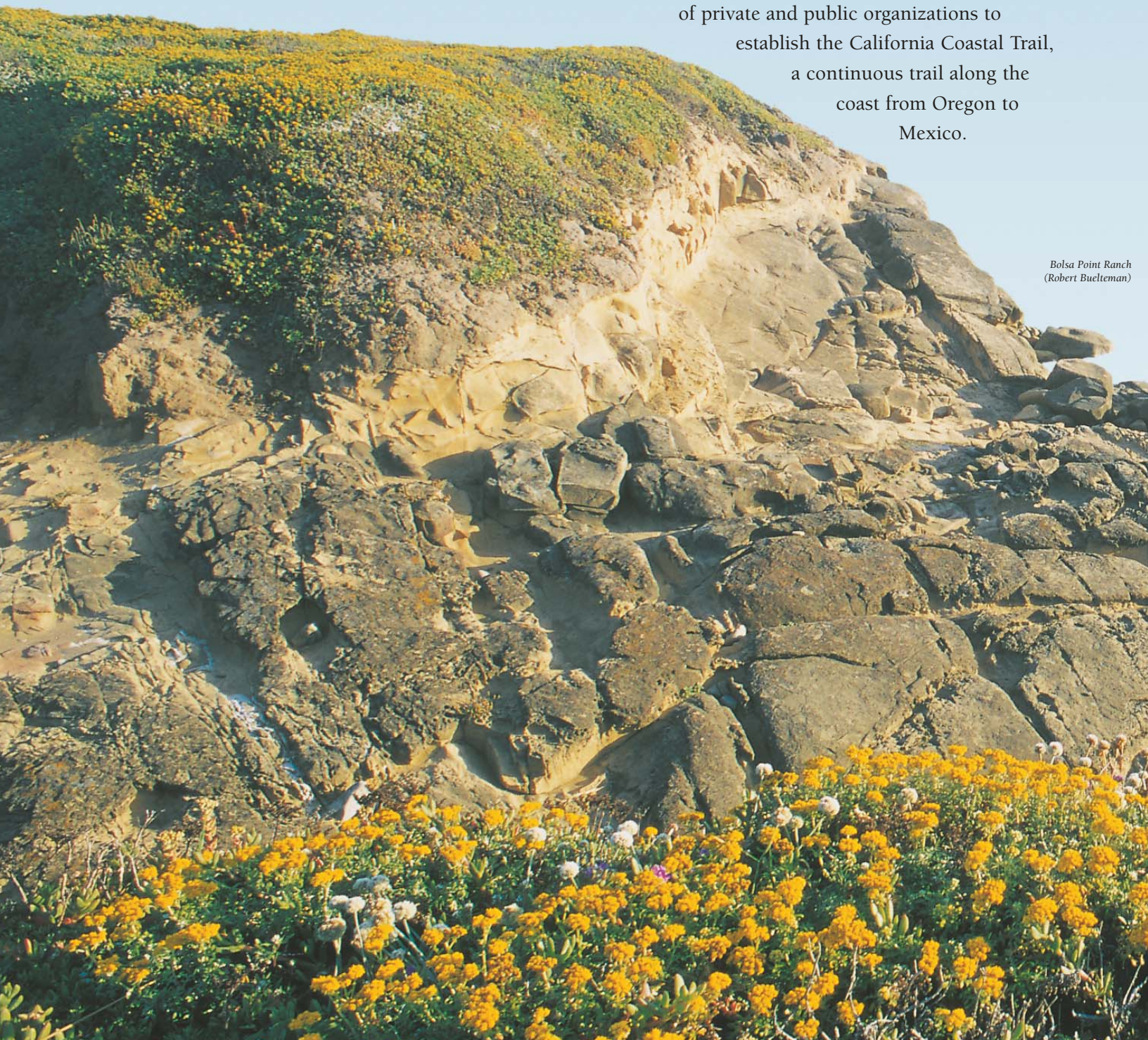
THE NEXT 10,000 ACRES

POST's goal is to protect another 10,000 acres of land over the next two years. Going forward, it is unlikely that we'll have the opportunity to acquire properties as large as Bolsa Point, Rancho Corral de Tierra and Driscoll Ranch. Strategically, we felt it was important to pursue the largest undeveloped pieces of land first. In the future, we anticipate completing a number of smaller projects. Though smaller in size, they are no less critical to the campaign,

providing important linkages to other protected open lands. During the next year, we hope to bring another 3,000 to 5,000 acres into permanent protection. This acreage will include trail corridors, redwood forests, viewshed, and coastal terrace.

Through future acquisitions, we hope to establish corridors from Skyline Boulevard out to the coast that can be developed into trails once the property is transferred into public ownership. We are also part of a larger effort undertaken by a number of private and public organizations to establish the California Coastal Trail, a continuous trail along the coast from Oregon to Mexico.

*Bolsa Point Ranch
(Robert Buelteman)*



FUNDING UPDATE

Eighteen months into the campaign, supporters, friends, and the Wildlife Conservation Board of the State of California have contributed \$135,317,479 toward our \$200 million goal.

“Saving the Endangered Coast” was jump-started by two record-setting challenge grants of \$50 million each from the David and Lucile Packard Foundation and the Gordon and Betty Moore Foundation. Their gifts inspire and challenge the rest of us to commit the additional \$100 million.

The Packard and Moore Foundations could have waited to match other gifts to the campaign on a dollar-for-dollar basis. Instead, by committing half of the campaign goal up front, these strategic contributions showed their belief that you will step forward to make the necessary match.

Public funding has been and will continue to be an important part of “Saving the Endangered Coast.” The Wildlife Conservation Board made a grant of \$10 million to POST to complete the acquisition of Bolsa Point Ranches. A separate \$5 million grant from Proposition 12 funds will add more than

70 acres of Bolsa Point Ranches to the Pigeon Point Light Station State Historic Park. In addition, POST has applied for Proposition 40 funding for

the campaign from the Wildlife Conservation Board and the California Coastal Conservancy.

We are currently working with our legislative team — Senators Dianne Feinstein and Barbara Boxer, and Representatives Tom Lantos, Anna Eshoo and Nancy Pelosi — as well as the National Park Service, to expand the boundary of the Golden Gate National Recreational Area (GGNRA) to include Rancho Corral de Tierra. Once the boundary legislation is passed, POST will move forward on an appropriations request for \$15 million from the Land and Water Conservation Fund, roughly half of the \$29.75 million needed for permanent protection of the property.

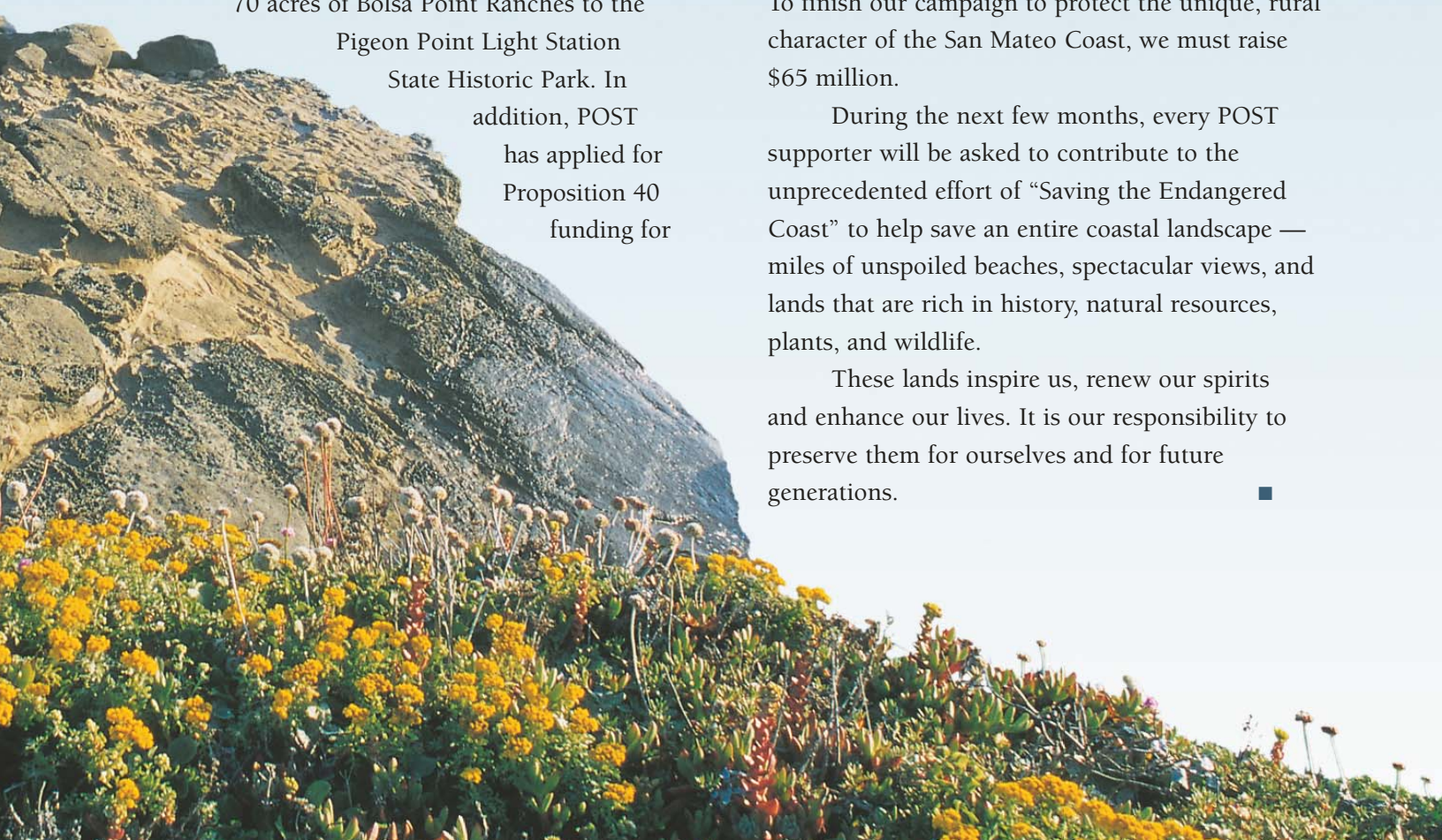
This public funding is made possible by the support of our private donors. Your gifts enable us to obtain matching public funds to help complete campaign acquisitions. This way your gifts are leveraged and used several times over for land protection.

OUR CHALLENGE

To finish our campaign to protect the unique, rural character of the San Mateo Coast, we must raise \$65 million.

During the next few months, every POST supporter will be asked to contribute to the unprecedented effort of “Saving the Endangered Coast” to help save an entire coastal landscape — miles of unspoiled beaches, spectacular views, and lands that are rich in history, natural resources, plants, and wildlife.

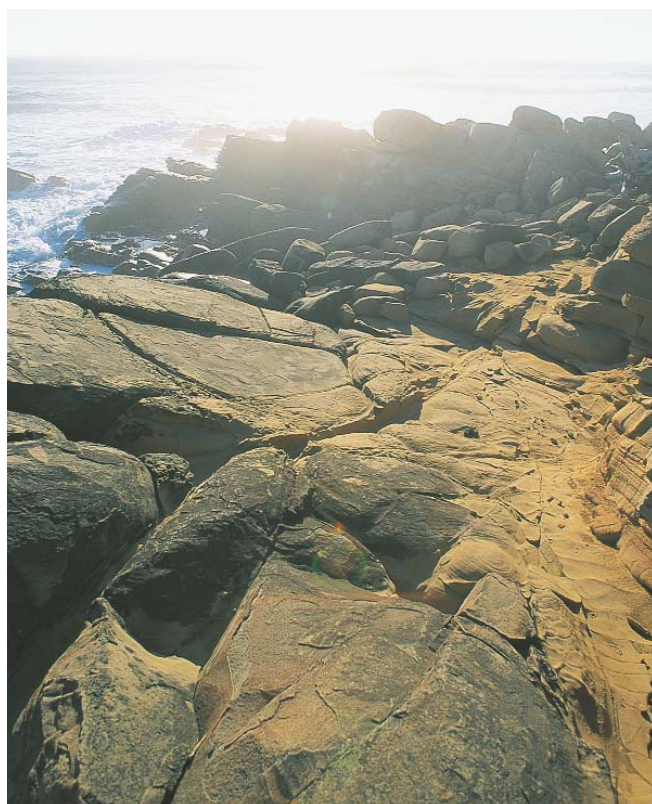
These lands inspire us, renew our spirits and enhance our lives. It is our responsibility to preserve them for ourselves and for future generations. ■



HOW POST PARTNERS WITH PUBLIC AGENCIES

In recent years, the term “public-private partnership” has become a popular buzzword among government agencies, non-profit organizations and politicians ... with good reason. Working together, public agencies and private organizations often can accomplish much more than either could achieve separately.

POST has a long and productive history of working with state and government agencies. Among these are the Midpeninsula Regional Open Space District (MROSD), California Wildlife Conservation Board, California Department of Fish & Game, California Coastal Conservancy, National Park Service, U.S. Fish and Wildlife Service, and California Department of Parks and Recreation.



Robert Buckleman

BOLSA POINT RANCH: POST's wildlife habitat protection and enhancement programs are partially funded by The Wildlife Conservation Board.

FUNDING

POST seeks funding from public agencies for planning and land acquisition purposes. However, the process of raising public money to acquire land takes time — time we don't have when an important property becomes available.


Contributions from POST donors are crucial in two ways: They provide upfront money to secure property and matching funds that are required by most public agencies. This enables us both to act quickly and leverage donor gifts to raise additional government funds.

Bolsa Point Ranches is one example of how your contributions enabled POST to act fast to preserve this irreplaceable resource and subsequently obtain matching public funds. We were able to compete against a number of well-financed bidders with plans to develop ocean front mansions during a tough negotiation process. After acquiring an option to purchase the property for \$39 million, we were able to leverage private funds to obtain \$15 million in matching public funds. Without the generosity of POST's donors this project would not have been completed.

We face the same challenges now with Rancho Corral de Tierra, as we seek first to extend the boundaries of the Golden Gate National Recreation Area (GGNRA) to include the property and then to secure an appropriation of \$15 million from the federal Land and Water Conservation Fund. At least \$10 million of the purchase price has to come from sources other than the federal government in order to obtain the matching funds. Your contribution to “Saving the Endangered Coast” will go directly to land acquisition, and will be leveraged by helping us secure public funds.

PUBLIC AGENCIES AND POST

Among the sources of public agency funds are:

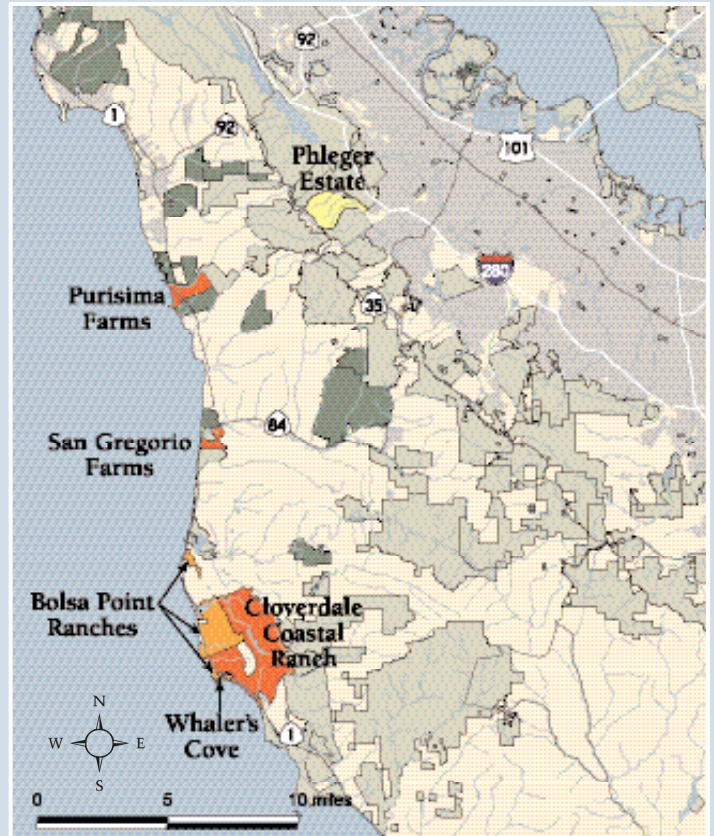
 **The California Coastal Conservancy**, which acts to preserve, protect and restore the resources of the California Coast. The Coastal Conservancy has provided funds to POST to acquire land and help maintain agriculture, protect natural resources, and provide recreational access on the coast. During the last few years, POST has received grants of \$1 million to acquire the 534-acre Purisima Farms, and \$100,000 and \$250,000 to support our natural resource planning and habitat restoration work on Cloverdale Coastal Ranch. POST is working with the Coastal Conservancy to secure approximately \$4 million of the purchase price of San Gregorio Farms.








The Wildlife Conservation Board (WCB), which allocates funds on behalf of the California Department of Fish & Game to acquire, conserve, develop, and improve land and water for wildlife. WCB has provided millions of dollars in support to multiple POST projects, including Bolsa Point Ranches, for wildlife habitat protection and enhancement.

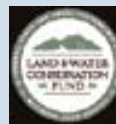


California State Parks, which works to preserve the state's biological diversity, protect its natural resources, and create opportunities for outdoor recreation by managing more than 270 park units. POST hopes to add Whaler's Cove and portions of Bolsa Point Ranches to the state park system. Some support for these projects may come through Proposition 40, which was passed in the March 2002 election.



POST PARTNERSHIPS

-  California Coastal Conservancy
-  California State Parks and Wildlife Conservation Board
-  Federal Land and Water Conservation Fund
-  Other POST-owned Conservation Easements
-  Other Protected Land



The Federal Land and Water Conservation Fund (LWCF), which was established by

Congress from offshore oil leases to create parks and open space, protect wilderness, wetlands and refuges, preserve wildlife habitat, and enhance recreational opportunities. In two of our most important projects (championed by our Congressional delegation in the House and Senate), POST secured funding from LWCF to complete the acquisition and permanent protection of the Phleger Estate. In 1994, we raised \$10.5 million in private funding and secured \$10.5 million in appropriations from LWCF to complete its purchase.



CLOVERDALE COASTAL RANCH: POST's natural resource planning and habitat restoration programs are being funded in part by The California Coastal Conservancy.

SHARING RESOURCES

POST shares information and research with a number of government agencies, including the California Department of Fish & Game, California Coastal Conservancy, U.S. Fish & Wildlife Service, National Marine Fisheries Service, local farm bureaus and water councils. Due to the complexity of land and water use issues facing both public and private organizations, there is a growing need for technical expertise in fields such as hydrology, geology, botany, and biology. Working closely with government agencies, POST can leverage donor dollars by calling on agency staff to access existing research and public information on a variety of important issues. At the same time, studies performed by POST consultants often prove helpful to state and federal agencies.

In April, POST collaborated with several public and private agencies — the Bay Area Open Space Council, California State Parks, California Coastal Conservancy, Golden Gate National Recreation Area, San Mateo County Parks and Recreation, and MROSD — to sponsor a “Partnerships in Stewardship” Conference in Half Moon Bay. At the conference, agency officials, landowners, non-profit organizations, and local residents shared examples of successful stewardship projects and participated in panel discussions focusing on hillside erosion, invasive species and sustainable agriculture. Additional

funding was provided by the INNW Fund, Peninsula Community Foundation and National Fish & Wildlife Foundation.

FOLLOWING THE RULES

There are difficult and often contradictory regulations that POST must work with and understand relative to government permits, water rights, easements, and a myriad of other issues. By working in partnership with federal and state agencies, we are better equipped to navigate through the maze and earn the trust of those who are charged with enforcement of regulations.

TAKING RISKS

When partnering with government agencies, POST adds a capacity for quick action to the land protection picture. As a private organization, POST has the ability and the willingness to take certain risks to acquire critical land for open space, unlike public agencies, which must have all the resources in place and work through the political process before taking action. Thanks to ongoing support from our donors, we can move to acquire property when important land-saving opportunities arise, and then seek private and public support to help fund the purchase.

PROVIDING PUBLIC ACCESS

Creating opportunities for public recreation is an important part of what we want to accomplish through our acquisitions. However, we have neither the staff nor the resources to handle the planning, implementation and monitoring of properties necessary to ensure both public safety and the ongoing health of the land. When we acquire properties that are appropriate for recreation, we work to transfer the land to public agencies that can go through the public process, develop a plan and manage public access to it.

In recent years, Bair Island was transferred to the U.S. Fish and Wildlife Service and the California Wildlife Conservation Board, the Phleger Estate became part of the GGNRA, and 905 acres of Cloverdale Coastal Ranch were transferred to Butano State Park. We also hope to add Whaler's Cove and portions of Bolsa Point Ranches to the state park system.

Midpeninsula Regional Open Space District is a proven partner with us in managing land that is

appropriate for low-intensity recreation. The District does an excellent job of planning public access and managing open lands for recreational use. We hope to transfer Driscoll Ranch to the District within the next three years. We are working together to seek state funding to cover up to half of the \$21 million purchase price of the land.

FUTURE OPPORTUNITIES

POST is at a critical juncture in the campaign to save the endangered coast, and will face tremendous challenges and opportunities in the years to come in preserving, healing and caring for open lands. Partnerships with government agencies play an important role in protecting open space and being good stewards of the land by enabling us to maximize our resources. But it is ultimately your support that makes our continued success in meeting challenges and taking advantage of opportunities possible. ■



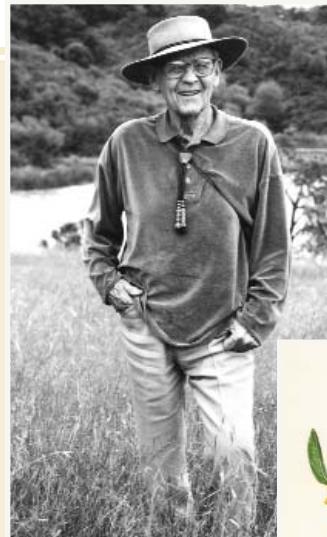
William Matthias

RANCHO CORRAL DE TIERRA: POST is working to secure \$15 million from the Federal Land and Water Conservation Fund to finalize this important purchase, part of the "Saving the Endangered Coast" Campaign.

IN MEMORY OF
Herbert Joseph Dengler
 (1912 – 2002)

Naturalist, artist, professor, scientist, art dealer, trailblazer, environmentalist, lover of history, mentor, loyal friend, lover of laughter. All one had to do was to take one hike with Herb on his beloved Jasper Ridge to know of his special connection to the land and his gift of bringing you into that place with him. Almost every tree and small plant could evoke a story from his boyhood days tagging along while his father hunted in the wildlands of San Mateo and Santa Clara counties, or an eye opening explanation of how this bit of nature fits into the complex ecology of our area. Walking lightly on the land, wearing soft moccasins, you knew he knew the earth through his body as well as through his heart and mind. And he shared that with each of us.

Longtime POST donors will know Herb from the many beautiful drawings and articles he produced for *Landscapes*. In his writings, he told us the life cycle of yellow jackets and how to picnic with them. He described the deep redwood forests and the special environment they created. In many ways Herb is the abiding spirit of POST. We shall miss him and the deep human connection he showed us we could have with nature and each other. He taught us well, and his spirit will live on at POST.



Leo Holub



Photo and illustration courtesy Jasper Ridge Biological Preserve



William Mathias

SAN GREGORIO FARMS: *The estuary of San Gregorio Creek creates a rare and vital ecosystem, home to a variety of birds, fishes and plants.*

POST'S MISSION STATEMENT

The mission of the Peninsula Open Space Trust (POST) is to give permanent protection to the beauty, character, and diversity of the San Francisco Peninsula landscape for people here now and for future generations. POST encourages the use of these lands for natural resource protection, wildlife habitat, low-intensity public recreation, and agriculture.



Stock Gifts to POST

Stock gifts are a wonderful way to make a gift to POST's annual fund or to the "Saving the Endangered Coast" campaign. A gift of securities is fully tax deductible at its market value at the time of your contribution. An added benefit is that by contributing your stock directly to POST you avoid the capital gains tax. POST can sell the stock tax-free and use 100 percent of your gift to save land. To make a gift of stock to POST, please do the following:

Step #1: Contact your stockbroker. He or she can make a direct electronic transfer of your stock certificates to POST's account with the following information:

DTC #773	Attention: Julie Helwig
Banc of America Securities LLC	or Kelly Lawson
Montgomery Private Client Services	(415) 627-2191
600 Montgomery Street	(800) 227-4786
San Francisco, CA 94111	

Account Name: Peninsula Open Space Trust
Account Number: 110-66982

Step #2: Give your stockbroker POST's taxpayer identification number:
94-2392007

Step #3: Notify POST as soon as the transfer instructions have been given so that we can alert our stockbroker. Please provide the name of the security, the number of shares to be donated and the name and phone number of your stockbroker. To notify POST, please contact:

Daphne Muehle, Director of Annual Giving
Peninsula Open Space Trust
3000 Sand Hill Road, Building 4, Suite 135
Menlo Park, CA 94025
(650) 854-7696

Thank you for your support of POST and your commitment to the Peninsula's open space! ■



Landscapes

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*The care of the Earth is our most ancient and most worthy,
and after all our most pleasing responsibility. To cherish what
remains of it and to foster its renewal is our only hope.*

Wendell Berry



Cover Photos: front – Driscoll Ranch, back – Bolsa Point Ranch (Robert Buelteman)



LANDSCAPES
FALL 2002

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