

POST PROMISES
Revisited



How to save land

— on the —

**SAN FRANCISCO
PENINSULA**

TAKING THE LONG VIEW: A Lasting Promise

Protecting open space is a long-term commitment, one the Peninsula Open Space Trust (POST) has devoted itself to for nearly 30 years. We stick with projects from beginning to end—from the moment we identify a potential acquisition through months and sometimes years of research, strategizing and negotiations.



Our ultimate goal is the permanent protection of our most breathtaking and memorable local landscapes. We accomplish this by using various conservation tools, often resulting in the transfer of land by POST to other conservation buyers, including public agencies and private individuals. By working closely with these partners, POST ensures that our shared vision of protected open space translates into a beautiful future for everyone—humans and wildlife alike—on the San Francisco Peninsula.

In this issue of *Landscapes*, we share with you some of our recent success stories. These transferred lands, now in the hands of trusted conservation partners, prove that people and nature can live in balance to protect our remarkably rich and scenic Peninsula.

Walter T. Moore

Walter T. Moore
Executive Vice President



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.

Saving a Piece of the OLD WEST

Driscoll Ranch to Become Open Space Preserve

Drive past it and it envelops you. Look up from the road, and its towering redwoods and tangled oaks loom over you. Climb to the top of a nearby knoll, and its sheer size will amaze you— ridge after ridge of cascading grasslands, forested canyons and dusty ranch roads unspooling before you almost as far as the eye can see.

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Anyone traveling along Highway 84, known also as La Honda Road, from Silicon Valley to the coast has passed by the massive Driscoll Ranch. In 2002, POST purchased this 3,681-acre property for permanent protection as part of its *Saving the Endangered Coast* campaign. Now, four years later, the promise of that initial transaction is being fulfilled, as POST transfers the land to the Midpeninsula Regional Open Space District (MROSD) for inclusion in the District's open space preserve system.

"The transfer of Driscoll Ranch is an important milestone for land conservation on the Peninsula," said POST Board member Robert Kirkwood. "We are extremely pleased that our longstanding partnership with MROSD is resulting in the continued protection of this Peninsula jewel."

Added POST Executive Vice President Walter Moore, "This vast swath of land is visible for nearly two and a half miles from Highway 84. It's a classic example of the signature Western landscapes POST is working to preserve."

STEP ONE: Team Up with Partners to Think Big

“The transfer of Driscoll Ranch is an important milestone for land conservation on the Peninsula. We are extremely pleased that our longstanding partnership with MROSD is resulting in the continued protection of this Peninsula jewel.”

— *Robert Kirkwood, POST Board Member*



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Driscoll Ranch is perched high up in the hills near Skyline Ridge northwest of La Honda. It runs roughly two miles north to south and nearly three miles east to west. At 5.75 square miles, it is one of the largest private tracts of undeveloped land remaining on the Peninsula and the largest property ever acquired for public use in the history of MROSD.

Up to now, this sprawling ranchland has been accessible only to a lucky few: the family that owned it for more than three decades, occasional guests, the small team of ranch hands who tend to the fences and fields, and the lowing cattle that roam its open pastures. But with MROSD’s purchase of the land from POST, Driscoll Ranch is finally poised to open its gates to the public, once the District and the Driscoll family finalize a master plan for future trails, staging areas and other facilities.

According to MROSD Board President Jed Cyr, the property, home to active cattle ranching, will be incorporated into adjacent La Honda Creek Open Space Preserve just north of the ranch. Combined, the two properties will create the District’s largest preserve in the county, stretching south from Skyline Boulevard for more than four miles and spanning a total of 5,759 acres.

“We look forward to completing our planning process for Driscoll because the District wants to make these beautiful lands accessible to the public,” said Cyr. “The process will take at least two years and during that time we’ll hold a series of public workshops to make sure people have a chance to provide meaningful input about future uses of the ranch.”



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LEVERAGING DONOR DOLLARS

How POST and Its Partners Saved Driscoll Ranch

The preservation of Driscoll Ranch is an excellent example of how POST works with funding partners to make long-term land protection possible.

In 2002, POST agreed to pay Driscoll Ranches, LLC, \$21 million over three years for the purchase of 3,681 acres of highly desirable land in La Honda. Four years later, POST was able to offer the same land to the Midpeninsula Regional Open Space District (MROSD) for only \$9 million—a cost of less than half the original purchase price.

This cost savings to MROSD, a public agency that protects open space lands for public recreation, was possible thanks to POST's success in leveraging the impact of gifts from our donors with grant monies from outside agencies and foundations. "This is exactly what POST was founded for," says POST co-founder and former Board member Ward Paine, "to leverage these various resources so that we may preserve critical properties for the future."

In the case of Driscoll Ranch, POST was able to recoup the remaining cost of the property with \$6 million provided by POST donors, including those who gave to the *Saving the Endangered Coast* campaign, and another \$6 million grant from the California Coastal Conservancy.

"We enthusiastically supported funding the Driscoll Ranch project because of the tremendous natural resource values of the land and its great potential for future trail links," says Nadine Hitchcock, manager of the San Francisco Bay Area Conservancy Program for the California Coastal Conservancy. "POST is one of our strongest land conservation partners because it has a great track record of targeting high resource- and recreational-value properties and bringing other committed partners to the table. POST was able to leverage our contribution 3-to-1 with funds from its own donors and from MROSD. That kind of collaborative effort brings about the most effective results for land conservation." ■

STEP TWO: Know What Makes the Land Special

“This vast swath of land is visible for nearly two and a half miles from Highway 84. It’s a classic example of the signature Western landscapes POST is working to preserve.”

— Walter Moore, POST Executive Vice President

When hikers, equestrians and other outdoor enthusiasts do hit the winding trails at Driscoll, they will discover a ranch reminiscent of “old California,” where time passes no more quickly than the lumbering gait of an Aberdeen Black Angus steer grazing his way through swaying purple needlegrass and Italian rye. From the highest elevation on the ranch, hikers will be rewarded with an achingly beautiful, 360-degree panorama of ocean, land and sky. The Pacific Ocean, the San Mateo coastline, the San Gregorio Valley and nearby Sam McDonald County Park will all be laid out at their feet.

The land is a rich patchwork of varying terrain and wildlife habitats. Three creeks extend for 14 miles, while eight ponds and more than 35 springs and wells dot the hills. Several now-capped oil wells dating back to the 1950s cluster in the southwestern corner of the property.

A steep north-south valley etched by Harrington Creek divides the ranch in two. Broad, grassy ridges border the creek, providing critical habitat for mountain lions, the endangered tiger salamander, the threatened California red-legged frog and potentially the endangered San Francisco garter snake. Deer, bobcat, American badger, fox and coyote also thrive on the land. Overhead, golden eagles, Cooper’s hawks, osprey and black-shouldered kites glide along invisible wind thermals.



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STEP THREE: Work Closely with Landowners

“Saving the ranch was what my father wanted all along, and working with POST made that dream a reality. It was his greatest wish to see this land protected and to share it with the public.”

— Rudy Driscoll, Jr., Landowner

From 1968 to 2002, the ranch was owned by the Driscoll family, which has worked hard over the years to steward the land responsibly. The late Rudy Driscoll and his son, Rudy Jr., purchased the ranch’s original 1,638 acres, then expanded the property by buying the neighboring Wool and Folger ranches in the 1990s.

Driscoll could have built up to 100 houses on his ranch, but rather than obliterate the pastoral character of the land, he chose to sell it to POST to preserve it as an open working landscape.

Driscoll’s ranching operation, now run by Rudy Jr., of Woodside, includes cattle that are part of an innovative conservation grazing program used to rejuvenate native grasses, control invasive plants and erosion, and reduce the fire risk posed by dry, overgrown grasses. The program, first developed when POST purchased the land, will continue under MROSD’s ownership, thanks to a 50-year grazing lease reserved by the Driscoll family.

As the property transitions into parkland, Rudy Jr. will retain an additional 305 acres, including an apple orchard, ranch office and the Driscoll Ranches Event Center, which hosts equestrian events and the annual Driscoll Ranch Rodeo.

“Saving the ranch was what my father wanted all along, and working with POST made that dream a reality. It was his greatest wish to see this land protected and to share it with the public,” he said. ■

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Rudy Driscoll, Jr. (right) with longtime ranch manager Bob Meehan.

Restoring Bair Island

Refuge Reaches Agreement to Revive Historic

Nearly ten years ago, supporters of POST came together to protect the winding sloughs and rich marshland of Bair Island, located in Redwood City along Highway 101. Now, the Don Edwards San Francisco Bay National Wildlife Refuge and a coalition of public groups have reached agreement on plans to restore 1,400 acres of Bair Island to natural tidal marsh.

Delivering on a Promise

The plans are part of a massive undertaking by the U.S. Fish and Wildlife Service, which runs the refuge, to revitalize the entire San Francisco Bay's wetlands ecosystem. The restoration has received a green light from agencies and organizations with an interest in the project, including city officials, the Port of Redwood City, the Federal Aviation Administration and Save the Bay.

In 1997, federal and state funding, along with generous gifts from donors, allowed POST to purchase 1,623 acres of Bair Island to save it from landfill and development. POST later transferred the property to the U.S. Fish and Wildlife Service and the California Department of Fish and Game for permanent preservation. Since 1998, the Don Edwards refuge has managed the entire area.

"POST's purchase of Bair Island followed 30 years of effort by conservationists to protect the land, which provides critical habitat for more than 200 species of birds, fishes and mammals," said POST President Audrey Rust. "Now, with restoration plans in place, the vision POST had for Bair Island can be fulfilled, and the lengthy process of bringing the area back to its natural glory and enhancing its accessibility to the public can get underway."

A Rich and Vital Ecosystem

Bair Island consists of three islands—Inner, Middle and Outer Bair—separated by narrow, serpentine slough channels. Before the 1880s, it was part of one of the largest life-supporting estuaries on the planet, the Great South Bay Marsh, which extended 40 miles from South San Francisco to San Jose. In more recent times, Bair Island has been used for oyster farming, salt production and cattle grazing.

The goal of the restoration, led by the U.S. Fish and Wildlife Service, is to turn Bair Island back into a thriving tidal salt marsh. With the help of restoration funds held by POST, the project will substantially increase the habitat of the endangered California clapper rail, salt marsh harvest mouse and other native species dependent on the tidal

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Tidal Marsh, Fulfilling POST's Vision for the Land

marshes. The project will also reestablish the Bay's natural water-cleansing system in the marsh.

Three-Phase Project Will Enhance Wildlife Habitat, Public Access

Bair Island's restoration will take place in three phases, pending expected approval by the U.S. Department of the Interior, according to refuge manager Clyde Morris. The first phase will restore Outer Bair Island to tidal wetlands, while the second phase will restore Middle and Inner Bair Islands. The third phase, which can begin as soon as additional funds are obtained, will include construction of public facilities for wildlife viewing and increased access.

But before this work can begin, Morris says, the refuge must first eliminate non-native invasive cordgrass, *Spartina alterniflora*, on Outer Bair Island. Only then can levees in the area be breached so that Bair Island can return to a tidal marsh state. "We're hoping we can get rid of the cordgrass by fall 2007 and then begin the first phase of restoration," he said.

Part of the restoration includes breaching the levees, which will help restore the historic path of

the sloughs to ensure safe tidal velocities for boats at nearby Pete's Harbor Marina and to prevent additional sedimentation of the Redwood Creek shipping channel. A new 5-mile-per-hour speed limit and no-wake zone will protect harbor seals, rays, small leopard sharks, and other sensitive wildlife.

Pedestrians and bicyclists currently use the top of the Inner Bair Island levee as a loop trail. To further enhance the public experience, a boat portage and two wildlife-viewing platforms will be constructed, including a platform with interpretive panels for boaters at Outer Bair Island.

A pedestrian bridge resistant to predator species such as red fox will be built from the existing parking lot to Inner Bair Island. The parking lot, which POST constructed and later transferred to the refuge, will be enlarged to accommodate school buses, a restroom and an information kiosk. The former Whipple Avenue entrance will be closed except for emergency vehicle access. When restoration is complete, 1.8 miles of new trails will end at the new wildlife platforms, replacing the 3-mile loop.

For more information about the restoration of Bair Island, visit the Don Edwards refuge Web site at <http://www.fws.gov/desfbay>. ■



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New Council Circle Seating Area Opens to Public at Whaler's Cove

Visitors to the San Mateo Coast now have an ideal stopping point along Highway 1 where they can soak in world-class views of fir-studded hills, wide open fields and boundless ocean horizons.

This spring, POST completed construction of its new Council Circle seating area at Pigeon Point Light Station State Historic Park near Pescadero. Opened to the public in June, the area includes a ring of two semicircular benches nestled into a scenic bluff top next to Pigeon Point lighthouse and POST-protected Whaler's Cove.

The benches, built of granite on a concrete base, list the names of special donors to POST's recently completed \$200 million *Saving the Endangered Coast* campaign. A nearby information kiosk highlights the history of the cove, while a sturdy lookout deck juts over a rocky cliff face and churning ocean waves. A book listing the names of all donors to POST's coastal campaign will also be available on-site. The new benches, kiosk and deck all comply with Americans with Disabilities Act standards of accessibility.



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In 2000, POST purchased 3-acre Whaler's Cove to protect it from a private nine-unit motel already in construction. The following year, POST tore down the motel and recycled the building materials. Had POST not stepped in to protect the land, the motel would have blocked the bluff's long-ranging vistas and public access to the cove. In 2005, POST transferred the property to California State Parks.

"We wanted to ensure that the unique beauty of Whaler's Cove would be available to everyone," said POST President Audrey Rust at a dedication ceremony for the seating area in June. "Thanks to the partnership between California State Parks and POST, this landscape will be permanently preserved for future generations to experience and enjoy." ■

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The new Council Circle seating area at Whaler's Cove. Granite benches list the names of special donors to POST's coastal campaign.

Leaving a Bequest Today to Save Land Tomorrow

The Open Space Legacy Society at POST

When you include POST in your estate plans, you will be welcomed as a member of POST's Open Space Legacy Society. This new group recognizes the extraordinary commitment of donors whose generous support will allow POST to pursue its mission to protect open space on the San Francisco Peninsula long into the future.

All members of POST's Open Space Legacy Society will be listed in the annual report edition of *Landscapes* and will be invited to special events throughout the year.

"What I have to leave is a middle-class estate. It's not huge," says George Zimmerman, a member of POST's Skyline Society Committee

they have enough resources to continue doing their fine work."

You can name POST as a beneficiary in your will by donating cash, stocks, bonds, specific assets or a share of your remaining estate. Your financial advisor can help you decide how such a gift can help you meet your own financial goals.

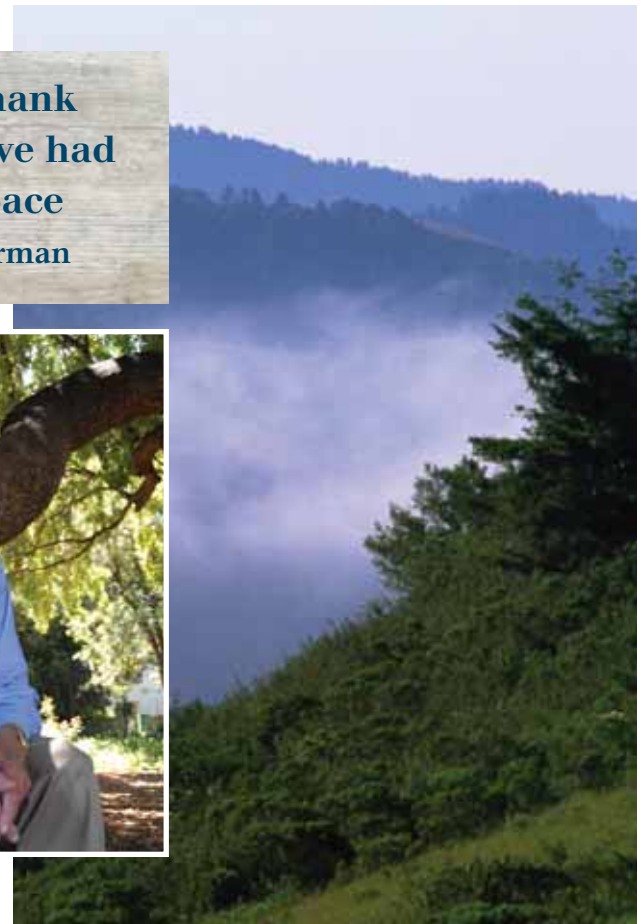
If you already have included POST in your estate plans, please let us know so that we may include you in the Open Space Legacy Society. For more information, please contact POST's Director of Donor Stewardship, Adelaide Roberts, at (650) 854-7696. ■

"My gift to POST is my way of saying thank you to the Peninsula for the good life I've had here, and of leaving a legacy of open space for future generations." —George Zimmerman

and our new volunteer leader for planned giving. A retired assistant planning director for the City of Palo Alto, George included POST in his estate plans fifteen years ago and strongly encourages others to do the same.

"My gift to POST is my way of saying thank you to the Peninsula for the good life I've had here, and of leaving a legacy of open space for future generations," he says. "I treasure the natural lands in our area, and I'd like to see even more of them protected. I've been so impressed by POST's many achievements and want to make sure

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Taking Advantage of Corporate Matching Gifts

Many companies in the San Francisco Bay Area and elsewhere offer corporate matching gift programs that match charitable contributions their employees make. Some employers also match gifts made by retirees, spouses or board members. By taking advantage of a matching gift program at your workplace, you can potentially double or even triple your own contribution to POST.

POST receives matching support from major Bay Area firms such as Hewlett-Packard, Genentech, Cisco Systems and others. To see if your company participates, check with your human resources administrator and see how you can sign up and make the most of your giving to POST. ■



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Join POST for an afternoon at Bolsa Beach



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Saturday, October 7, 2006
3:00–7:00 p.m.

POST's Skyline Society invites you, your family and friends to Bolsa Beach, just off Highway 1 near Pigeon Point, for an afternoon of beach walking and tide pooling.

The day will include a docent-led tour of Bolsa Beach, an exquisite spot along the coast with a rich variety of marine life, including starfish, sea urchins, shorebirds, harbor seals and sea lions. Stay into the early evening to take in a glorious sunset during one of the final weeks of daylight-saving time.

To reserve your spot, please send an e-mail to: bolsabeach@openspacetrust.org

Contact POST early as space is limited. Location and logistics will be provided when you reserve your space. Sorry, no pets. ■

Bring a picnic, explore the shore, and enjoy the sunset!

Bond measures have played an important role in saving many POST properties, including:



Bolsa Point Ranches



Rancho Corral de Tierra



Cowell Beach



Bear Creek Redwoods



Cloverdale Coastal Ranches

POST Lends Support to Prop. 84 Water and Parks Bond Measure

In November, Californians will be asked to vote on several infrastructure bonds that will set the course for the state's future growth. POST has lent its support to a separate citizens' bond initiative intended to protect California's natural resources. This bond is known as Proposition 84, or "The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006."

Protecting Precious Natural Resources

The initiative contains nearly \$5.4 billion in much-needed funding for the protection of the state's drinking water, watersheds and other natural resources. It will appear on the ballot following four other bonds for roads, schools and other projects.

If the initiative passes, more than \$1 billion would be directed toward state programs, many of which are directly related to POST's mission to preserve open space on the San Francisco Peninsula. The bond act would fund the purchase of land for parks and allow POST to leverage donor support by bringing in potentially millions of dollars of additional funding for our conservation projects.

Previous bond acts have provided a significant source of funding for Peninsula land protection by bringing in more than \$42 million to POST's *Saving the Endangered Coast* campaign. To date, that money has been used to save 14,532 acres of open space along the San Mateo Coast, including rolling coastal hills, sandy beaches, lush redwood forests, rich wildlife habitat and prime agricultural lands.

POST Partners Rely on Bond Funding

Bond measures provide the only reliable source of steady funding for the public agency partners that play a significant role in the permanent protection of our natural resources and agricultural lands, including the California Coastal Conservancy, the California Wildlife Conservation Board and California State Parks. POST works closely with these agencies to craft innovative public-private partnerships that result in the protection of thousands of acres of Peninsula land. Successful passage of the bond will allow these agencies to carry out their missions of preserving California's natural treasures.

"Past bonds have had a direct impact on the natural beauty, recreational opportunities and working farmland of the Peninsula," said POST President Audrey Rust. "Passage of this bond will allow our partners to protect these resources for people here now and for future generations." ■



Tributes

APRIL 1 – JUNE 30, 2006

Your honorary and memorial gifts to POST create a lasting tribute to friends and loved ones by helping to protect the beauty, character and diversity of the San Francisco Peninsula landscape for people here now and for future generations.

If you would like to make a tribute gift, please contact POST's Development Associate, Kathleen Ward, at (650) 854-7696.

GIFTS IN HONOR OF

Hannah and Katie Abbott
Alladin Enterprises,
in recognition of its partnership
with Artifex Software
Stumper Carevic
Nitzan Gilkis
Martha E. King
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Jackie Mayer
The marriage of Jennifer Percy and
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GIFTS IN MEMORY OF

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Chad Brennan
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David S. and Pamela M. Carton
Leonard Charles Chan
Carolyn Daland
David Daniels





Gifts of Stock

Stock gifts are a wonderful way to make a gift to POST. 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 stocks tax-free and use 100 percent of your gift to support its land-saving work. To make a gift of stock to POST, please do the following:

- **Step 1: Contact your stockbroker**, who can make a direct electronic transfer of your stock certificates to POST's account with the following information:

DTC #226 National Financial Services
 Account Name: Peninsula Open Space Trust
 Account Number: P61-045870

Banc of America Investment Services
 555 California Street, 7th Floor
 San Francisco, CA 94104
 Mail code: CA5-705-07-41
 Attention: Tom Katilius (415) 627-2749
 or Tammy Lilliston (415) 627-2750
 Fax: (415) 835-2875

- **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 POST with 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 Development
 Peninsula Open Space Trust
 3000 Sand Hill Road, Building 1, Suite 155
 Menlo Park, CA 94025
 Tel: (650) 854-7696

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



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“Bay Area Backroads” to Feature POST-protected Lands



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**Saturday, October 21, and Sunday, October 22,
at 6:00 p.m. on KRON-Channel 4**

This October, KRON-Channel 4 TV’s travel show “Bay Area Backroads” will feature a segment dedicated to POST-protected lands on the San Mateo Coast.

During the segment, POST President Audrey Rust and program host Doug McConnell tour Mel’s Lane at Whaler’s Cove and explore the newly completed Council Circle seating area at Pigeon Point Light Station State Historic Park. They also hike up Wilbur’s Watch to take in some sweeping coastal views and visit Green Oaks Ranch and neighboring Pie Ranch near Davenport. Along the way, Audrey and Doug discuss the importance of open space in our community and POST’s role in preserving our local natural lands.

“Bay Area Backroads” airs every Saturday and Sunday at 6:00 p.m. on KRON-Channel 4. The POST segment is scheduled to air on October 21 and 22. Don’t miss it! ■

FRONT COVER: Driscoll Ranch © 2000 Robert Buelteman



LANDSCAPES FALL 2006

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