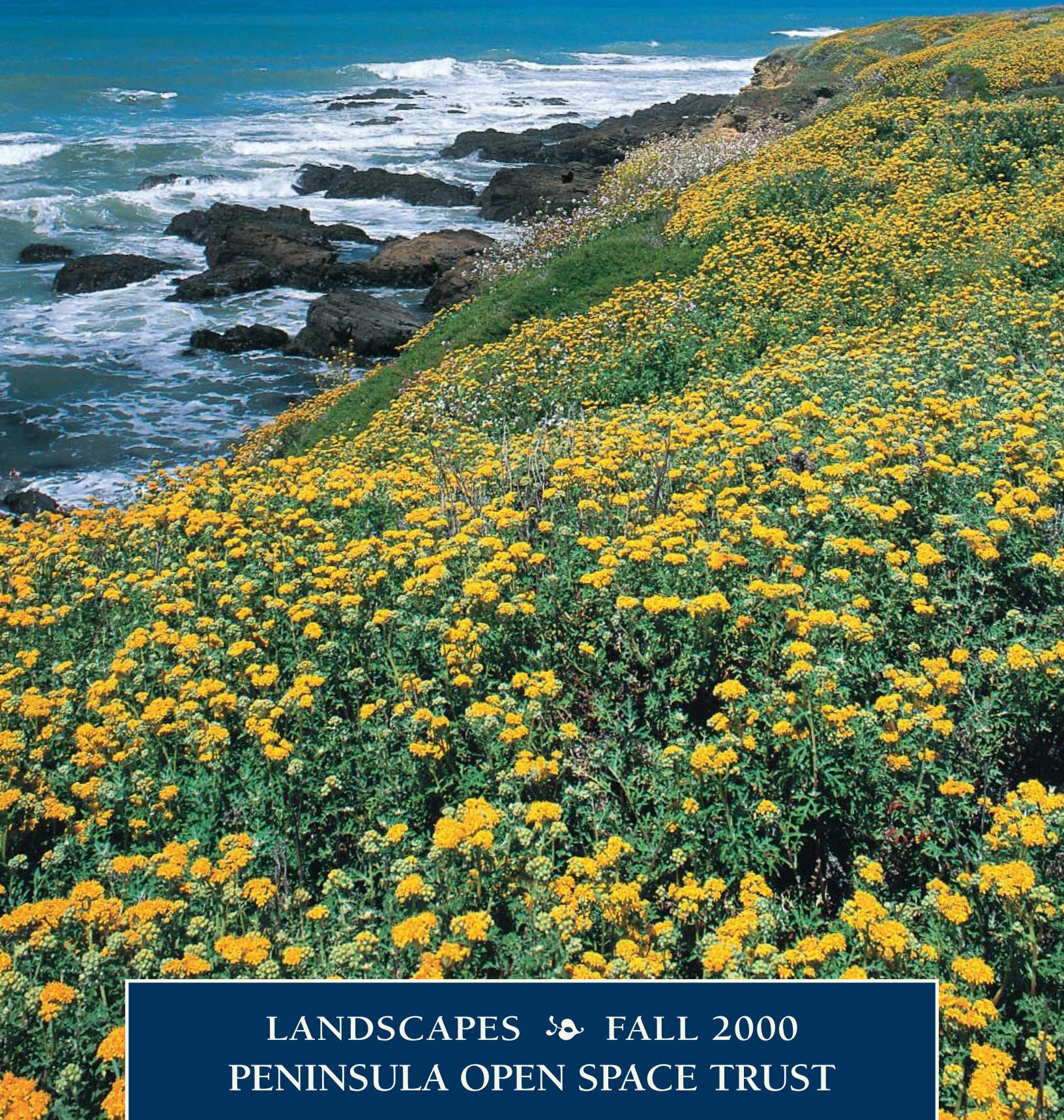
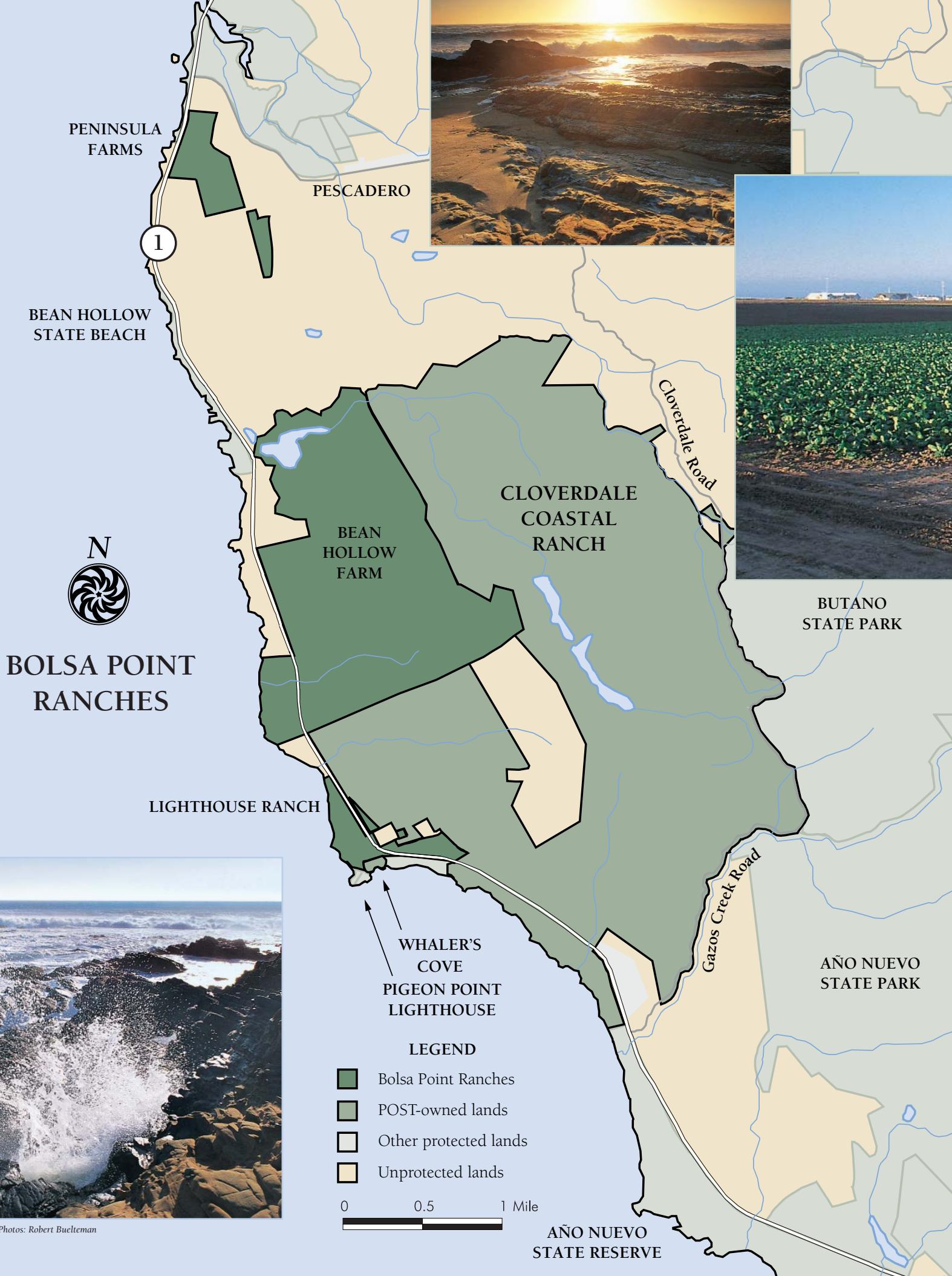


*Bolsa Point Ranches*  
**CHARTING A COURSE FOR THE COAST**



LANDSCAPES FALL 2000  
PENINSULA OPEN SPACE TRUST



# Another Victory on the Coast!

POST Acquires Option on 1,700 Acres for Record \$39 Million



**POST** is about to score a major coup in the fight to preserve our spectacular San Mateo Coast and protect it from development. In July, hot on the heels of our Whaler's Cove at Pigeon Point purchase, we acquired an option to purchase 1,719 acres of prime agricultural land, grassland, and sweeping beachfront south of Pescadero for \$39 million. This is the most money ever paid by any local nonprofit land trust to purchase open space in the western United States. This also makes it the most expensive property ever purchased by POST — costing more than we spent in *three years* during our last capital campaign. However, the importance of this incredibly diverse land and the essential water rights obtained were far too compelling for us to turn away from the challenge. At stake are pristine beaches, miles of undisturbed wildlife habitat, significant water resources, and some of the richest agricultural land in San Mateo County. When combined with neighboring parkland and open space, this purchase will create nearly 54 square miles of contiguous open

space! The price we are willing to pay is directly linked to the threat that faces this irreplaceable land.

## The Competition

With 51 legal lots ready for immediate building, this area of Highway 1 beachfront, coastal prairie, and farm land was slated to turn from undeveloped open space to a collection of very expensive, private mini-estates. It was a tough negotiation process. We competed against a number of well-financed bidders with plans on the table for luxury ocean-front mansions.

We acquired the option to purchase this land by agreeing to pay \$39 million over the next 18 months. The initial installment of \$13 million will be borrowed entirely from POST's land acquisition fund, moneys we must replenish through your contributions. This is a gamble for us to be making, but we know that with your support, and our twenty-three years of expertise, we will be able to save not only this remarkable land, but also a significant portion of our incomparable Coast.



Photo: Robert Buelteman

This magnificent stretch of beach and bluffs was targeted as a luxury home site if POST had not stepped in.

## Why We Had to Act

By acquiring this property, we accomplished several vital objectives:

- We've significantly expanded the amount of permanently protected open land along the Coast. Linked with our Cloverdale Coastal Ranch, the Año Nuevo State Reserve, Big Basin and Butano State Parks, the Bolsa Point Ranches create **14 miles of contiguous open space** just east of Highway 1, and **10 miles of unspoiled beachfront** west of the highway.
- Use of this long stretch of beautiful beaches has always been restricted. After we recoup our \$39 million, we will turn this property over to a public management agency **and make these beaches public**.
- We've obtained **essential water rights**. These ranches contain all the water rights to the Lake Lucerne Water System (supplied by 100% of the appropriated water from Little Butano Creek, which flows from Butano State Park) and 50%

of the water rights to Gazos Creek, one of the most important steelhead and endangered coho salmon streams in the entire state. By owning these water rights, POST can now ensure that there will be adequate water levels for the coho, and provide for the continuation of farming on these prime agricultural lands.

- As a result of our purchase, field crop farming will continue unimpeded on this productive land. This will not only preserve an important Coast way of life, but guarantees that we can enjoy the **beauty of the rolling green fields along Highway 1** for generations to come.

## The Land

Bolsa Point Ranches is *big* land in every sense of the word... broad, swaying grasslands, silent except for the wind; smooth, seemingly unlimited stretches of clean sandy beaches, endlessly washed by the breathtaking expanse of the Pacific Ocean; and in the sky above—an echelon of magnificent pelicans, unhurriedly winging north.

The property actually consists of three separate ranches. The 88-acre southernmost parcel, Lighthouse Ranch, includes nearly a mile of beachfront stretching from Pigeon Point north toward Bolsa Point. We're very pleased that by acquiring this particular section of Bolsa Point Ranches, coupled with our June purchase of Whaler's Cove, POST has now protected all the land surrounding the historic Pigeon Point Lighthouse as permanent open space.

Continuing north toward Pescadero is the next, and largest parcel of Bolsa Point Ranches: 1,490 acre Bean Hollow Farm, stretching from the sands of Bolsa Point across Highway 1, up to the mesa adjacent to POST's Cloverdale Coastal Ranch. The lovely beachfront on Bolsa Point was destined to be the location for a very large luxury home, and this world-class beach might have never had a chance to be publicly accessible if POST had not negotiated to purchase this "bolsa," or *pocket*, of land that bows into the sea. The rich land of Bean Hollow Farm yields crops of artichokes and brussels sprouts, and at the northern tip is the Lake Lucerne reservoir — collecting all the fresh water from the creeks that run through adjacent Butano State Park.

The northernmost parcel of Bolsa Point Ranches is 141-acre Peninsula Farms, located just south of the Pescadero Marsh. Currently farmed in artichokes and leeks, these broad fields provide completely unimpeded views of the coastline from the Pigeon Point Lighthouse to Pillar Point!

## Charting our Course

We have serious work to do on the Coast. The purchase of Bolsa Point Ranches, so soon after our Whaler's Cove acquisition, clearly signals our intention to continue a determined land-saving program to protect this very special part of the world. Including this purchase, we estimate that

saving the remaining, most critical San Mateo Coast lands will cost \$200 million.

"There is no question that our focus must remain on keeping a sound amount of capital on hand to move quickly," said POST President Audrey Rust. "The Bolsa Point acquisition required aggressive negotiation, and the ability to act immediately. Coastal properties POST has had on its wish-list for years are more threatened than ever as luxury homes move in and land prices shoot skyward.

"It's knowing that the San Mateo Coast is the very last undeveloped coast next to a major metropolitan area that propels us. It is absolutely critical that we raise this money and make every effort to protect our Coast forever."



*It's knowing that the San Mateo Coast is the very last undeveloped coast next to a major metropolitan area that propels us.*



Photo: Robert Buelteman

# AN ECOLOGICAL “HOT SPOT” IN OUR OWN BACKYARD

BOLSA POINT RANCHES, by virtue of its sensational breadth and location on the edge of San Mateo County, is home to an exceptional variety of plants and animals — including the rare and endangered San Francisco garter snake and California red-legged frog. Deer, jack rabbit, mountain lion, bobcat, fox and coyote roam the grasslands and creekside woodlands.

Birders report seeing the American black oystercatcher, wandering tattler, surfbird, bank swallow, and black turnstone on the rocks and shore of Bolsa Point. The waters adjacent to Bolsa Point Ranches support a thriving population of sea lions, seals, and sea otters. Gray whale sightings are frequent in this part of the Monterey Bay National Marine Sanctuary.

POST's protection plan for Bolsa Point Ranches will keep “Grade A” agricultural lands in production, while reestablishing native habitat in non-farming areas, so that all these creatures may flourish. National experts are already working closely with us on the restoration of our adjacent Cloverdale Coastal Ranch property. Now, with so

many uninterrupted acres of open space and essential water rights protected from development, we have the unprecedented opportunity to restore this magnificent segment of wild California, so remarkably close to the metropolitan rush of Silicon Valley and San Francisco.

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Once you lose species, they will not return.

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Photo: Brian O'Neill



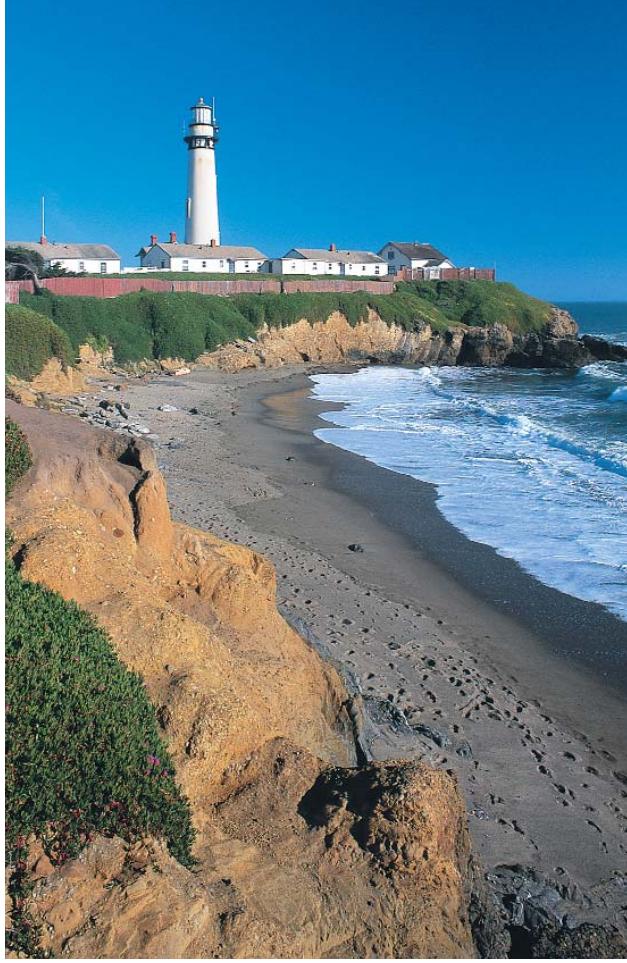
BROWN PELICAN  
*Pelecanus occidentalis*

*A large coastal bird that feeds by diving from the air into the water and catching fish in its throat pouch. This amazing creature, although still federally listed as endangered, has made a significant recovery due to habitat protection.*

to the rarest of the rare — it is very gratifying that, with your help, we are going to add Bolsa Point Ranches to the list of protected Peninsula land.

We live in an area that biologists classify as one of the earth’s 25 ecological “hot spots,” as rich in plant and animal life as a distant tropical paradise. Unfortunately, an additional credential of being a hot spot means that 70% of our region’s original vegetation is officially vanished — forever. Said Edward O. Wilson, the renowned Harvard University biologist about the quest to protect the earth’s ecological hot spots, “Once you lose species, they will not return. It is ethically impermissible to let this happen on our watch.”

With so few remaining chances to save large sweeps of open space — in a region that is home



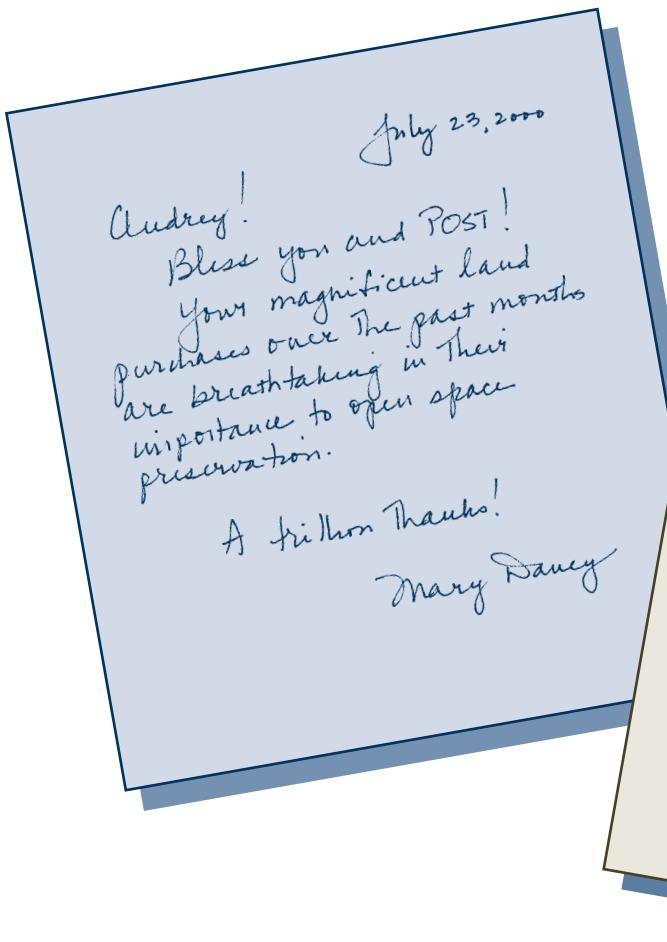
All the beaches surrounding Pigeon Point are now protected from development.

## PIGEON POINT UPDATE: *Your Response has been Gratifying*

We've been getting wonderful feedback as a result of the television and newspaper coverage about our work on the Coast, beginning with our June acquisition of Whaler's Cove at Pigeon Point. Many gifts have been received, and additionally inspirational for all of us at POST have been the accompanying personal letters of congratulations.

POST is currently reviewing the many offers received from various groups to remove the motel units from Pigeon Point. All units and construction debris will be removed from these beautiful Coast bluffs by this time next year!

We're happy to report that with our Bolsa Point Ranches purchase, all the land surrounding the historic Pigeon Point Lighthouse will be free from the threat of development and can become publicly accessible. This is a great example of the Coastal land protection work that your monetary support and POST's negotiating know-how can accomplish. POST has the experience and knowledge that position us as your partner in shaping the destiny of our Coast. We are prepared to take on the projects that must be done to save the Coast we all know and love. ☺

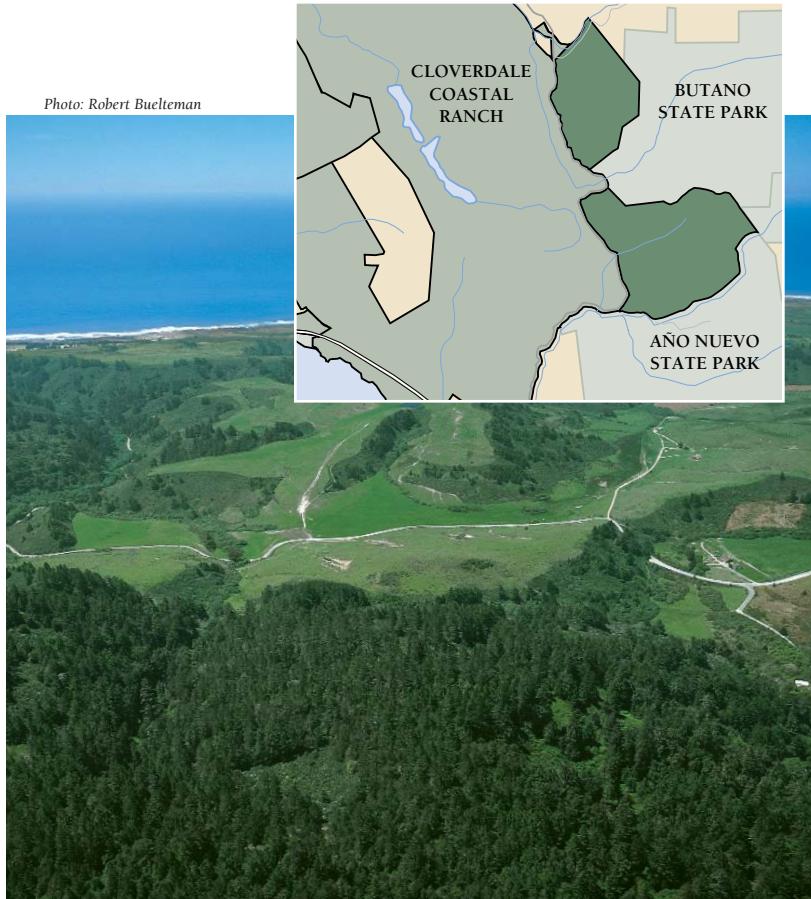


Audrey

# POST Transfers Forest Land to State Park

**905** acres have been transferred from POST's Cloverdale Coastal Ranch property to the California Department of Parks and Recreation, as an addition to Butano State Park. This gift of land was made possible by a contribution of \$1,500,000 from Save the Redwoods League when POST first purchased the Ranch in 1996.

The area transferred is virtually all of the Ranch that lies immediately east of Cloverdale Road. Mature stands of redwood and Douglas Fir make this a seamless addition to Butano State Park, and the land transferred creates a new connection from Butano to nearby Año Nuevo State Park. 



*The transferred 905 acres is in two parcels on the east side of Cloverdale Ranch.*

## A Natural Solution

**This Spring** we received a call from a local couple who have hiked and explored the Peninsula's open lands for many years, and came to know POST through our Wallace Stegner Lecture Series. They told us they have two goals: to simplify their lives, and to help POST protect more of the hills, forests and meadows that they and their family have enjoyed.

The couple, who wish to remain anonymous, have owned a large commercial building for over thirty years. Instead of continuing to manage the building, their financial advisor told them how they could use this asset to help them accomplish their goals.

They established an irrevocable charitable remainder unitrust, and contributed the building to the unitrust. The unitrust will sell the building and reinvest the proceeds in socially responsible businesses and funds.

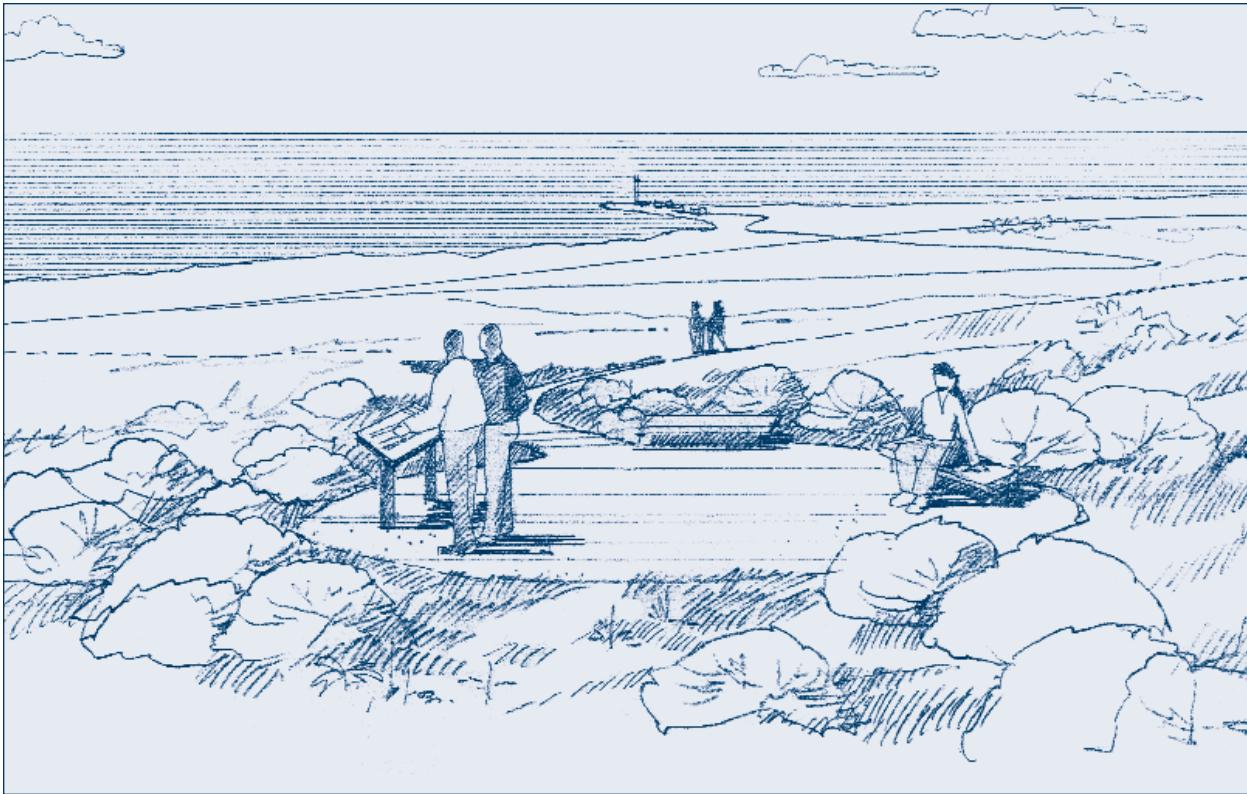
Their charitable remainder unitrust provides the couple with:

- tax-free re-investment of their property to increase their current income
- a significant immediate income tax deduction
- an income stream during their lifetimes
- and a legacy of protection for the Peninsula's natural landscape.

Their highly appreciated real estate will now provide them a higher income than they received from the building's rent receipts. At the end of their lives, the balance remaining in the trust will come to POST for land conservation and stewardship.

Our heartfelt thanks to this couple for including POST in their financial planning.

*Your financial advisor can help you decide if a charitable trust can help you meet your own financial and life goals.*



Artist's rendering of Wilbur's Watch lookout at Cloverdale Coastal Ranch.

Illustration: Dillingham Associates

## A Bird's Eye View of the Coast

POST has been busy working on a public hiking trail at our Cloverdale Coastal Ranch. Known as "Wilbur's Watch" this approximately mile-long trail and overlook is being underwritten by The David and Lucile Packard Foundation and is in honor of Cole Wilbur, the Foundation's recently retired Executive Director. Cole's tireless efforts and dedication to the preservation of California's native landscapes led to the protection of many acres of open space.

In the near future you will be able to take a gentle hike up this trail past coyote brush, wild lilac and sage, to reach a superb bird's eye view of three state parks, and open lands POST, with your help, has saved on the Coast. From the overlook you will

be able to see across the neat rows of Cloverdale's agricultural fields, to the waves crashing at rocky Whaler's Cove at Pigeon Point. To the south is the curving arm of coastline that leads to Año Nuevo, and to the north is an unhindered view of lovely Bolsa Point beach, crowned by the shimmering blue Pacific. Simply put, these vistas are possible because you give POST the financial tools to buy land — and save it.

We plan to have a preliminary trail mowed this fall. If you are interested in trying out the "rough cut" before the official path is built, contact our office for directions. Either way you hike it, look carefully... the overview is known for its excellent whale watching!



# Keeping You POSTed: BEAR CREEK REDWOODS

## SUCCESS!

With the help of many Los Gatos residents, POST was awarded a grant of \$50,000 from the town of Los Gatos for the preservation of Bear Creek Redwoods. Thank you Los Gatos City Council!

With Monte Sereno's grant to POST in May, the Los Gatos grant is POST's second donation from a local government to make this redwood park for Silicon Valley a reality. It is definitely a trend: local governments such as Los Gatos and Monte Sereno support our efforts — because of the strong, vocal response from POST donors in their communities.

At the suggestion of some of our Saratoga donors, we plan to approach the Saratoga city council in the coming weeks.

Another great piece of news to report regarding

Bear Creek Redwoods is that on August 24th, Elemental Arts Gallery in Los Gatos generously opened its doors to POST and hosted a reception and update on this and many other POST projects. Gallery owner Tracy Halgren announced that 10% of the store's sales that week were to be donated to POST and Bear Creek Redwoods. This is a great example of how businesses and POST can work together for the benefit of the community.

To date, we've raised \$9 million in gifts and grants in an effort to repay our loan and direct expenses totaling \$10.5 million for the Bear Creek Redwoods project. Best of all, POST has acquired almost 1,600 new donors! Thank you for your continuing support.



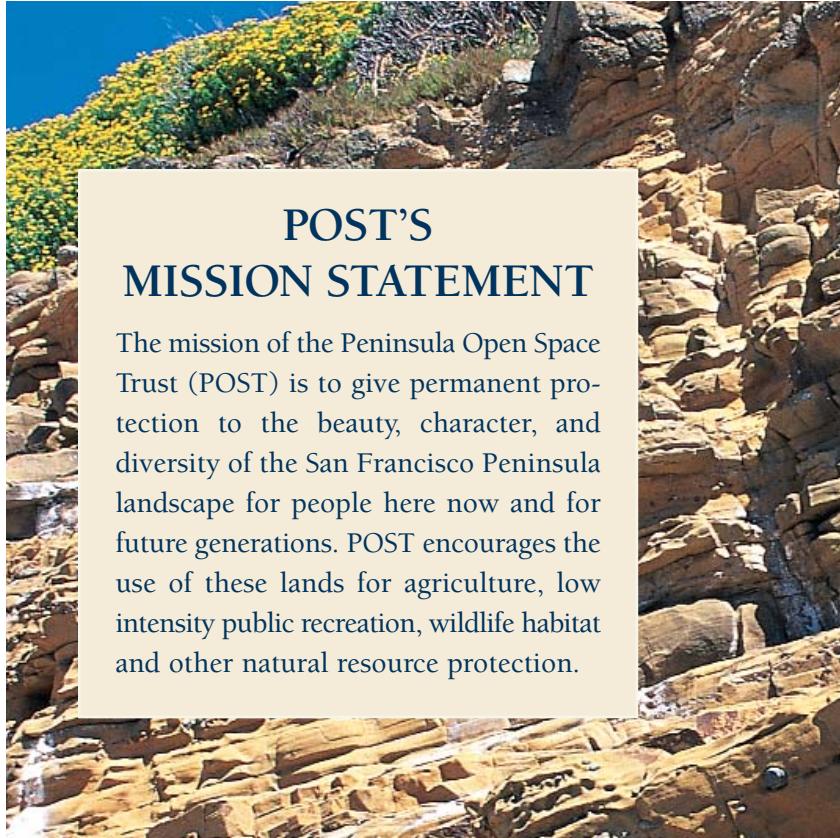
Photo: Dewitt Jones



If you are interested in participating in encouraging your town's government to help protect Bear Creek Redwoods, please contact Daphne Muehle, POST's Director of Annual Giving, at 650-854-7696.

### GIANT TRILLIUM *Trillium chloropetalum*

Spring flowering trillium are bursts of color on the quiet green floor of the redwood forest. Also known as the giant wakerobin, this variety can grow more than a foot and a half tall.



## 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 agriculture, low intensity public recreation, wildlife habitat and other natural resource protection.



## Landscapes

Landscapes is published quarterly by the Peninsula Open Space Trust  
3000 Sand Hill Road, 4-135  
Menlo Park, CA 94025

Telephone: (650) 854-7696  
Fax: (650) 854-7703  
Website: [www.openspacetrust.org](http://www.openspacetrust.org)

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## Stock Gifts to POST

A gift of stock can be an excellent way to support POST's land conservation work. You avoid the capital gains tax and receive a charitable deduction for the full value of the stock, regardless of appreciation. POST can then sell the stock tax-free and use 100% of the proceeds to protect our Peninsula open space.

It's easy to do — contact:

Banc of America Securities LLC  
Montgomery Private Client Services  
600 Montgomery Street  
San Francisco, CA 94111  
(415) 627-2191

Relevant information for a transfer of stock:

Account Name:  
Peninsula Open Space Trust,  
#1 Land Purchases  
Account #: 110-66982  
DTC #: 773  
Tax ID #: 94-2392007

It is important that you also notify POST directly of your gift to ensure that it is recorded accurately. Please call Mary Shields, POST's Public Affairs Program Manager, at (650) 854-7696.

However you choose to support POST's work, your contribution makes a difference and is greatly appreciated. Thank you!



*I fix on the land, I am stuck to earth. What I love here is old ranches,  
leaning seaward; lowroofed spreads between rocks, small canyons  
running through pitched hillsides, liveoaks twisted on steepness,  
the eucalyptus avenue leading to the wrecked homestead...*

Adrienne Rich, *An Atlas of the Difficult World*, 1991

Cover Photos: Robert Bueltman



## LANDSCAPES

FALL 2000

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