

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A THIRD AMENDMENT TO LEASE NO. 5025 WITH THE COYOTE POINT YACHT CLUB TO EXTEND THE TERM OF THE AGREEMENT THROUGH AUGUST 1, 2025 AND GRANT THE COUNTY RIGHTS OF ACCESS TO YACHT CLUB PROPERTY

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, the County, through its Parks Department (“Department”), owns, operates, and maintains the Coyote Point Marina (“Coyote Point Marina”), which is a boat berthing facility for members of the public at the Coyote Point Recreation Area (“Coyote Point”) in San Mateo, California; and

WHEREAS, complimenting the services provided at the Coyote Point Marina is the Coyote Point Yacht Club (“Yacht Club”), which since 1967 has leased property at Coyote Point for the purpose of operating a private yacht club, and whose facility consists of a clubhouse with a kitchen and bar, lounge, expansive backyard with barbeque facilities, showers facilities, and locker rooms (“Clubhouse”); and

WHEREAS, the Yacht Club’s ground lease (the “Lease”) with the County, as originally authorized by San Mateo County Resolution No. 24252 (September 16, 1967), authorized the Yacht Club to occupy specified land adjacent to the Coyote Point Marina and construct improvements upon its leasehold area—including the Clubhouse—which are owned by the Yacht Club; and

WHEREAS, the Lease has twice been amended by this Board to extend its term and modify certain other Lease provisions: first in 1997 to extend the Lease term to September 2011 (Resolution No. 57634); and second in 2004 to extend the Lease term to September 15, 2024 and to (among other things) require the Yacht Club to make specified improvements to the Clubhouse, as approved by the County, to comply with the Americans with Disability Act (Resolution No. 067048); and

WHEREAS, in 2023, the Department commenced its Revitalize Coyote Point initiative, which is a planning and community engagement effort designed to inform the Department how the public would like to use Coyote Point, and through which the Department has determined that the eastern segment of Coyote Point—inclusive of the Yacht Club’s leasehold area—is underutilized and should be improved to provide a greater level of service to the public; and

WHEREAS, because the Revitalize Coyote Point initiative remains ongoing and the Department has no immediate plans to improve the area of Coyote Point Marina where the Yacht Club’s Clubhouse is located, the Department recommends entering into the Third Amendment to the Lease to extend the Lease through August 1, 2025, which will give the Department time to collect feedback and prepare a plan for how the Yacht Club’s Clubhouse area can best serve the public, while also allowing the Yacht Club to host camps and events through the summer of 2025 and otherwise plan for its future; and

WHEREAS, this Third Amendment to the Lease will also provide the Department with rights of access to the Clubhouse to evaluate its suitability for

use/acceptance by the County should the Yacht Club offer to transfer ownership thereof at the Lease's expiration.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board of Supervisors is authorized to execute a Third Amendment to Lease No. 5025 with the Coyote Point Yacht Club to extend the term of the Agreement through August 1, 2025 and grant the County rights of access to Yacht Club property.

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