

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 THE FIRST AMENDMENT TO THE GROUND LEASE WITH CURIODYSSEY FOR USE OF REAL PROPERTY LOCATED AT 1651 COYOTE POINT DRIVE IN THE COYOTE POINT RECREATION AREA

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

WHEREAS, CuriOdyssey is a not-for-profit science and wildlife center that has operated on County-owned land within the Coyote Point Recreation Area (“Coyote Point”) since 1953 and that uses educational programs, interactive exhibits, and a wildlife center to help children develop the tools necessary to understand the changing world; and

WHEREAS, seeking to expand its services to members, visitors, and program participants, in 2012 CuriOdyssey approached the County about constructing significant upgrades to its campus; and

WHEREAS, as part of its campus overhaul proposal, CuriOdyssey desired to construct eight (8) new buildings/exhibits that would support new science exhibits, exhibit workshops, learning labs, a field station for observations, animal habitat, administration space, and concessions; and

WHEREAS, because CuriOdyssey operated on County-owned land pursuant to a lease agreement that was set to expire in 2024, and given the capital investment

required to construct the proposed campus improvements, in 2021, CuriOdyssey requested a new long-term ground lease agreement; and

WHEREAS, recognizing the important service CuriOdyssey provides to the community, on March 22, 2022, the Board of Supervisors adopted Resolution No. 078775 which: (1) authorized a new Ground Lease with CuriOdyssey for the continued use of its existing campus to operate a science and wildlife center; (2) authorized CuriOdyssey to upgrade its campus in accordance with the County-approved site plan, including by expanding its leasehold to accommodate construction of the new buildings/exhibits and by demolishing the existing museum building to construct a new administration building; and (3) determined that CuriOdyssey's expansion project was exempt from review under the California Environmental Quality Act ("CEQA") pursuant to section 15302 of the CEQA Guidelines, which exempts from CEQA review the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have the same purpose and capacity as the structure replaced; and

WHEREAS, the Ground Lease is primarily administered by the Parks Department ("Department") due to its location within Coyote Point; and

WHEREAS, the Department and CuriOdyssey have determined that the Ground Lease should be amended for several purposes, including: (i) to clarify certain provisions; (ii) to better define each party's roles and responsibilities; and (iii) to clarify the processes by which future phases of CuriOdyssey's campus improvements would

be approved and implemented; and

WHEREAS, County and CuriOdyssey therefore desire to enter into the First Amendment to the Ground Lease (“First Amendment”) to achieve these objectives; and

WHEREAS, the First Amendment, attached hereto, has been presented to the Board for consideration and the Board desires to execute said First Amendment.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board of Supervisors is authorized to execute the First Amendment to the Ground Lease with CuriOdyssey for use of real property located at 1651 Coyote Point Drive in the Coyote Point Recreation Area.

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