

RESOLUTION NO. .

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

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RESOLUTION: A) AUTHORIZING THE PRESIDENT OF THE BOARD OF SUPERVISORS TO EXECUTE A GROUND LEASE WITH CURIODYSSEY FOR THE REAL PROPERTY LOCATED AT 1651 COYOTE POINT DRIVE, SAN MATEO, CALIFORNIA, IN THE COYOTE POINT RECREATION AREA; AND B) DIRECTING THE PARKS DIRECTOR TO FILE A NOTICE OF EXEMPTION FOR A CALIFORNIA ENVIRONMENTAL QUALITY ACT CATEGORICAL EXEMPTION

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 operates on County-owned land within the Coyote Point Recreation Area pursuant to a lease agreement with the County, the term of which will expire in 2024; and

WHEREAS, so CuriOdyssey can continue providing services to its members, visitors, and program participants, it desires to construct significant upgrades to its campus, including eight new buildings/exhibits that will create new science exhibit space, exhibit workshops, learning labs, field station for observations, animal exhibits, and concessions; and

WHEREAS, given the financial commitment necessary to recognize this vision for the campus and to ensure CuriOdyssey can continue to provide its much-desired services, a new long-term ground lease is required; and

WHEREAS, County staff and CuriOdyssey have negotiated the terms of a proposed 30-year ground lease (with two 15-year extensions, for a maximum term of 60 years) that would allow CuriOdyssey to continue to occupy the real property located at

1651 Coyote Point Drive, in the Coyote Point Recreation Area, San Mateo, California;
and

WHEREAS, pursuant to the terms of the proposed ground lease, CuriOdyssey would continue to operate a science and wildlife center at the premises, as well as be authorized to upgrade its campus in accordance with Exhibit A, including expanding its leasehold to accommodate construction of new buildings/exhibits and demolition of the existing museum building (which is owned by the County) to construct a new administration building; and

WHEREAS, California Government Code section 25536.5 provides that the Board of Supervisors may, by a four-fifths vote, enter into an agreement with the lessee to amend any existing lease relating to improved property to permit the permanent improvement or alteration of the county-owned, -leased, or -managed property at the expense of the lessee; and

WHEREAS, this Board finds that the improvements proposed by CuriOdyssey will enhance the physical environment, as well as the programs provided to the community by CuriOdyssey, will afford a public benefit under the proposed lease that will exceed the benefits from other possible uses of the leased premises, and that the proposed use by CuriOdyssey will not interfere with the use or development of other areas of the County property; and

WHEREAS, County staff has determined that the project is exempt from review under the California Environmental Quality Act (“CEQA”) pursuant to section 15302 of the CEQA Guidelines, which exempts from 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 replace.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that:

- A. The President of the Board of Supervisors be and is hereby authorized and directed to execute the lease between the County of San Mateo and CuriOdyssey; and
- B. That the San Mateo County Real Property Manager is directed to file or have filed a Notice of CEQA Categorical Exemption for this project.

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