



Charting a Course for Tunitas Creek Beach: **COMMUNITY ADVISORY COMMITTEE VISION**

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July 11, 2019



EXECUTIVE SUMMARY

Introduction

The protection of Tunitas Creek Beach is at once an incredible opportunity for the creation of a future beach park and a significant community-led success story. Tunitas Creek Beach represents many things to many different people — a place for stunning natural beauty, unique habitat assemblages for rare and sensitive species, and a place for recreation and relaxation.

While the story of Tunitas Creek Beach spans many centuries, by the 2010s the negative impacts of unmanaged visitation, lack of restrooms and difficult access began to diminish everyone's enjoyment. Although the beach itself was public, accessing the site was not safe and unsanctioned trails crossed adjacent private property. Advocates raised awareness of the decaying conditions and a broad coalition emerged. In November 2017, Peninsula Open Space Trust (POST) purchased the southern coastal bluff, with the intent of transferring the property to San Mateo County Parks (County).

Many are excited about the coming chance for full public access to Tunitas Creek Beach. However, several challenges face POST and the County: protecting and restoring the site's resources, and providing appropriate facilities. Given the sensitive setting, these challenges do not lend themselves to easy answers or simple solutions. To join together with stakeholders to chart a course for Tunitas Creek Beach, POST and San Mateo County formed a volunteer Community Advisory Committee (CAC).

Community Advisory Committee Vision

This document is both a summary of the committee's discussions and a description of their initial guiding vision. As the concrete problem-solving stage for Tunitas Creek Beach begins, the CAC would like to offer this collection of quotes, values and principles as a preliminary vision to guide sponsor efforts and start gathering further input on public priorities.

The CAC's Vision is

- A living document that articulates shared values and principles for park planning
- A model for further community engagement
- A compass to chart a course towards a beach park that can be enjoyed by all people
- A spark to inspire action at the community level

Ranked List of Preliminary Guiding Principles

The project improves the environment and leads to enhanced stewardship. Science, evidence and truth are factored into policy decisions.

History and nature knowledge are made accessible through meaningful interpretation.

Visitors feel connected to nature and each other. People understand their impact when visiting. Visitors understand how they can help preserve park and beach resources.

A diverse spectrum of visitors is encouraged and enabled to come to the park and beach.

Sensitive species, habitat and creek / beach resources are preserved, restored and protected.

Signage and site information is presented in many ways. Facilities accommodate a full range of ages and abilities.

Stakeholders understand that the park and beach are in transition, and the situation will change over time. Challenges are approached with a spirit of compromise, seeking win-win outcomes.

Use is monitored to prevent site overuse and impact.

Visitors demonstrate a respectful land ethic and “leave no trace” behaviors.

Project development is inclusive and reflective of all communities.

The project provides feasible visitor infrastructure.

Shared Values and Guiding Principles

The committee members generally agreed that the four most prominent concepts in the word cloud below should receive more attention going forward. While they wanted to draw attention to the most prominent values, they also did not want to lose sight of the less prominent. Maintaining focus on all listed values through subsequent project stages was viewed as essential.



In exploring which values were most compelling, the committee members considered some possible ways that future park-related actions could embody their collective values. The ranked list at left indicates the preliminary guiding principles that most resonated with the CAC members.

Integrating the CAC's Vision into Next Steps

The CAC also had a number of interrelated ideas for how to integrate their vision into the project's next steps.

Start simple, then grow over time

Concept: Increase capacity to deliver the core values over time, by building upon existing capacities, remaining flexible, discovering new partnerships and seeking additional funding.

Facilitate a broader community dialogue

Concept: Broaden involvement and the sense of community ownership, and include more voices in the dialogue to help improve outcomes and build trust. Expand to include stakeholder involvement with long-term continuity.

Inspire hands-on action

Concept: Inspire and engage the broad San Mateo County community towards additional hands-on conservation and stewardship at Tunitas Creek Beach.

Incorporate the CAC's vision into the upcoming improvement project

Concept: Along with technical analyses and funding considerations, the work of the committee is part of the foundation that informs park designs and amenities.

Look beyond the improvement project

Concept: Elements of the CAC's vision extend beyond the scope of the improvement project. Over time, the CAC hopes that efforts can turn to more expansive possibilities.

WHAT DO YOU
IMAGINE FOR THE
FUTURE OF TUNITAS
CREEK BEACH?

"I am thinking about how to make sure Tunitas is restored, preserved, and made accessible for the public to enjoy – as a jewel in the County park system; a model."

"I imagine a place that is accessible and welcoming to diverse groups, including non-English speakers, and youth."

— CAC Members

POST



BACKGROUND

Tunitas Creek Beach, located in San Mateo County approximately four miles south of Half Moon Bay, is situated in a beautiful and rugged section of coastline that contains important natural habitats and provides exceptional opportunities for recreation and enjoyment. This mile-long stretch of sandy beach framed by iconic cliffs has had a rich and storied history — once an Ohlone seasonal village and Portolá expedition stopping point, now a quiet spot for fishermen, surfers and beach-goers.

For many visitors Tunitas Creek Beach has been a place for appreciating wildlife, active recreation, tranquility, and historical features. However, through "discovery" and promotion on social media, by the mid-2010s it became a destination for freedom of expression — large-scale raves, parties and campouts. With no restrooms or other basic facilities, plus difficult access, the negative impacts of unmanaged use began to outpace the capacity of volunteers and responsible agencies to respond. Construction of unsanctioned trails hastened bluff erosion. The cutting of trees for beach bonfires, disturbance of wildlife and sensitive plants, and tons of trash, feces, and other debris had significant impact on the beach's natural resources. Emergency responders were called in for numerous public safety incidents, including alcohol overconsumption and parking that created unsafe driving conditions along Highway 1 and Tunitas Creek Road.

A longstanding volunteer group, TLC Locals, had been leading monthly coastal cleanup days at the beach. This group raised awareness of the decaying conditions and sought action by San Mateo County. A broad coalition emerged, led by San Mateo County Supervisor Don Horsley and supported by a number of agencies, community groups and individuals.

In November 2017, **Peninsula Open Space Trust (POST)** purchased the southern coastal bluff, with the eventual intent of transferring the property to **San Mateo County** (County) which would improve and open it to the public. POST and San Mateo County

POST



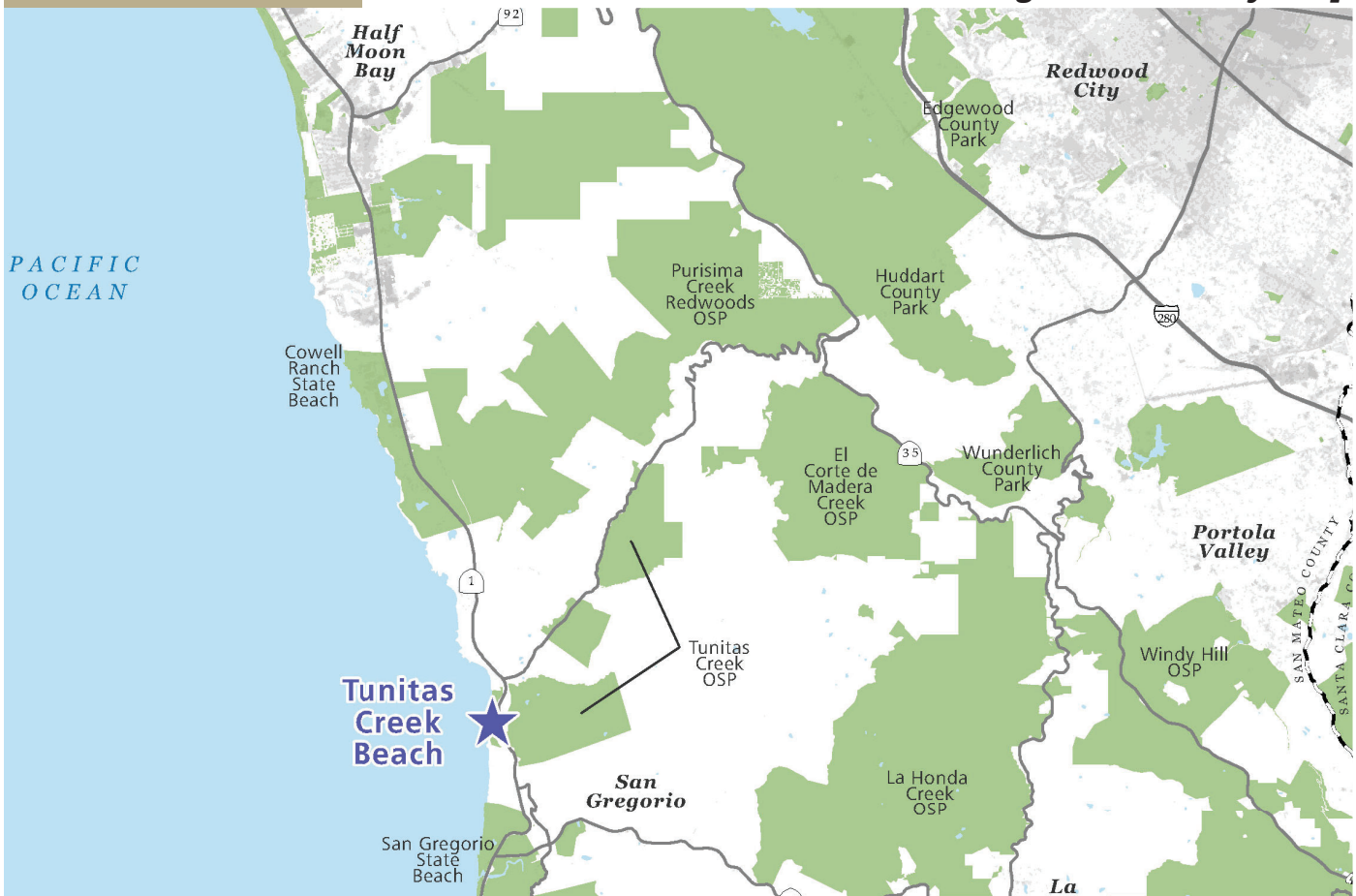
have formed a partnership to manage Tunitas Creek Beach and prepare it for public access and recreation.

About the Partners

Peninsula Open Space Trust protects open space on the Peninsula and in the South Bay for the benefit of all. Since its founding in 1977, POST has preserved more than 76,000 acres in San Mateo, Santa Clara and Santa Cruz counties. These lands are now part of the National Park system, National Wildlife Refuge system, California State Parks, county and city parks, regional preserves and private farmland.

San Mateo County Parks Department manages 23 parks, including the Tunitas Creek Beach property, encompassing over 16,000 acres. Through stewardship, the Department works to preserve the County's natural and cultural treasures, and provide safe, accessible parks, recreation and learning opportunities to enhance the community's quality of life.

Figure 1: Vicinity Map



JOINING WITH STAKEHOLDERS

Given the already substantial interest in Tunitas Creek Beach, including regular volunteers, the partners did not want to delay stakeholder conversations. Early stakeholder engagement can help inspire a sense of partnership, foster a sense of trust in the decision-making process, and build alignment — all leading to better outcomes. For these reasons, a volunteer Community Advisory Committee (CAC) was formed.

This document is both a summary of the CAC's proceedings and a description of their initial vision. Through the record of their dialogue, the committee hopes to plant the seeds for future success.

On Process and Participants

The CAC convened for six, three-hour meetings between October 2018 and April 2019. The meetings included a site visit and facilitated discussions designed to allow participants to identify issues and discuss them in constructive ways. The partners approached the effort as a relationship-building exercise, emphasizing dialogue (as opposed to deliberation or decision-making). Dialogue is best for the early stages of a project, before the issues have been framed. The committee was not intended to be a decision-making body, but instead sought to build alignment and understanding — starting with the people in the room — and then expanding outward in enlarging community circles.

Goal of the CAC process:

To partner with stakeholders to frame subsequent project phases, enhance public communication, help achieve a balance between competing viewpoints, and identify possibilities for further consideration.

Dialogue: Stating one's perspectives, values, and desires while remaining open to the perspectives, values, and desires of others. Can lead to improved knowledge of the issues, improved communication across differences, and stronger relationships.

Deliberation: Making choices in light of the pros and cons of previously framed issues. Implications get thought through, leading to informed decisions.

Participants

The following community leaders graciously joined the Tunitas Creek Beach Community Advisory Committee:

Emily Bartlett	Volunteer, Heirs To Our Oceans (H2OO)
Cambria Bartlett	Member, Founding Chapter, Heirs To Our Oceans (H2OO)
Brandy Chenoweth	Organizer, TLC Locals
John D. Claussen	Chair, San Mateo County Chapter, Surfrider Foundation
Nicholas Erridge	Chair, Pescadero Municipal Advisory Council
Thomas Huntington	Environmental consultant formerly with Environmental Defense Fund. Member, Ohlone-Portolá Heritage Trail Committee
Rita Mancera	Executive Director, Puente de la Costa Sur
Neil Merrilees	Parks Commissioner District 3, San Mateo County Parks Commission
Dave Olson	Chair, Midcoast Community Council
Jody Peterman	Director of Events & Administration, Vida Verde Nature Education
Lennie Roberts	San Mateo County Legislative Advocate, Committee for Green Foothills
Nate Salpeter	Co-owner, Sweet Farm Foundation
Korrine Skinner	Chair, Board of Directors, San Mateo County Parks Foundation



POST

The committee was supported by the following staff and consultants:

- Taylor Jang, POST, project manager
- Sandy Sommer, facilitator
- Rachael Faye, POST
- Daniel Olstein, POST
- Carla Schoof, San Mateo County Parks
- Deborah Hirst, Office of County Supervisor Horsley

POST



John Kane



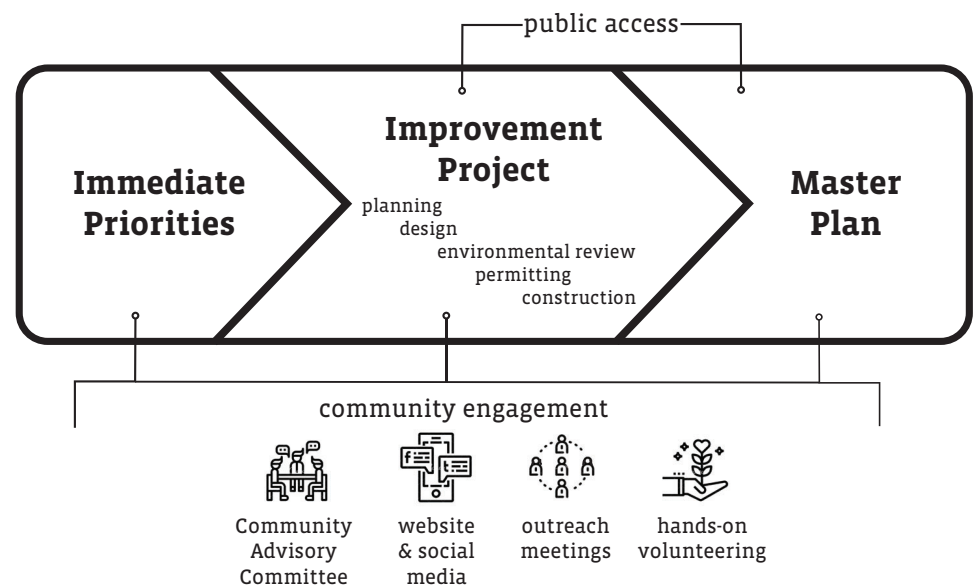
GETTING UP TO SPEED

The CAC's first task was to get oriented to the property and County management activities already underway. The partners provided each committee member with background information, maps and reports, and a charter to guide their effort. CAC meeting materials — the presentations, worksheets and notes — have been compiled to form a complete record. See Appendix C for how to obtain a copy.

The immediate priorities for POST and San Mateo County have been focused on improving public safety, protecting sensitive natural resources, and providing safe and sustainable access to the park property and beach. In summer 2018, the County improved an old road bed to accommodate management and emergency access to the beach. Management and regular maintenance, along with presence of park rangers and law enforcement, have substantially improved conditions. Monitoring for impacts to the Western Snowy Plover, a threatened shorebird that has been observed on the beach, is ongoing. The transfer of the property from POST to San Mateo County is slated to occur in 2019. A Tunitas Creek page on the San Mateo County Parks' website provides project updates, volunteer opportunities and event information.

Much of the degradation at Tunitas Creek Beach occurred because basic facilities were lacking, such as parking, safe beach access, and restrooms. It was clear from the outset that these

Figure 2: Project Stages



deficiencies needed to be addressed. The San Mateo County Parks Department will start the process of developing plans for improvements to the property (“the improvement project”, see Figure 2). A team of professionals will assist with site design and engineering, performing resource assessments, conducting environmental review, obtaining regulatory permits, and hosting community engagement sessions. Through this process ways to support public access will be assessed. The project scope envisions the development of several alternatives that reflect public input and consider potential design solutions.

Even though completing the improvements is a priority, design and construction need to be done thoughtfully and cost effectively. The improvement project will move forward over the next three-plus years. A number of public and private organizations and individuals have generously offered funding, and the sponsors are in the process of raising additional funds to cover estimated costs, as shown in more detail in Appendix D.

Identifying Challenges

As their second task, the CAC began to assess the breadth of issues and challenges related to beach park use and management, and explore the inherent trade-offs, synergies and considerations. Some of the issues raised were driven by site conditions, and others by trends and pressing public interests. Working in groups, the committee members named and selected the following issues for discussion and developed a deeper understanding of each. For the full profiles of each issue, see the briefing book (Appendix C).

- Public access and safety
- Inclusion of underserved populations
- Beach protection and ocean health
- Access for a variety of uses
- Equitable near-term access
- Historical preservation, interpretation and environmental education
- Natural resource protection of the bluffs and creek

“One use should not overwhelm or discourage enjoyment by others. Access to sensitive habitats may need to be limited in order to protect special status species and the habitat itself.”

-CAC Member

THE CAC's VISION

Values: An effective way to approach issues and challenges is to be grounded in underlying shared values. Values can structure continued dialogue, add consistency to the process, and clarify the motivations behind choices while respecting people's differences.

"I think we should emphasize the areas that have not had adequate funding or attention in the past, and are important for long-term preservation and use."

— CAC Member

As the concrete problem-solving stage for Tunitas Creek Beach begins, the CAC would like to offer this collection of quotes, values and principles as a preliminary vision to guide sponsor efforts and encourage further input on public priorities. The vision articulated by the CAC can help to chart the course for Tunitas Creek Beach, by starting the conversation.

Individual quotes — shown throughout and in Appendix A — paint a compelling picture of the future and convey a sense of the

committee's dreams, values and the many possibilities for this spectacular place.

Shared Values

Tunitas Creek Beach presents many wonderful possibilities and opportunities, and shared values can begin to provide direction and structure. Through various exercises — personal reflection, group discussion, and anonymous ranking— the CAC members expressed the core values that reflect their most deeply held perspectives. A group ranking exercise offered a chance to consider the relative prominence and significance of the values that had surfaced so far. The committee members were not asked to resolve conflicts or reach consensus — instead, they were asked to identify what they believe is most important for Tunitas Creek Beach.

The CAC members generally agreed that the four most prominent concepts in the word cloud at left were critical. Nonetheless, they did not want to lose sight of the less prominent. Maintaining focus on all listed values through subsequent project stages was viewed as essential.



Appendix B contains the full list of materials that were developed in working with the CAC regarding shared values.

Preliminary Principles

In exploring which values were most compelling, the committee members considered some possible ways that future park-related actions could embody their values — these are offered as preliminary guiding principles that could be further explored as part of gathering additional public input. The ranked list in Table 1 indicates the principles that most resonated with the CAC members.

Snowy Plover, Alex Cropp



Table 1: Ranked List of Preliminary Guiding Principles

The project improves the environment and leads to enhanced stewardship. Science, evidence and truth are factored into policy decisions.

History and nature knowledge are made accessible through meaningful interpretation.

Visitors feel connected to nature and each other. People understand their impact when visiting. Visitors understand how they can help preserve park and beach resources.

A diverse spectrum of visitors is encouraged and enabled to come to the park and beach.

Sensitive species, habitat and creek / beach resources are preserved, restored and protected.

Signage and site information is presented in many ways. Facilities accommodate a full range of ages and abilities.

Stakeholders understand that the park and beach are in transition, and the situation will change over time. Challenges are approached with a spirit of compromise, seeking win-win outcomes.

Use is monitored to prevent site overuse and impact.

Visitors demonstrate a respectful land ethic and “leave no trace” behaviors.

Project development is inclusive and reflective of all communities.

The project provides feasible visitor infrastructure.

"It is important to me to create safe coastal access points that reduce environmental impact."

— CAC Member

"I think we need to include outreach to underserved communities."

— CAC Member

Core Value: Environmental Protection

Teddy Miller



Core Value: Equity and Inclusion

Courtesy of Vida Verde Nature Education



Core Value: Education and Environmental Awareness



“Youth involvement is important, especially locals. I have seen awareness and education of youth in a real-world problem result in passionate action and a sense of ownership. This exposure creates strong future leaders in conservation.”

— CAC Member

Core Value: Outdoor Experiences



“Tunitas Creek Beach should be open and available for all people.”

— CAC Member

INTEGRATING THE CAC'S VISION INTO THE NEXT STEPS

The CAC also had a number of interrelated ideas for how to integrate their vision into the project's next steps. Their ideas are described in greater detail below.

Start Simple, then Grow Over Time

Concept: Increase capacity to deliver the core values over time, by building upon existing capacities, remaining flexible, discovering new partnerships and seeking additional funding.

- Start simple and revisit decisions over time as more voices are included and conditions change.
- Solidify the emerging coalition, identify needs, and work collaboratively on solutions. Address questions such as: What do partners do at Tunitas already? What could they grow into? What do they need help with soon?
- Build awareness among unfamiliar audiences and potential stakeholders at first, then grow into more collaborative activities.
- Provide on-going visibility about how public and private funds are being used to benefit Tunitas Creek Beach. Identify priority funding needs.

Facilitate a Broader Community Dialogue

Concept: Broaden involvement and the sense of community ownership, and include more voices in the dialogue to help improve outcomes and build trust. Expand to include stakeholder

"Start simple at first, then we can tackle the more complex issues as new partnerships form and additional funding becomes available."

"Let's take advantage of community groups to catalyze other projects – for example, education, local engagement, volunteerism."

— CAC Members

John Vonderlin CC BY-NC 2.0



involvement with long-term continuity.

- Foster transparency in deliberation and decision-making, documenting feedback in a visible and accessible way.
- Expand the circle of participation to ensure that more diverse groups are engaged in the park planning process and in continued park stewardship.
- Leverage the power of deep community engagement regarding values to inspire participation.

Inspire Hands-On Action

Concept: Inspire and engage the broad San Mateo County community towards hands-on conservation and stewardship at Tunitas Creek Beach.

- Foster a community land ethic that can support both County Parks management and volunteer efforts at the beach.
- Promote organized activities and programming, as well as citizen science and informal hands-on activities. Examples include habitat restoration, cleanups, or invasive plant removal work days. Docent and trail ambassador programs can be effective educational tools before and after park opening.
- Facilitate coordination between partner organizations, so that interested members of the public can clearly identify hands-on opportunities and know how to connect with the organizers.

Incorporate the CAC's Vision into the Upcoming Improvement Project

Concept: Along with technical analyses and funding considerations, the work of the committee is part of the foundation which informs park designs and amenities.

- The improvement project is an opportunity to engage in further dialogue about the CAC's four core values — environment, equity, education and experiences — and to test and refine these values with a broader audience.
- Many aspects of the CAC's vision intersect with anticipated technical tasks, such as environmental review, resource planning and public improvement design.

"Where are the gaps that we did not reach with the CAC process? Who do we want to hear from? How will this engagement happen?"

"The CAC seems to be made up of park/ environmental/ protection interests. I would also like to hear from a variety of perspectives."

— CAC Members

"My idea is to develop a bilingual (English/Spanish) guided tour to share historic and environmental resources to engage the local community in the preservation of the place."

"Docent tours are a great idea!"

— CAC Members

“Let’s make sure there are clear plans and efforts to restore habitat and replace invasive plants with natives.”

— CAC Member

Look Beyond the Improvement Project

Concept: Elements of the CAC’s vision extend beyond the scope of the improvement project. Over time, the CAC hopes that efforts can turn to more expansive possibilities.

- The CAC promoted expansive thinking about the spatial and thematic scope of future activities, including the following:
 - Resource inventories and habitat restoration, including bluff and creek trail restoration after a new public accessway is completed.
 - Highway 1 and Tunitas Creek Road safety improvements.
 - Planning for Coastal Trail and Ohlone-Portolá Trail alignments.
 - Developing comprehensive interpretive and educational programming.
- At this early stage, the situation is still changing. Many practical considerations will factor into decisions about what to do when. Over time, the CAC hopes that as broader community input is gathered and challenges clarified, efforts can turn to these possibilities beyond the improvement project.



APPENDIX A: FOOD FOR THOUGHT

The dialogue between CAC members provided some inspiring food for thought and feedback on a number of themes, as follows.

THEME: WHAT I IMAGINE FOR THE FUTURE

“I imagine a place that is accessible but not over-loved.”

“I want there to be balance between humans and environmental protection (for species, for the creek).”

“I would like to emphasize environmental education and interpretation (of the Native American history, endangered species, proper beach use, ocean health).”

“Public safety is key, as is stopping poaching and pollution.”

“I want to be sure there is safe coastal access for all, and that we preserve the serene environment for adjacent landowners.”

“Education is very important for future generations, sustainable use and protection of this beautiful spot.”

— Community Advisory Committee Members

THEME: PRIORITIES

“I think we should emphasize the areas that have not had adequate funding or attention in the past, and are important for long-term preservation and use.”

“I think that we should give extra weight to addressing values that could be compromised from the start.”

“What about prioritizing resources that are at immediate risk from erosion and trash?”

“Operations and maintenance may get few votes, yet public health and sanitation are fundamental needs that led to the protection of Tunitas Creek Beach in the first place.”

“Help people understand their impact when visiting. Help them understand how they can preserve the resources, and tell others.”

“As the County park visitation increases, balancing visitor experience and biological resource management is a priority. Equity also matters.”

Noelle Thurlow



“I’d like be sure we educate the public about the site’s importance — cultural to environmental.”

“I feel it is critical that there are adequate funds to manage the park going forward.”

“Choices made for the medium-term require long-term funding and personnel support — we need to create something that can be sustained.”

“We need a financially sustainable plan. How much does it take to maintain this space, and who will pay for it?”

“Many of the values are interconnected. All the values are important and attempts at integration should be made as the project progresses.”

— Community Advisory Committee Members

THEME: WAYS TO ENHANCE PUBLIC COMMUNICATION

“How about short video updates to engage younger generations?”

“I know there are constraints (time, money, people) that need to be considered, but let’s do it all: Email, social media, “Nextdoor”, newspapers, community groups.”

“What about a public survey?”

“Communication is always an issue. Overcommunication is never too much.”

“Let’s be sure to span ages and demographics.”

— Community Advisory Committee Members

Rachael Faye



THEME: ACHIEVING BALANCE BETWEEN COMPETING VIEWPOINTS

“The variety, diversity and quality of sensitive habitats at Tunitas Creek are the primary factors that should be considered when making decisions regarding public access, park uses, and short / long-term management of this special place.”

“Tunitas Creek Beach has historically been frequented by dog owners from the coast as well as by visitors from as far as the East Bay. I favor a balance between on-leash access, good signage, education, and proper penalty measures for non-compliance.”

“My observation is that balancing viewpoints is often easier said than done. Let’s be sure to use facts to drive good decisions, not to undo bad ones.”

“I believe that the environment is very important but I also feel that visitors should feel safe.”

“Some things can’t be balanced or sacrificed. Protect the environment or there is no reason for public access. If we love it to death, we will lose it.”

“One way to address the challenge of balance is to thoughtfully stage the opening by providing infrastructure and access over time, and address issues as they arise.”

“There is always an innate tension between maximum public access / enjoyment and resource protection. ‘Balance’ is a difficult challenge, and environmental protection is often sacrificed for other values.”

“I want to limit access in some areas – that would be one way to balance.”

“Sometimes you can do almost anything, just not everything at the same time. I do not think it is realistic to balance all values and priorities constantly.”

— Community Advisory Committee Members



POST

APPENDIX B: ALL VALUES DISCUSSED

This table was offered as a way to continue the dialogue about values. The “Values in Action” columns are based upon what the CAC had previously expressed in discussion or written input during the first few meetings. The examples are meant to illustrate how the value could be expressed by taking action. The values in action that resonated with the CAC members the most became the preliminary guiding principles.

Values	<u>Values in Action</u>		
	Land	People	Project
Environmental protection Healthy environment	Visitors demonstrate a respectful land ethic and “Leave No Trace” behaviors	Sensitive species, habitat, and creek / beach resources are preserved restored, and protected	The project improves the environment, and leads to enhanced stewardship Science, evidence and truth are factored into policy decisions
Recreation Outdoor experiences	Visitors can access the park and beach, starting as soon as possible	A variety of recreational experiences are available (from vista point to extended stays)	The project provides feasible support infrastructure (parking, restrooms, etc...)
Equity, fairness Inclusion, diversity	A diverse spectrum of visitors is encouraged and enabled to come to the park and beach	Signage and site information is presented in many ways Facilities accommodate a full range of ages and abilities	Diverse and non-traditional communities are involved during project development (planning, programming)
Community and public spirit Broad ownership Transparency	Tunitas Creek Beach is a place we can feel proud of The reasons for decisions are communicated	The broad community is involved in day-to-day land management activities (volunteers, paid stewardship corps, etc...)	Wide ranging partnerships are forged to leverage the abilities of many organizations
Tranquility Wildness Beauty	Potential crowding and overuse are carefully monitored	Improvements and public facilities are minimized	The project uses “soft” improvements and low impact approaches

Values	<u>Values in Action</u>		
	<i>Land</i>	<i>People</i>	<i>Project</i>
Public safety	Visitors feel safe at the beach and park	Access routes are safe and well designed	Security measures, prompt emergency response, and enforcement are present
Sustainability Legacy	A sustained group of park/beach champions emerges to support County Parks	Present day use does not compromise enjoyment by the generations to come	The use of public tax dollars is fiscally sustainable
Curiosity, passion Education Environmental awareness, caring	Visitors feel connected to nature and each other People understand their impact when visiting Visitors understand how they can help preserve park and beach resources	The park and beach allow for exploration and discovery	History and nature knowledge are made accessible through meaningful interpretation
History, precedent, and consistency	Pre-existing use patterns are acknowledged in policy decisions Regulations are fairly applied and enforced	The layers of history present at the site are preserved and celebrated	Historic elements not incorporated into the current project are saved for later enjoyment
Realism Compromise	Stakeholders understand that the park and beach are in transition, and the situation will change over time Challenges are approached with a spirit of compromise, seeking win-win outcomes	Site-specific limitations are taken into account	Sponsor's capacity is factored into project planning, while also seeking supplemental capacity

APPENDIX C: BRIEFING BOOK

At the outset, the partners provided each CAC member with a reference binder containing the CAC charter, background summaries, maps, information about site conditions and relevant trends, and a description of the planning process for Tunitas Creek Beach.

The materials that were developed during the committee meeting process, including presentations, issue profiles, worksheets and notes, have been added to the Briefing Book to form a complete reference. Both the CAC's Vision and the Briefing Book will be posted to the Tunitas Creek Beach page on the San Mateo County Parks website (see SMCoParks.org). Any subsequent updates to the community engagement process or Improvement Project will also be added to this page.

POST



APPENDIX D: FUNDING

The following table contains both actual figures and estimates as of July 2019. The expense budget is not comprehensive and contains only items that are known priorities at this time.

<i>Expense Budget</i>	
Phase I (Fiscal Year 2018-21)	
POST property purchase	\$5,200,000
Emergency access and security improvements	\$169,000
Park planning, design, and permitting	\$1,000,000
Park construction	\$3,000,000
Phase II (Fiscal Year 2022 and onwards)	
Creek and bluff restoration	\$2,000,000
Coastal Trail	\$1,000,000
Vicinity circulation, safety, and parking improvements	\$1,000,000
Master planning	\$500,000
TOTAL CAPITAL EXPENSES	\$13,869,000
ANNUAL OPERATION AND MAINTENANCE	\$1,000,000

<i>Revenue Budget</i>	
San Mateo County	\$2,000,000
State of California General Funds	\$5,000,000
California Coastal Conservancy	\$1,200,000
Midpeninsula Regional Open Space District	\$500,000
Gordon and Betty Moore Foundation	\$1,625,000
Individual POST Donors	\$3,000,000
TOTAL REVENUE	\$13,325,000



For the latest updates on Tunitas Creek Beach, see
<https://parks.smcgov.org/tunitas-creek-beach>



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