



County of San Mateo

Inter-Departmental Correspondence

Department: PARKS

File #: 19-381

Board Meeting Date: 5/14/2019

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Peggy Jensen, Interim Parks Director

Subject: Grant Agreement with the California State Coastal Conservancy for funds to plan, permit, and design visitor-serving amenities at the Tunitas Creek Beach property

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The President of the Board of Supervisors to execute a grant agreement with the California State Coastal Conservancy for \$3 million to fund the planning, permitting, and design of visitor-serving amenities at the Tunitas Creek Beach property; and
- B) The Parks Director, or her designee, to execute amendments to the grant agreement to modify the agreement's terms, so long as the modified term(s) are within the current or revised fiscal provisions.

BACKGROUND:

The 58-acre Tunitas Creek Beach property is located eight miles south of the City of Half Moon Bay in Unincorporated San Mateo County ("Property"). Situated south of Tunitas Creek and west of State Route 1, the Property contains significant coastal, natural, and cultural resources. While under private ownership, the Property was poorly managed, and the natural resources were damaged.

In 2017, the Peninsula Open Space Trust ("POST") acquired the Property for \$5 million. Since the acquisition by POST, the Parks Department has managed the Property under a License and Management Agreement. Under Parks' management, the Property has been cleaned up and inappropriate activity has significantly decreased.

The plan is for the Property to become a San Mateo County park complete with visitor-serving amenities. To achieve this goal, there are a number of actions that will come to your Board for consideration. The first two actions are (1) the execution of a grant agreement with the California State Coastal Conservancy ("Coastal Conservancy") to fund the County's purchase of the Property

and (2) the execution of a Purchase and Sale Agreement with POST. These items are on the current Board agenda. The next and third action is this item, a grant agreement with the Coastal Conservancy to fund the planning, permitting and design of visitor-serving amenities for the Property. A fourth action, a contract with a design and engineering consultant to develop the site plans and designs for the Property, will be brought to your Board in the coming weeks.

DISCUSSION:

On March 14, 2019, the Coastal Conservancy's Board awarded the County \$3 million for the preparation of plans, designs, environmental documents, and permit applications for coastal public access improvements and natural resource protection at the Property. To access these funds, the County must enter into a grant agreement with the Coastal Conservancy. The proposed grant agreement requires the County to get authorization from the Coastal Conservancy prior to changing the Project scope and/or hiring contractors (the agreement for planning and design services is being negotiated, and the primary contractor has been selected, in close coordination with the Coastal Conservancy). The agreement also requires the County to prepare a project schedule and budget and provide the Coastal Conservancy with regular project updates.

A further condition of the grant agreement is that the County and POST enter into a management and operation agreement, to the reasonable satisfaction of the Coastal Conservancy, for the Cowell-Purissima Coastal Trail by October 31, 2019. This coastal trail segment is owned by POST, and as they have limited resources available to operate properties for recreation uses, POST has asked County to manage the trail. If no agreement on the trail is reached by October 31, the Coastal Conservancy is not obligated to continue to provide funds for the Project. Additionally, prior to the disbursement of the planning grant funds, your Board must adopt a resolution authorizing the acquisition of the Property and the execution of the associated Purchase and Sale Agreement, which is on your agenda today. Finally, the agreement requires all funded work to be completed by February 28, 2021. Should more time be needed, the Department may request an extension. Currently, it is estimated that the 100% Plans and Specifications will be completed in October, 2020.

County Counsel has reviewed and approved the resolution and grant agreement as to form.

Approval of this action contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community, as the Project will enable the Department to preserve the Property's natural resources and provide a new coastal access and recreation opportunity for the public.

FISCAL IMPACT:

The Coastal Conservancy will provide up to \$3 million, on a reimbursement basis, for the preparation of plans, designs, environmental documents, and permit applications for coastal public access improvements and natural resource protection at the Property. While we do not expect this work to exceed the available funds, any funds required in addition to the \$3 million will be the County's obligation.