



County of San Mateo

Inter-Departmental Correspondence

Department: PUBLIC WORKS

File #: 23-68

Board Meeting Date: 1/31/2023

Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Nicholas J. Calderon, Director of Parks
Ann M. Stillman, Director of Public Works

Subject: Tunitas Creek Beach Improvement Project - Phase One
(County Project No. P30T1; Project File No. E4995)

RECOMMENDATION:

Adopt a resolution authorizing:

- A) The Director of Public Works to proceed with finalizing the plans and specifications for Phase One of the Tunitas Creek Beach Improvement Project; and
- B) The Director of Public Works to proceed with advertising for bids on the Tunitas Creek Beach Improvement Project and report back to this Board with recommendations on awarding a contract.

BACKGROUND:

The Tunitas Creek Beach Property (Property) is a 58-acre County-owned and managed property that is located approximately eight miles south of the City of Half Moon Bay in unincorporated San Mateo County. The Property was acquired by the County of San Mateo to be converted into the newest County park, and includes almost one mile of sandy beach, steep coastal bluffs, and the mouth of Tunitas Creek.

On May 14, 2019, this Board adopted Resolution No. 076591 authorizing the President of the Board to execute a grant agreement with the California State Coastal Conservancy (SCC) for \$3,000,000 to fund the planning, permitting, and design of visitor-serving amenities at the Property.

On August 6, 2019, this Board adopted Resolution No. 076842 authorizing an agreement with CSW|ST2 for the professional services required to design and permit the Tunitas Creek Beach Improvement Project (Project), for an amount not to exceed \$939,470. As authorized by Resolution No. 076842, the Parks Department Director authorized the First Amendment, increasing the not to exceed amount by \$10,400 to \$949,870. On June 28, 2022, this Board adopted Resolution No.

79011, which authorized an amendment to the agreement with CSW|ST2 to enable the delivery of professional services required to design and permit the Project, to increase the contract amount by \$166,000 for a new total not-to-exceed amount of \$1,115,870, and to extend the agreement's term through December 31, 2023.

Beginning in April 2020, the Project Advisory Team-comprised of representatives from the Parks Department (Parks), the Department of Public Works (Public Works), Peninsula Open Space Trust, and SCC-initiated a robust community engagement process consisting of paper and online surveys, online learning modules and videos, and virtual public workshops. Throughout this process, members of the public provided input regarding their vision and preferred uses for the future park. Parks made all outreach materials available in English and Spanish, and co-hosted its first all-Spanish language public workshop on October 22, 2020 with the Parks community partner, Community Alliance to Revitalize Our Neighborhood (CARON).

As a result of the public engagement process, Parks received 1,300 survey responses, and 2,100 views of videos posted to Parks' website. Throughout the process, the public advocated for improved access for people of all abilities and for limiting development to maintain the Property's natural character. On February 23, 2021, this Board approved the Preferred Plan for the Project and directed Parks to proceed with the preparation of Plans, Specifications, and Estimates and a California Environmental Quality Act (CEQA) review. The Preferred Plan is detailed in Exhibit A attached.

On December 14, 2021, this Board adopted Resolution No. 078636, which certified the Initial Study/Mitigated Negative Declaration (IS/MND) which is consistent with CEQA requirements and was completed October 2021. This Board also adopted Resolution No. 078635, authorizing the Parks Director, or the Parks Director's designee, to submit an application to the California Department of Parks and Recreation's Proposition 68 Per Capita Grant Program seeking \$828,430 in grant funds to construct a portion of the Tunitas Creek Beach Improvement Project.

Prior to the construction of the Project, Public Works plans to retain a contractor to demolish the existing residential house on the property as an avoidance measure for potential bat roosting.

DISCUSSION:

The Project will be constructed in two phases. Phase One will involve enhanced coastal access and visitor-serving amenities including a parking lot with electric vehicle charging stations (per the California Building Code), an accessible trail from the parking lot to the mid-bluff so people of all abilities can access and enjoy the Property's amenities, outdoor seating and overlook areas, an amphitheater, picnic areas, public restrooms, a ranger station, undergrounding of utilities to improve viewsheds, interpretive signage, and a recreational trail. Phase Two will include construction of a Ranger residence and a water extraction and treatment system. By having a Ranger residence, the Department can better manage nefarious activities that occur in parks outside of business hours.

Parks recommends that this Board authorize Public Works to proceed with finalizing the plans and specifications for the Project and call for bids to ensure construction can begin during the 2023 construction season.

Additionally, Parks plans to secure the following approvals before starting construction of Phase One:

1. Building Permit from the County Building Department
2. California Department of Transportation (Caltrans) Encroachment Permit
3. Caltrans Airspace License Agreement
4. Pacific Gas & Electric (PG&E) approval of utility undergrounding work under the Rule 20B

Program

CSW|ST2 is working to finalize the construction documents for bidding, which once received, will allow Public Works to move forward with advertising for bids. This Board has previously approved the use of this “streamlined” process to shorten the time required to award a contract to maximize use of the construction season. In a subsequent Board action, Public Works will present the plans and specifications for this Board’s adoption and recommend awarding the Project to the lowest responsible bidder.

County Attorney has reviewed and approved the resolution as to form.

FISCAL IMPACT:

Funding for the Tunitas Creek Beach Improvement Project - Phase One is allocated in the Parks Department’s Capital Projects Fund (3990B) and Capital Projects Budget in the FY 2022-23 Adopted Budget.