

*STATE COASTAL CONSERVANCY  
PUBLIC MEETING MINUTES  
March 14, 2019*

**STATE COASTAL CONSERVANCY  
PUBLIC MEETING MINUTES  
March 14, 2019**

**MEMBERS PRESENT:**

Douglas Bosco (Public Member), Chair  
Ann Notthoff (Public Member)  
Dayna Bochco (Coastal Commission Chair)  
Julie Alvis (Designated, Natural Resources)  
Karen Finn (Designated, Department of Finance)

**OVERSIGHT MEMBERS PRESENT:**

No oversight members attended.

**OTHERS PRESENT:**

Sam Schuchat, Executive Officer  
Jon Gurish, Sr. Staff Counsel

**LOCATION:**

City of Riverside – Lakeside Room at Fairmount Park  
2601 Fairmount Blvd  
Riverside, CA 92501

**1. ROLL CALL**

Douglas Bosco (Public Member), Chair  
Ann Notthoff (Public Member)  
Dayna Bochco (Coastal Commission Chair)  
Julie Alvis (Designated, Natural Resources)  
Karen Finn (Designated, Department of Finance)

- 2. APPROVAL OF THE MINUTES of the Conservancy’s March 14, 2019 public meeting.  
Moved for approval and seconded. Approved unanimously.**

**3. CONSENT ITEMS**

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Chair Bosco asked the board if any member requested any consent item be removed. Hearing no such request, the following consent items were moved for approval, seconded, and approved unanimously:

**A. USAL-SHADY DELL CREEK**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed ninety-three thousand dollars (\$93,000) to Save the Redwoods League (SRL) to conduct planning and prepare designs and permit applications for an approximately 4.45-mile extension of the California Coastal Trail on the Usal-Shady Dell Creek property in northern Mendocino County. Prior to disbursement of any funds for the project, SRL shall submit for the review and written approval of the Executive Officer of the Conservancy a work program, schedule, and budget and the names and qualifications of any contractors. In addition, to the extent appropriate, SRL shall incorporate the guidelines of the Conservancy’s ‘Standards and Recommendations for Accessway Location and Development’ and the requirements of all applicable federal and state laws governing barrier-free access for persons with disabilities into the planning for the Usal-Shady Dell Coastal Trail extension.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 9 of Division 21 of the Public Resources Code, regarding public access.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. SRL is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

**B. INDIAN VALLEY CREEK**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to fifty-four thousand seven hundred and sixteen dollars (\$54,716) to the Watershed Research and Training Center (“Center”) to prepare designs, permit applications, and environmental

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analyses for a creek and meadow restoration project on Indian Valley Creek, subject to the condition that prior to the disbursement of Conservancy funds, the Center shall submit for review and approval by the Executive Officer of the Conservancy a work program, including a schedule and budget, and the names and qualifications of all contractors to be retained.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the current Project Selection Criteria and Guidelines.
2. The proposed authorization is consistent with the purposes and objectives of Chapter 6 of Division 21 of the Public Resources Code, regarding resource enhancement.
3. The Watershed Research and Training Center is a nonprofit organization organized under section 501(c)(3) of the Internal Revenue Service, and its purposes are consistent with Division 21 of the Public Resources Code.”

**C. PISMO RANCH PRESERVE**

Resolution:

“The State Coastal Conservancy hereby augments its May 16, 2016 authorization to disburse \$200,000 to the Land Conservancy of San Luis Obispo County (LCSLO) for the purpose of constructing public access improvements at the Pismo Ranch Preserve by authorizing the disbursement of an additional five hundred thousand dollars (\$500,000) for the project. Prior to the disbursement of these additional funds, LCSLO shall submit for the review and approval of the Executive Officer of the Conservancy (Executive Officer) an amended work program, budget, schedule, and names and qualifications of any contractors to be employed for these tasks.

All conditions imposed by the May 26, 2016 authorization remain in effect.

Prior to disbursement of the additional funds, LCSLO shall enter into and record an updated agreement pursuant to Public Resources Code 31116(c) sufficient to protect the public interest in the improvements.

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

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1. The proposed authorization remains consistent with Chapter 9 of Division 21 of the Public Resources Code, regarding public access.
2. The proposed project remains consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The LCSLO is a nonprofit organization existing under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

**D. PARADISE CREEK**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed thirty thousand dollars (\$30,000) to The Ocean Foundation (“the grantee”) to conduct the Paradise Creek Habitat Restoration Project which will restore approximately one acre of wetland, river, and upland transition habitat adjacent to Paradise Creek in National City.”

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be employed in carrying out the project.
3. A plan for acknowledgement of Conservancy funding and Proposition 1 as the source of that funding.
4. Evidence that the grantee has entered into agreements with the landowner sufficient to enable the grantee to implement, operate, and maintain the project.

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 6 of Division 21 of the Public Resources Code, regarding Coastal Resource Enhancement Projects.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.

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3. The Ocean Foundation is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the Public Resources Code.”

**E. SAN DIEGUITO RIVER VALLEY**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed seventy-one thousand, eight hundred twenty-six dollars (\$71,826) to the San Dieguito River Valley Conservancy to restore approximately 2.5 miles of San Dieguito River’s riparian habitat, between the Fairbanks Ranch and the Rancho Santa Fe neighborhoods by removing invasive plant species and then revegetating with native plants.

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be employed in carrying out the project.
3. A plan for acknowledgement of Conservancy funding and Proposition 1 as the source of that funding.
4. Evidence that all permits and approvals required to implement the project have been obtained.
5. Evidence that the grantee has entered into agreements sufficient to enable the grantee to implement, operate, and maintain the project.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 5.5 of Division 21 of the Public Resources Code, regarding Integrated Coastal and Marine Resources Protection.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.

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3. The San Dieguito River Valley Conservancy is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code and has purposes consistent with Division 21 of the Public Resources Code.
4. The Conservancy has independently reviewed and considered the *San Dieguito Watershed Invasive Non-native Plant Control Program Mitigated Negative Declaration* adopted by the San Dieguito River Park Joint Powers Authority on May 12, 2009 pursuant to the California Environmental Quality Act (“CEQA”) and attached to the accompanying staff recommendation as Exhibit 2. The Conservancy finds that the proposed project as designed and mitigated avoids, reduces, or mitigates the potentially significant environmental effects to a less-than-significant level, and that there is no substantial evidence based on the record as a whole that the project may have a significant effect on the environment, as defined in 14 Cal. Code Regulations Section 15382.”

**F. ELK CREEK**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed one hundred and fifty thousand dollars (\$150,000) to The Smith River Alliance, Inc. (“the grantee”) to prepare a feasibility study of habitat restoration opportunities in the Elk Creek watershed in Del Norte County.

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget
2. Names and qualifications of any contractors to be employed in carrying out the project
3. A plan for acknowledgement of Conservancy funding and Proposition 1 as the source of that funding

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 6 of Division 21 of the Public Resources Code, regarding the restoration of fish and wildlife habitat within coastal watersheds.

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2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The Smith River Alliance is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code, and its purposes are consistent with Division 21 of the Public Resources Code.”

**G. RED BANK**

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed two hundred thousand dollars (\$200,000) to the Salmon River Restoration Council (“the grantee”) to prepare designs, environmental review pursuant to the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA), and permit applications for the restoration of Red Bank, a section of the North Fork of the Salmon River in Siskiyou County.”

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be employed in carrying out the project.
3. A plan for acknowledgement of Conservancy funding and Proposition 1 as the source of that funding.

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 6 of Division 21 of the Public Resources Code, regarding the restoration of fish and wildlife habitat within coastal watersheds.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.

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3. The Salmon River Restoration Council is a nonprofit organization organized under section 501(c)(3) of the U.S. Internal Revenue Code and has purposes consistent with Division 21 of the Public Resources Code.”

**4. EXECUTIVE OFFICER REPORT**

- A. Greg Gauthier, Coastal Project Development Specialist, gave a report on the Santa Ana River Conservancy Program
- B. Sam Schuchat, Executive Officer, presented the legislative report to the board.
- C. Amy Hutzel, Deputy Executive Officer, presented to the board the staff’s activities to develop Equity and Environmental Justice guidelines.
- D. Amy Hutzel, Deputy Executive Officer, gave an updated of the Strategic Plan Annual Progress Report
- E. Amy Hutzel, Deputy Executive Officer; Rodrigo Garcia & Fanny Yang, Conservancy Project Managers, gave a report on Explore the Coast Overnight Assessment.
- F. Matt Gerhart, San Francisco Bay Area Program Manager, gave report on the Levee Breach at Pacheco Pond, Marin County California.
- G. Sam Schuchat, Executive Officer, gave a report on Collaboration Agreement for Development of a Contemporary Hollister Ranch Coastal Access Program.
- H. Sam Schuchat, Executive Officer, presented the Resolution of Appreciation for Conservancy Board Member Karen Finn.

**SOUTH COAST**

**5. SANTA MONICA BAY RESTORATION**

Kara Kemmler of the Coastal Conservancy presented the Staff Recommendation.

Speaking in favor of the Staff Recommendation: Armando D’Angelo, L.A County Dept. of Public Works; Adrienne Mohan, Adrienne Mohan, Palos Verdes Peninsula Land Conservancy; David Pedersen, Las Virgenes Municipal Water District; Rachel Bier Lem, The Trust for Public Land; Brad Lindahl, City of Redondo Beach.

Speaking in opposition to the Staff Recommendation: Walter Lamb, Ballona Wetlands Land Trust.

Resolution:



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“The State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed six million eight hundred ninety-five thousand one hundred dollars (\$6,895,100) to nine nonprofit organizations and public agencies for 10 projects that implement the Santa Monica Bay Restoration Plan as follows:

- Trust For Public Land: Three hundred fifty thousand dollars (\$350,000) for acquisition of 91 acres of undeveloped land in Carbon Canyon, Malibu (Assessor’s Parcel Numbers: 4453-005-081 through 4453-005-087).
- Resource Conservation District of the Santa Monica Mountains: Four hundred sixty thousand dollars (\$460,000) for planning the restoration of Topanga Lagoon in Topanga State Park.
- Palos Verdes Land Conservancy: Two hundred one thousand two hundred eighty dollars (\$201,280) to restore 13 acres of rare coastal bluff habitat to support threatened and endangered wildlife and plant species, reduce coastal erosion, improve water infiltration and enhance public access in Abalone Cove Reserve, Ranchos Palos Verdes.
- The Bay Foundation: Ninety thousand dollars (\$90,000) to restore two acres of sensitive habitat through community restoration events at the Ballona Wetlands Ecological Reserve.
- National Parks Service: Two hundred two thousand one hundred dollars (\$202,100) for the restoration of the California red-legged frog (*Rana draytonii*) population in the Santa Monica Mountains.
- National Parks Service: Five hundred sixteen thousand dollars (\$516,000) to implement site improvements that will reduce sedimentation and polluted runoff to improve coastal water quality, restore riparian habitat, improve visitor circulation, and reduce erosion and flooding at Paramount Ranch in the Santa Monica Mountains National Recreation Area.
- Southern California Marine Institute: One million one hundred fifty thousand dollars (\$1,150,000) to restore 69 acres of lost rocky reef/ kelp bed habitat offshore of Bunker Point on the Palos Verdes Peninsula.
- City of Torrance: Two million dollars (\$2,000,000) to design and construct multiple green streets to improve water quality and provide urban greening benefits at five sites in four south bay beach cities: Torrance, Redondo Beach, Manhattan Beach and Hermosa Beach.

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- County of Los Angeles: One million dollars (\$1,000,000) to construct a stormwater infiltration system, and recreational and landscape improvements at Monteith Park and View Park alley in the Ballona Creek Watershed.
  
- Las Virgenes Municipal Water District: Nine hundred twenty-five thousand seven hundred twenty dollars (\$925,720) to construct an indirect potable water reuse demonstration facility to demonstrate its feasibility, and to educate the public on new water technology and conservation, to ultimately reduce dependence on imported water in the Malibu Creek Watershed.

This authorization is subject to the following conditions:

1. Prior to disbursement of funds for all non-acquisition projects, each grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:
  - a. A detailed work program, schedule, and budget.
  
  - b. Names and qualifications of any contractors to be retained in carrying out the project.
  
  - c. A plan for acknowledging the Conservancy's assistance, consistent with Proposition 12 requirements and the related guidelines developed by the California Natural Resources Agency.
  
  - d. If applicable, evidence that all permits and approvals required to implement the project have been obtained.
  
  - e. If applicable, evidence that the grantee has entered into, and recorded if applicable, landowner agreements sufficient to enable the grantee to implement, operate, and maintain the project and to protect the public interest in the project.
  
  - f. If applicable, a monitoring plan.
  
2. The City of Torrance shall comply with all mitigation measures in the Los Angeles County Flood Control District Enhanced Watershed Management Programs Programmatic Environmental Impact Report (PEIR), which was certified by the Los Angeles County Flood Control District (LAFCD) pursuant to the California Environmental Quality Act on May 26, 2015, that are applicable to the proposed Beach Cities Green Streets project as identified in the checklist attached as Exhibit 6 to the accompanying staff recommendation.

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3. The County of Los Angeles shall comply with all mitigation measures in the Los Angeles County Flood Control District Enhanced Watershed Management Programs Programmatic Environmental Impact Report (PEIR), which was certified by the Los Angeles County Flood Control District (LAFCD) pursuant to the California Environmental Quality Act on May 26, 2015, that are applicable to the proposed Monteith Park and View Park Alley Stormwater Capture project as identified in the checklist attached as Exhibit 6 to the accompanying staff recommendation.
  
4. The following conditions apply to the grant of funds for the Carbon Canyon acquisition:
  - a. Prior to the disbursement of any Conservancy funds, the grantee shall submit for the review and approval of the Executive Officer the following:
    - i. All relevant acquisition documents for the acquisition including, without limitation, the appraisal, purchase and sale agreement, deed, escrow instructions, environmental or hazardous materials assessment, and title report;
    - ii. A baseline conditions report;
    - iii. A monitoring and reporting plan; and
    - iv. Evidence that sufficient funds are available to complete the acquisition.
  - b. The grantee shall pay no more than fair market value for the property, as established in an appraisal approved by the Executive Officer.
  - c. The property acquired under this authorization shall be managed and operated for open space, habitat and natural resource preservation, and public access. The property shall be permanently dedicated to those purposes by an appropriate instrument approved by the Executive Officer.
  - d. Conservancy funding shall be acknowledged by erecting and maintaining a sign on the property, or in a nearby publicly-viewable area, the design and location of which are to be approved by the Executive Officer.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

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1. The proposed authorization is consistent with Chapters 5.5, 6 and 8 of Division 21 of the Public Resources Code (Sections 31220, 31251 *et seq.* and 31350 *et seq.*), regarding integrated coastal and marine resources, resource enhancement, and reservation of coastal resource areas.
2. Consistent with Public Resources Code Section 31117, the Santa Monica Mountains Conservancy supports the Conservancy's funding for the projects in the Santa Monica Mountains zone.
3. The proposed project is consistent with the current Conservancy's Project Selection Criteria and Guidelines.
4. Each nonprofit organization grantee proposed under this authorization is organized under section 501(c)(3) of the U.S. Internal Revenue Code, and their purposes are consistent with Division 21 of the Public Resources Code.
5. The Conservancy has independently reviewed and considered the information contained in the *Environmental Assessment Palos Verdes Reef Restoration Project* adopted by the California State Lands Commission on February 27, 2018, pursuant to the California Environmental Quality Act and attached to the accompanying staff recommendation as Exhibit 4. The Conservancy finds that there is no substantial evidence based on the record as a whole that the Palos Verdes Reef Restoration Project may have a significant effect on the environment.
6. The Conservancy has independently reviewed and considered the *Los Angeles County Flood Control District Enhanced Watershed Management Programs Program Environmental Impact Report* (PEIR), which was certified by the Los Angeles County Flood Control District (LAFCD) pursuant to the California Environmental Quality Act on May 26, 2015 and is attached to the accompanying staff recommendation as Exhibit 5. The Conservancy has also reviewed the environmental checklists in Exhibit 6 for the Beach Cities Green Streets Project and the Monteith Park and View Park Green Alley Stormwater Capture Project and the mitigation measures needed to reduce or avoid those effects, all of which were fully identified and considered in the PEIR and checklists. The mitigation measures will reduce any potentially significant effects to less than significant. There are no new additional or more severe environmental impacts associated with these specific projects beyond those previously considered by the PEIR, and there is no need for new or additional mitigation measures to reduce or to avoid the impacts of the projects. Accordingly, the Conservancy finds that as mitigated, these projects will not have a significant effect on the environment."

The resolution was moved for approval, seconded and approved unanimously.

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**6. TIJUANA RIVER VALLEY REGIONAL PARK CAMPGROUND**

Sam Jenniches of the Coastal Conservancy presented the Staff Recommendation.

Speaking in favor of the Staff Recommendation: Supervisor Greg Cox, County of San Diego; Brian Albright, County of San Diego,

Resolution:

“The e State Coastal Conservancy hereby authorizes the disbursement of an amount not to exceed one million eight hundred ninety thousand and three hundred sixty-three dollars (\$1,890,363) to the County of San Diego (“the grantee”) to implement the Tijuana River Valley Regional Park Campground project in San Diego County (the “project”).

This authorization is subject to the following conditions:

1. Prior to the disbursement of funds, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:
  - a. A detailed work program, schedule, and budget..
  - b. Names and qualifications of any contractors to be retained in carrying out the project.
  - c. A plan for acknowledgement of Conservancy funding..
  - d. Evidence that all permits and approvals required to implement the project have been obtained, including a coastal development permit for the project
  - e. Evidence that the grantee has adopted a plan to address increased visitation to Border Field State Park and the Tijuana River National Estuarine Research Reserve (TRNERR). This plan shall be developed with the participation of the staffs of the TRNERR and California Department of Parks and Recreation, San Diego Coast District.
2. In implementing the project, grantee shall ensure compliance with all applicable impact avoidance, minimization and mitigation measures and monitoring and reporting requirements for the project identified in (1) the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the “Tijuana River Valley Regional Park Campground and Nature Education Center Project,” attached to the accompanying staff recommendation as Exhibit 4, and (2) in any permits, approvals or other environmental documentation for the project.

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3. Grantee shall ensure, to the Conservancy's and the California Coastal Commission's satisfaction, that the overnight coastal accommodations developed by this project are lower cost and preserved as such in perpetuity.
4. In addition, to the extent appropriate, the grantee shall incorporate the guidelines of the Conservancy's 'Standards and Recommendations for Accessway Location and Development' and the requirements of all applicable federal and state laws governing barrier-free access for persons with disabilities into the Tijuana River Valley Regional Park Campground project."

Findings:

"Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 9 of Division 21 of the Public Resources Code, section 31400-31410, regarding public access to the coast, and with Chapter 10 of Division 21 of the Public Resources Code, sections 31411-31414, regarding lower cost coastal overnight accommodations.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
3. The Conservancy has independently reviewed and considered the *Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Tijuana River Valley Regional Park Campground and Nature Education Center*, adopted by the County of San Diego on January 30, 2019 pursuant to the California Environmental Quality Act ("CEQA") and attached to the accompanying staff recommendation as Exhibit 4. The Conservancy finds that the proposed project as designed and mitigated avoids, reduces, or mitigates the potentially significant environmental effects to a less-than-significant level, and that there is no substantial evidence based on the record as a whole that the project may have a significant effect on the environment, as defined in 14 Cal. Code Regulations Section 15382."

Moved and seconded. Approved unanimously.

**SAN FRANCISCO BAY**

**7. BAY AREA RIDGE TRAIL COUNCIL**

Brenda Buxton of the Coastal Conservancy presented the Staff Recommendation.

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Speaking in favor of the Staff Recommendation: Liz Westbrook, The Bay Area Ridge Trail Council.

Resolution:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed seven hundred fifty thousand dollars (\$750,000) to the Bay Area Ridge Trail Council to conduct planning and feasibility studies, data collection and resource evaluation activities to support future development of new Bay Area Ridge Trail segments.

Prior to the disbursement of any Conservancy funds, the Bay Area Ridge Trail Council shall submit for review and approval of the Executive Officer of the Conservancy:

1. A detailed work program, schedule and budget.
2. The names and qualifications of any subcontractors that it intends to employ for this planning work.

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with the purposes and objectives of Chapter 4.5 of Division 21 of the Public Resources Code, regarding the recreational goals of the San Francisco Bay Area, including public access to, within and around the bay and ridgetops, and Pub. Res. Code 31111 regarding funding plans and feasibility studies to nonprofit organizations to further the purposes of the Conservancy’s enabling legislation.
2. The proposed project is consistent with the current Project Selection Criteria and Guidelines.
3. The Bay Area Ridge Trail Council is a nonprofit organization existing under Section 501(c)(3) of the U.S. Internal Revenue Code, and whose purposes are consistent with Division 21 of the California Public Resources Code.”

Moved and seconded. Approved unanimously.

**8. GARIN REGIONAL PARK**

Brenda Buxton of the Coastal Conservancy presented the Staff Recommendation.

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Speaking in favor of the Staff Recommendation: Liz Westbrook, The Bay Area Ridge Trail Council.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of up to two hundred thousand dollars (\$200,000) to the East Bay Regional Park District (District) for the improvement and construction of approximately five miles of Bay Area Ridge Trail, including an at-grade railroad crossing and signage, subject to the following conditions:

1. Prior to the disbursement of funds, the District shall submit for the review and approval of the Executive Officer of the Conservancy:
  - a. A work program, including project schedule and budget, and the names of any contractors and/or subcontractors to be employed on the project;
  - b. Evidence that all permits and approvals necessary to implement the project have been obtained; and
  - c. A signing plan for the project.
2. The District shall provide evidence to the Conservancy that it has implemented the Mitigation Monitoring and Reporting Program in Table H of the Initial Study/Mitigated Negative Declaration Bay Area Ridge Trail Fremont to Garin, attached to the accompanying staff recommendation as Exhibit 3.
3. The District shall provide evidence that all necessary permits and approvals have been obtained.
4. The District shall enter into and provide evidence of any agreements required to enable the District to implement, maintain and monitor the project and protect the state’s interest in the project.”

Findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the Project Selection Criteria and Guidelines, last updated by the Conservancy on October 2, 2014.
2. The proposed authorization is consistent with the purposes and objectives of Chapter 4.5 of Division 21 of the Public Resources Code, regarding public access improvements to and around San Francisco Bay.



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3. The Conservancy has independently reviewed and considered the Initial Study/Mitigated Negative Declaration Bay Area Ridge Trail Fremont to Garin, adopted by the District on November 6, 2018, attached to the accompanying staff recommendation as Exhibit 3. The Conservancy finds that the project, as mitigated, avoids, reduces or mitigates potential significant environmental effects and that there is no substantial evidence that the project will have a significant effect on the environment, as defined in 14 California Code of Regulations Section 15382.”

Moved and seconded. Approved unanimously.

**CENTRAL COAST**

**9. TUNITAS CREEK BEACH**

Trish Chapman of the Coastal Conservancy presented the Staff Recommendation.

Speaking in favor of the Staff Recommendation: Walter Moore, Peninsula Open Space Trust; Deborah Hirst, Supervisor Don Horsley, San Mateo County; Nicholas Calderon San Mateo County Parks.

Resolution:

“The State Coastal Conservancy hereby authorizes the disbursement of an amount up to six million two hundred thousand dollars (\$6,200,000) to San Mateo County (County) to: (1) acquire approximately 58 acres at Tunitas Creek Beach in coastal San Mateo County (consisting of San Mateo County Assessor Parcel Numbers 081-060-03, 081-060-020, and 081-060-1300, collectively the “property”) for open space, coastal natural resource protection, and public access to the coast; and (2) to prepare plans, designs, environmental documents, and permit applications for potential coastal public access improvements and natural resource protections for the property (collectively, the “project”).

This authorization is subject to the following conditions:

1. Prior to the disbursement of funds for the acquisition portion of the project, the County shall submit for the review and approval of the Executive Officer of the Conservancy (Executive Officer):
  - a. All relevant acquisition documents for the acquisition including, without limitation, the appraisal, purchase and sale agreement, deed, escrow instructions, environmental or hazardous materials assessment, and title report;
  - b. A baseline conditions report;

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- c. A monitoring and reporting plan.
  - d. Evidence that sufficient funds are available to complete the acquisition.
2. The County shall pay no more than fair market value for the property, as established in an appraisal approved by the Executive Officer.
3. The property acquired under this authorization shall be managed and operated for open space preservation, public access to the coast, and natural resource protection. The property shall be permanently dedicated to those purposes by an appropriate instrument approved by the Executive Officer.
4. Conservancy funding shall be acknowledged by erecting and maintaining a sign on the property or in a nearby publicly-viewable area, the design and location of which are to be approved by the Executive Officer.
5. The County shall enter into a written agreement regarding management and operational activities for the Cowell-Purisima Coastal Trail by December 31, 2019.
6. Prior to commencement of the planning portion of the project, the County shall submit for the review and written approval of the Executive Officer the following:
  - a. A detailed work program, schedule, and budget.
  - b. Names and qualifications of any contractors to be employed in carrying out the project.
  - c. A plan for acknowledgement of Conservancy funding.
7. Prior to the disbursement of funds for the planning portion of the project, the County shall submit for the review and approval of the Executive Officer:
  - a. Evidence that the San Mateo County Board of Supervisors has approved the acquisition of the property and that the County has entered into a purchase and sale agreement with Peninsula Open Space Trust (POST), the seller of the property.
8. To the extent appropriate, the County shall incorporate into the planning portion of the project the guidelines of the Conservancy's 'Standards and Recommendations for Accessway Location and Development' and the requirements of all applicable federal and state laws governing barrier-free access for persons with disabilities into the project."

Findings:

*STATE COASTAL CONSERVANCY  
PUBLIC MEETING MINUTES  
March 14, 2019*

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding the San Francisco Bay Area Conservancy Program.
2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.”

Moved and seconded. Approved unanimously.

**10. CLOSED SESSION**

Meeting closed at 12:20 P.M. for a closed session

The Conservancy held a closed session pursuant to Government Code Section 11126(e)(2)(A). During the closed session the Conservancy received legal advice and discussed *Pappas, et al. v. State of California, et al.* Santa Barbara County Superior Court, Case No. 1417388 and *City of Trinidad v. Tsurai Ancestral Society, State Coastal Conservancy, et al.*, Humboldt County Superior Court Case No. DR180684. No action by the board was taken.

Meeting re-opened to public at 12:38 P.M.

**11. CONSERVANCY MEMBER COMMENTS**

There were no Conservancy member comments.

**12. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

There were no public comments.

**13. ADJOURNMENT**

Meeting adjourned at 12:39 P.M.