

92. Approve operating agreement with the California Department of Fish and Wildlife for Greyhound Rock coastal access, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Parks, Open Spaces, and Cultural Services

Subject: Greyhound Rock Operating Agreement with CDFW

Meeting Date: June 24, 2025

Formal Title: Approve operating agreement with the California Department of Fish and Wildlife for Greyhound Rock coastal access, and take related actions

Recommended Actions

1. Approve the Operating Agreement with the California Department of Fish and Wildlife regarding the operation of Greyhound Rock coastal access; and
2. Authorize the Director of County Parks, Open Space and Cultural Services to sign the Operating Agreement and related documents on behalf of the County.

Executive Summary

The Parks, Open Space and Cultural Services Department (Parks) seeks to enter into a short-term Operating Agreement (OA) with the California Department of Fish and Wildlife (CDFW). On June 25, 2024, the Board approved a Memorandum of Understanding (MOU) between Parks and CDFW, outlining mutual responsibilities for the transfer of property ownership to Parks. One of the MOU's deliverables is finalizing the OA to support interim affordable accommodations and educational programming, advancing the shared goal of property transfer.

Discussion

Parks previously operated and maintained Greyhound Rock under a long-term agreement with CDFW from its opening in 1962 until 2012, and informally until July 1, 2023. On June 25, 2024, the Board unanimously approved the MOU between Parks and CDFW. As part of this agreement, an OA between the County and CDFW has been developed.

Parks has been working with CDFW to finalize the OA, which outlines conditions for transferring the property as specified in the MOU. This transfer is contingent upon the County constructing and operating interim affordable accommodations, educational programming, and maintenance or improvement of habitat, coastal fishing, and public access to the property. To facilitate these goals during the interim period, the proposed OA establishes provisions for the property use, facility improvements, habitat and resource protection, termination terms, and all relevant legal and administrative conditions. Specifically, on the northern portion of Greyhound Rock, the County shall provide for affordable low-cost accommodations such as portable trailers and or "dry camping" involving camping in a recreational vehicle (RV), van or motor home with no hookups for power and water with minimal environmental impact.

The affordable accommodations and natural resources education programming at Greyhound Rock aims to enhance coastal accessibility for all County residents, regardless of socioeconomic status. Year-round programs will be offered for underserved youth, particularly those from South County. This program will provide low-impact, minimalist overnight accommodations and repurpose existing structures for

outdoor education programming. Activities may include workshops on coastal diversity, plant and animal adaptations, watershed functionality, community and economic stewardship of natural resources, and ecological processes. The program's goals are to:

- Inspire interest in environmental science
- Increase STEM development
- Foster connections to coastal resources
- Promote environmental stewardship.

The proposed camping accommodations will be integrated into existing structures in the northern part of the property, with additional upgrades for group areas and programs. Educational programming will take place throughout the site. Given the significant investment in this project, the County seeks full ownership of the property rather than entering another long-term OA, which will allow Parks to apply for significantly more grants to fund construction and support resources.

The agreement is effective for up to two years unless renewed, extended, or terminated earlier, including upon property transfer or MOU-based termination. Either party may terminate the agreement with at least 90 days' written notice.

This OA is in accordance with Parks Strategic Plan Goals: Goal 1. Great Facilities, Goal 3. Awesome Programs, Goal 4. Effective Stewardship, and Goal 5 Equity of the County Parks Strategic Plan.

Financial Impact

The maintenance of Greyhound Rock has been incorporated into the Parks Maintenance Budget (GL 492300 PARKS OPERATIONS MAINT). Funding from the Regional Transportation Commission for the maintenance of Segment 5 and will offset regular staffing costs associated with this site; any remaining costs should be minimal and are expected to be offset with revenue generated on site.

The proposed Interim affordable accommodations and educational programming is in development. Multiple opportunities for grants and alternative funding sources have been identified, and the department will access these funds in order to launch the Interim Affordable Accommodations and Educational Programming. Specifically, over \$5 million has been set aside by the California Coastal Commission specific to the development of this project and associated program costs. This funding can only be used for the Greyhound Rock County Park low-cost outdoor accommodations and educational programming. If this funding is not used for these specific purposes within the next five years, it will be directed to projects determined by the City of Santa Cruz.

Strategic Initiatives

Equity Framework - County Facilities & Infrastructure, Plans, Policies & Budgets
Operational Plan - Sustainable Environment, Operational Excellence
Climate Action - Natural & Working Lands, Wildfire Prevention

Submitted By:

Jeff Gaffney, Director of Parks, Open Space and Cultural Services

Recommended By:

Carlos J. Palacios, County Executive Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

OPERATING AGREEMENT
FOR
GREYHOUND ROCK COASTAL FISHING ACCESS
SANTA CRUZ COUNTY

This Operating Agreement for Greyhound Rock Coastal Fishing Access (“*Operating Agreement*”) is made and entered into as of _____, 2025 by and between the County of Santa Cruz (“*County*” or “*Operator*”) and the State of California acting by and through its Department of Fish and Wildlife (“*Department*”).

RECITALS

WHEREAS, in 1960, the State acting by and through the Wildlife Conservation Board (“*WCB*”) acquired, on behalf of the Department, approximately 70-acres of coastal real property located in northern Santa Cruz County known as Greyhound Rock Coastal Fishing Access (“*Property*”); and

WHEREAS, the Property, which was acquired using State funds for public purposes, including public fishing access, also provides important coastal scrub, coastal sage scrub, and coastal bluff habitat for sensitive species (“*Habitat Values*”), and includes the Greyhound Rock State Conservation Area, and the Año Nuevo State Marine Reserve (“*SMR*”); and

WHEREAS, public fishing access is allowed on a portion of the Property located south of the rock called “Greyhound Rock” and designated a State Marine Conservation Area; public fishing is not allowed in the portion of the Property north of Greyhound Rock and designated as the SMR; and

WHEREAS, the Property has been improved and developed using County funds in addition to WCB Wildlife Restoration Funds and Federal Land and Water Conservation Funds administered by the National Park Service; and

WHEREAS, the County began operating and managing the Property on behalf of the Department in 1962 and continued to operate and manage the Property pursuant to long-term operating agreements with the Department until ending its management role on July 7, 2023; and

WHEREAS, in June 2023, the County’s Board of Supervisors (“***Board of Supervisors***”) directed the County to ask the Department to transfer fee title ownership of the Property for the purpose of protecting sensitive resources and maintaining and enhancing public access to the Property and to facilitate the funding of grants for such purposes to the County; and

WHEREAS, low-cost accommodations that make California’s iconic coast more accessible for people of all socioeconomic backgrounds are severely limited, and to increase public access and education, Operator wishes to develop, maintain and operate certain affordable overnight accommodations and educational opportunities on the Property for the enjoyment of the public that visit Santa Cruz County’s coast; and

WHEREAS, the Department is willing to consider transferring the Property to the County (“**Property Transfer**”) if: (i) the County provides Interim Affordable Accommodations and Educational Programming (as such terms are defined below); and (ii) the transfer will result in: (1) construction of those certain permanent overnight affordable coastal accommodations described and defined in the MOU as the “Affordable Accommodations”; (2) continuing Educational Programming; and (3) maintenance or improvement of the Habitat Values and coastal fishing and other public access to the Property; and

WHEREAS, County and the Department entered into that certain “Memorandum of Understanding regarding Transfer of Property in Santa Cruz” dated June 25, 2024 (“**MOU**”) to identify the general roles and responsibilities of the Department and County to facilitate the proposed Property Transfer, including entering into a short-term operating agreement. A copy of the MOU is incorporated by reference; and

WHEREAS, in accordance with Section II.1.a.ii of the MOU, the County intends to develop a plan (“**Plan**”), satisfactory to the Department, for each of the Affordable Accommodations, Interim Affordable Accommodations, and Educational Programming; and

WHEREAS, the Department intends to work towards completing the actions outlined in the MOU necessary for the Property Transfer including working with its Wildlife Conservation Board to determine the actions and documentation necessary to ensure the Property Transfer, including drafting a Land Conservation Evaluation for the Property; and

WHEREAS, in accordance with the MOU, the Department and County desire to enter into this Operating Agreement to set forth their respective rights and obligations with respect to managing and operating the Property, ensuring continued public fishing access, and providing

the Interim Affordable Accommodations and Educational Programming on a portion of the Property described and depicted on Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, Operator is authorized to enter into this Operating Agreement pursuant to Board of Supervisor's Resolution No. _____; and

WHEREAS, the Department is authorized to enter into this Operating Agreement pursuant to California Fish and Game Code section 1226(b); and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt of which is hereby acknowledged, the Department and Operator covenant and agree as follows:

AGREEMENT

I. PROPERTY, PROJECT, PURPOSE, AND USE

- 1) OWNERSHIP; PROPERTY; PROJECT AND IMPROVEMENTS. The Department shall maintain ownership of the Property and insure existing structures on the Property. Any improvements made and installed on the Property at Operator's cost shall be and remain the property of Operator during the term hereof, but in the event the Property Transfer does not occur and this Operating Agreement is terminated, the Department may require Operator to remove said improvements, or have them removed, and restore the Property to pre-Project conditions, and charge Operator for the costs thereof.

- 2) PROJECT: On the northern portion of the Property, as depicted and described on Exhibit A, Operator shall provide interim, non-permanent affordable camping accommodations such as portable trailers and/or “dry camping” involving overnight camping in a recreational vehicle (RV), van or motorhome with no hookups (no electricity or water) with minimal environmental impact, as well programs like “Fam Camp” (collectively, “*Interim Affordable Accommodations*”) that at a minimum include the components described in Exhibit B, attached hereto and incorporated herein, as well as County-sponsored outdoor educational programs (“*Educational Programming*”) that at a minimum include the components listed in Exhibit C, attached hereto and incorporated herein. The Interim Affordable Accommodations and Educational Programming are collectively referred to herein as the “*Project*.”
- 3) PURPOSE AND USE: The Property and every part thereof shall be used only for the Project, sport fishing, or other wildlife-related or appropriate recreational activities. The Property and Project facilities shall, unless otherwise specifically provided herein, be available without charge, and there shall be no restrictions to public ingress or egress at any time except when it is necessary to close the area for maintenance, repair, public safety, security or for protection of the structure or facilities. Operator shall notify the Department within 48 hours of making such closures.
- 4) CONCESSIONS; NO CHARGE FOR FISHING OR BOATING ACCESS. Subject to the Department’s prior written consent and as set forth in this Operating Agreement, Operator may use the Property for temporary or special purposes through agreement with others. Pursuant to Public Resources Code 5080.33 ,County Park Ordinance [Ord. 5328 § 6, 2020; Ord. 2954, 1980], and Santa Cruz County Code section 10.04.270, Operator may enter into

agreements with others to provide services, conveniences, accommodations, or facilities to complement the Project provided that:

- a) the purpose of any such agreement is consistent with the terms of this Operating Agreement;
- b) any revenues received by Operator from such concession agreements are deposited in a special account identified with the Project and are used solely for operation and maintenance of Project and Property;
- c) Operator maintains adequate records of revenues and expenditures relating to any such concession agreements and makes them available for audit when requested by the Department; and
- d) such agreements, including the percentages of revenue to be distributed to concessionaire and Operator, are approved by the Department in writing prior to award.

Notwithstanding the foregoing, no charges or fees shall be imposed or collected by the County or any concessionaire for the privilege of ingress to or egress from the Property for launching of boats, or for the privilege of fishing the waters of the Property; provided, however, that the County may charge a vehicular entrance fee for parking or use of the County-provided facilities, including without limitation the Project. All such charges, fees, and collections established by the County shall be subject to prior written approval of the Department, and such charges, fees, collections, and profits derived by the County therefrom or otherwise under this Operating Agreement shall be used by the County solely for operation and maintenance of Project and Property.

- 5) INTERIM AFFORDABLE ACCOMMODATIONS; INSTALLATION. No Interim Affordable Accommodations shall be installed on the Property without Department prior

written consent. Prior to installing the Interim Affordable Accommodations, Operator shall have provided the Department with, and the Department shall have approved, the Plan for the Interim Affordable Accommodations which Plan shall (among other things) assess the environmental impact of such installation, focusing on habitat preservation and vegetation management.

- 6) PARKING: County shall provide temporary parking areas for no more than ten (10) personal vehicles (“*Temporary Parking*”) as described in Exhibit B in the location depicted on Exhibit A; provided however that, before installing the Temporary Parking, Operator shall meet with the Department and the Department will assess the environmental impact of such installation, focusing on habitat preservation and vegetation management. No buses will be allowed except in the Property’s existing parking lot as depicted on Exhibit A.

- 7) CAMP HOST; SECURITY: As described in Exhibit B, a County-designated contractor, volunteer or employee camp host (“*Camp Host*”) will reside on-site in a County-owned and maintained trailer (“*Trailer*”) adjacent to the most southern existing facility on the Property, as depicted on Exhibit A to ensure compliance with site rules, manage fire safety, and contribute to Environmental Programming. Operator and Department shall agree upon the location of the Trailer to ensure it is located in a location that has necessary infrastructure. The Trailer will be self-contained and will only require access to electricity and water. As described on Exhibit B, a gate located on the Property in the area depicted on Exhibit A will limit and control vehicular access to the Project. The Camp Host will monitor the gate.

- 8) SIGNAGE: A sign will designate whether the Project is open or closed to the public. A Project sign and direction signs shall show the name of the Project, the Operator, the

Department, and any other California State agency or agencies involved and shall be maintained by Operator. The location and makeup of the Project sign or directional signs, including dimensions, materials and lettering, shall be as mutually agreed upon by Operator and the Department. All signs shall be installed and maintained by Operator as required on or off the Property to direct the public to the Project, or for safe and appropriate public use of the Property and Project. Notwithstanding the foregoing, Department reserves the right to install additional signage on the Property, as necessary and appropriate.

- 9) FIRE PITS; FIRE SAFETY AND ECOLOGICAL CONSULTATION: Operator may install fire pits in accordance Exhibit B and with all applicable laws and fire safety standards, ensuring proper spacing from vegetation and surrounding flora; provided however that, before installing any fire pits, Operator shall meet with the Department and the Department will assess the environmental impact of such installation, focusing on habitat preservation and vegetation management.

II. MANAGEMENT, MAINTENANCE AND OPERATION

- 1) PROPERTY AND PROJECT. Operator shall manage and operate the Property and Project at its sole cost and expense in accordance with all applicable laws and as described in Exhibit B and Exhibit D. Operator shall provide all normal Property maintenance and operation of the area and improvements thereon, including without limitation the Project, for and in accordance with the purposes expressed and, except for occurrences resulting from any natural cause beyond Operator's control, including without limitation, fire not caused by Operator, flood, storm, and earth movement, shall make all reasonable and necessary repairs, replace broken, damaged or worn structural components or fixtures so as to keep the

structures and facilities in a safe usable condition, and perform housekeeping operations as required so as to keep the Property and improvements, including without limitation the Project, clean, attractive, and free of accumulation of litter, garbage, or debris. Equipment and materials not needed for routine maintenance operations shall not be stored or stockpiled on the Property.

- 2) ADDITIONAL IMPROVEMENTS. Except as provided by separate agreement, the Department shall not be obligated to make or cause to be made any further developments, or to make improvements or repairs to any structures or facilities within the Property, including without limitation, the Project area. However, Operator may at its own cost place or construct on the Property any structures, alterations or improvements in addition to those set forth and described herein as the Project, including improving the existing trail to connect the Project to the existing parking lot area, as described in Exhibit B in the location depicted on Exhibit A. All work by Operator to construct any such structures, alterations or improvements in addition to the Project shall occur only in areas that have been previously developed and/or in close locality to the existing structures. These improvements will be allowed by the Department provided that they:

- (a) are in accord with the purposes herein set forth;
- (b) are constructed, maintained and operated for the use, enjoyment, service and protection of the public;
- (c) do not directly or indirectly reduce, restrict or interfere with the primary purposes of the Project; and

(d) have the prior written approval of the Department of Fish and Wildlife Region 3 Wildlife and Lands Program.

III. GENERAL PROVISIONS

- 1) ASSIGNMENT. Operator shall not assign this Operating Agreement in whole or in part, nor delegate any of its rights, duties or interests unless otherwise specifically provided for in this Operating Agreement.
- 2) LIABILITY. Operator hereby waives all claims and recourse against the Department, including the right to contributions for any loss or damage arising from, growing out of, or in any way connected with or incident to this Operating Agreement or the Project except claims arising from the concurrent or sole negligence of the Department, its officers, agents and employees. Further, Operator shall indemnify, hold harmless, and defend the Department, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability arising out of Operator's or its directors, officers, employees, volunteers, agents, representatives or contractors, including without limitation the Camp Host, exercise of the privileges conferred upon it by the terms of this Operating Agreement, insofar as Operator may legally do so and subject to the availability of funds.
- 3) INDEPENDENT CONTRACTOR. Operator and any of its officers, agents and employees shall, in the performance of this Operating Agreement, act in an independent capacity and not as officers, agents or employees of the Department.
- 4) NONDISCRIMINATION. Operator hereby certifies that in the performance of its responsibilities and duties under this Operating Agreement, and in the administration of any

concession agreement for services or accommodations, it will comply with all State and Federal nondiscrimination laws, and the Property, including without limitation, the Project will be open and accessible for the use and enjoyment of the general public on equal and reasonable terms.

- 5) BREACH. If Operator fails to comply with any of the terms and conditions of this Operating Agreement, the Department may, ninety (90) days after providing written notice to Operator of such violation, remedy the breach, correct any deficiency or cause of breach and seek to recover damages incurred by Department in connection therewith. If Department fails to comply with any of the terms and conditions of this Operating Agreement, the Operator may, ninety (90) days after providing written notice to Department of such violation, remedy the breach, correct any deficiency or cause of breach and seek to recover damages incurred by Operator in connection therewith.
- 6) TERM; TERMINATION. Unless renewed or extended in writing by the Department and Operator, this Operating Agreement shall be for the term commencing with the date hereof and ending upon the earliest to occur of: (a) the Property Transfer; (b) the termination of the MOU; or (c) a period of two (2) years. Operator hereby agrees that the Department may terminate this Operating Agreement during the term hereof by giving notice to Operator at least ninety (90) days prior to the date when such termination shall become effective. Operator may terminate this Operating Agreement during the term hereof only by giving notice to the Department at least ninety days (90) days prior to the date when such termination shall become effective.

- 7) WAIVER OF RIGHTS. It is the intention of the parties to this Operating Agreement that from time to time either party may waive certain of its rights under the Operating Agreement. Any such waiver by the parties hereto of their rights with respect to default or any other matter arising in connection with this Operating Agreement shall not be deemed to be a waiver with respect to any other default or matter.
- 8) REMEDIES NOT EXCLUSIVE. The use by either the Department or Operator of any remedy specified in this Operating Agreement for the enforcement of this Operating Agreement is not exclusive and shall not deprive the party using such remedy, or limit the application of any other remedy provided by law.
- 9) SUCCESSORS AND ASSIGNS. This Operating Agreement and all its provisions shall apply to and bind the successors and assigns of the parties hereto.
- 10) OPINIONS AND DETERMINATIONS. Where the terms of this Operating Agreement provide for action to be based upon the opinion, judgment, approval, review, or determination of either the Department or Operator, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review or determination to be arbitrary, capricious or unreasonable.
- 11) COMPLIANCE WITH APPLICABLE LAWS. This Operating Agreement shall be construed consistent with all applicable laws, and activities undertaken in connection with this Operating Agreement shall be subject to, and shall be undertaken in a manner consistent with, all otherwise-applicable laws. These include, but are not limited to, any laws requiring environmental review, such as the California Environmental Quality Act, or consultation pursuant to tribal consultation requirements. The parties to this Operating Agreement

understand that compliance with such laws may modify the Project or cause the parties not to pursue the Project, including the Property Transfer.

12) EXECUTION. This Operating Agreement will become effective as a binding agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Operator and Department. This Operating Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same Operating Agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

13) FURTHER ACTS. Upon request, Department and Operator will use best efforts to take, execute, acknowledge and deliver any such further acts, documents, and assurances as may be necessary from time to time in order to effectuate, carry out and perform all of the terms, provisions and conditions of this Operating Agreement.

14) NOTICES: Notices required between the Operator and the Department will be deemed to have been given when mailed to the respective addresses below, first-class postage fully prepaid thereon:

To Operator:

County of Santa Cruz Parks Department
Attn: Rebecca Hurley
979 17th Ave.
Santa Cruz, CA 95062

To Department:

State of California
Department of Fish and Wildlife

Bay Delta Region (Region 3)
2825 Cordelia Road, Suite 100
Attn: Regional Manager
Fairfield, CA 94534

With a copy to:
California Department of Fish and Wildlife
Office of the General Counsel
715 P Street
Sacramento, CA 95814
PO Box 944209
Sacramento, CA 94244-2090
Office: (916) 654-3821
Fax: (916) 654-3805

15) EXHIBITS: This Operating Agreement incorporates by reference Exhibit A (Property, Project Area, Maps), Exhibit B (Interim Affordable Accommodations), Exhibit C (Educational Programming), and Exhibit D (Standard Park Operations and Maintenance Services).

OPERATOR:

DEPARTMENT:

COUNTY OF SANTA CRUZ

STATE OF CALIFORNIA acting by and

through its DEPARTMENT OF FISH AND WILDLIFE

BY: _____

BY: _____

TITLE: _____

TITLE: Regional Manager

California Department of Fish and Wildlife

Date Signed: _____

Date Signed: _____

APPROVE AS TO RISK

APPROVE AS TO FORM

Signed by:
Gina Occhipinti Borasi 6/11/2025
E4EADC5BA53B4DB...

Signed by:
Ann Jackson 6/10/2025
52A16A3EBDGE4GC...



Exhibit A

(Property, Project Area, Maps)

Site Map

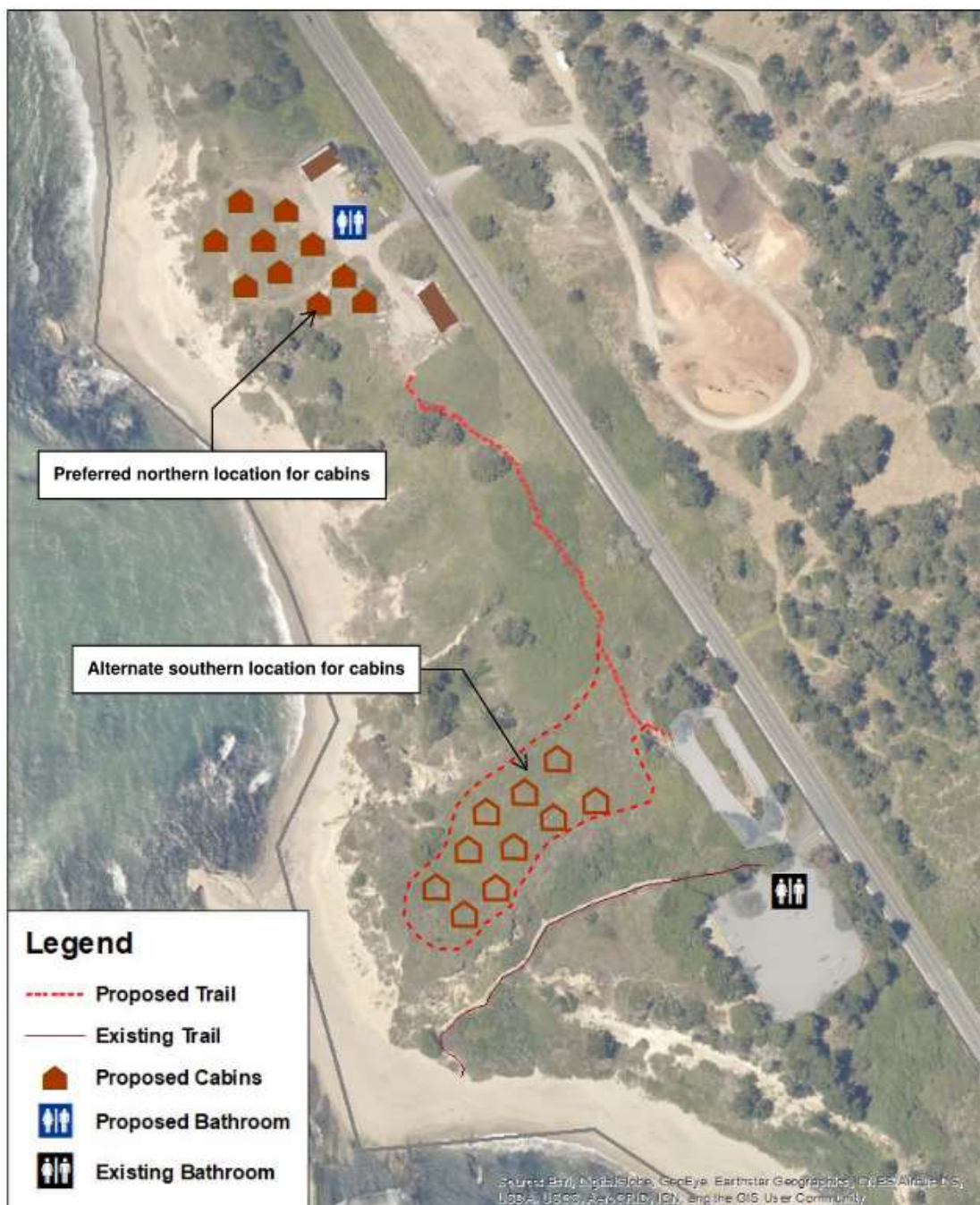




Exhibit B

Proposal for Interim Low Impact Camping Accommodations at Greyhound Rock Coastal Access

The Santa Cruz County Parks Department proposes the establishment of interim low impact camping accommodations at Greyhound Rock Coastal Access. These accommodations will be operated with a similar model to California State Parks' "Fam Camp" program where trailers that remain on site will provide the materials needed for low-impact camping in dedicated spaces of the north end of the property. The initiative aims to provide sustainable camping options while fostering environmental education opportunities for underserved youth in south Santa Cruz County.

Objective

The primary objective of this proposal is to offer low impact camping accommodations, on the northern portion of the property, that aligns with the preservation goals of Greyhound Rock Coastal Access. Additionally, the program seeks to introduce local underserved youth to environmental education experiences, fostering a deeper connection with nature and conservation efforts.

Accommodation Details

1. **Low Impact Structures:** The accommodations will consist of low impact, non-permanent structures such as small recreational vehicles without hookups, temporary yurts, tents, or eco-friendly cabins designed to minimize environmental impact.
2. **Basic Amenities:** Each accommodation unit will include basic amenities such as beds and minimal impact amenities to support visitors low impact on the existing natural environment. Emphasis will be placed on sustainability, with eco-friendly toiletries and cleaning products provided for use in the trailered portable restrooms and showers.
3. **Limited Capacity:** To ensure minimal environmental impact, the number of accommodation units will be limited, with a focus on quality over quantity. This will also facilitate a more intimate camping experience for visitors, specifically aimed at providing accommodations for participants in our environmental education programs for underserved youth.
4. **Educational Resources:** Interpretive programming and educational materials will be provided throughout the site, highlighting the unique ecosystem of Greyhound Rock Coastal Access and promoting environmental stewardship. These resources will also



be cited in the educational programming delivered (see separate attachment for detailed programming information).

5. **Supporting Infrastructure** – temporary parking areas for up to no more than 10 additional personal vehicles will be added next to the existing structures on the north end of the property. Buses will only be allowed in the existing parking lot area. There will be no cooking areas during the interim period as the accommodations at this stage will be “pack-in, pack-out” for all visitors. A Camp Host will be on site in a live-in trailer adjacent to the most southern existing facility, to ensure site rules are followed and the lowest level of impact is had on the existing natural environment. A Camp Host is a vetted volunteer that is supervised and reports to the Program Coordinator for County Parks. In exchange for 20 hours of volunteer work per week and other requirements, they are provided with a live in trailer. Typical duties include but are not limited to: providing visitor information, assisting with registration if it applies to the particular Park, and perform light maintenance and security duties. The Camp Host will also be educated in programming detail and will be able to have organic conversations with visitors about supporting the habitat and periodically provide some of the educational programming. Existing structures will be used only to hold educational or other programming during the interim period and all upgrades to the existing structures will occur during the construction phase of the permanent accommodation project.

Operational Plan

1. **Reservation System:** A reservation system will be implemented to manage visitor numbers and ensure compliance with capacity limits for the permanent accommodations program only. For the interim low cost accommodations and educational programming period use outside of the education programming will not be permitted. Online booking platforms and on-site registration options will not be made available initially as the primary method of becoming a camper will be through participation in our educational program.
2. **Staffing:** Trained staff members will be stationed at the site to assist campers, as well as a dedicated “Camp Host” and will be able to assist with educational programming and ensure compliance with site rules and regulations.
3. **Maintenance and Monitoring:** Regular maintenance and monitoring of the site will be conducted to uphold cleanliness standards and mitigate any environmental impacts. Waste management practices will be implemented to minimize litter and promote recycling.
4. **Site Improvements** – Minimal site improvements will be made solely to support the areas on the north end of the property where placement of each tent area will be. Earth will be graded slightly to provide level ground for each tent or mobile trailer as well as a picnic table and small fire ring will be placed adjacent to each area. A trail will be established between the north end of the property to the parking lot area to provide access to the restrooms. Symbolic fencing will be erected for safety along the trail as well as along the cliff edge to ensure safety of camp visitors in the dimly lit



portions of the day. 4-5 of these camping areas will be established to lessen the impact to the existing vegetation and habitat. An on-site consultation with CDFW staff will be had prior to any site improvements commencing.

5. Fire Pits at Campsites – each fire pit will be a pre-fabricated pit brought in and placed in each specific camp site away from vegetation or any overhanging branches from any nearby trees. Fires will be mandated to be fully extinguished each evening and will be monitored by the Camp Host to ensure this is adhered to.
6. Education program – *see attachment C for detailed information on educational programming.*
7. Low cost accommodations – Low cost accommodations would not initially be available for public reservations outside of the educational programming and County Parks would seek approval to commence such use from CDFW if desired.
8. Site security – the camping area will be secured by either the existing vehicle gate or a new one and monitored by the on-site Camp Host. The Camp Host's trailer will be located adjacent to the connection trail from the norther portion of the property to existing parking lot and a sign will be erected when the camping area is closed and not open to the public.

Community Engagement

1. Local Partnerships: Collaborations with local schools, community organizations, specifically County Park Friends and State Parks, and environmental groups will be established to promote the camping accommodations and facilitate participation in the environmental education program.
2. Youth Outreach: Specialized programming will be developed to engage underserved youth from south Santa Cruz County in environmental education activities along with participation in the low impact camping opportunity. See the "Educational Programming" attachment for more detailed educational programming information.
3. Feedback Mechanism: A feedback mechanism will be established to gather input from visitors and local stakeholders, allowing for continuous improvement and adaptation of the program to meet community needs.
4. Native Lands / Tribal Access & Programming: County Parks in conjunction with CDFW will work with the local native tribes (such as the Amuh Mutsun, Cotoni and Achistaca) to provide educational programming to site visitors and also ensure meeting space for local tribal bands and the tribes is available as desired.

Budget

The budget for the establishment and operation of the interim low impact camping accommodations at Greyhound Rock Coastal Access will include costs for small infrastructure development (DG pads identified for tent camping and placement of the portable restrooms and showers, fire pits, etc.) staffing, educational programming, maintenance, and outreach efforts. Funding sources may be the County's general fund, County Parks operational budget, grants, donations, , and partnerships with local



businesses and organizations.

Conclusion

The proposed interim low impact camping accommodations at Greyhound Rock Coastal Access offer an innovative approach to sustainable outdoor recreation and can act as a catalyst for our proposed environmental education program at this location. By providing access to nature while promoting conservation values, this initiative will contribute to the well-being of both visitors and the local ecosystem. It should also act to establish camping and programming at this site prior to any permanent structures or program being worked on. Through collaboration with community stakeholders, we aim to create a model program that serves as a platform for the environmental education of underserved youth in south Santa Cruz County.



Exhibit C

Educational Programming at Greyhound Rock

Goals

- Increase availability of outdoor environmental education programming for underserved youth, concentrating on residents of southern Santa Cruz County, many of whom do not have access to the northern coasts of the County.
- Provide programs that include workshops, hands-on activities, and overnight camp experiences to introduce coastal diversity, plant and animal adaptations, watershed functionality, community and economic stewardship, ecological processes, and interdependencies to participants.
- Inspire participants to explore educational and professional pathways that include environmental science as well as Science, Technology, Engineering, and Math (STEM) related fields.
- Instill a personal connection to and appreciation of coastal resources and promote environmental stewardship.

Description

Through the coordination of guided and exploratory field trips, water and ocean-safety training, educational activities in and near the coast, and overnight camp experiences related to coastal and marine environments, this programming will provide opportunities that will empower participants to build connections within a cohort, to develop an appreciation and understanding of coastal and marine environments, and to explore educational and professional pathways in the environmental sciences.

The program specifically aims to tackle socio-economic and coastal access disparities in Pájaro Valley, open doors to educational and professional pathways in environmental studies, and empower underserved youth by fostering stewardship and promoting community action.

Three-day Residential Ocean Science Camp Sample Curriculum

Camp participants will visit a different coastal area each day and focus on a different theme at each site. Upon completion, campers will develop a deep understanding of the local coastal and ocean environment, and how to better protect it from current and future threats.



The curriculum was developed in tandem with Next Generation Science Standards (NGSS) for 6th grade and middle school students and is meant to begin abstract and broad and become more concrete and detailed.

An Eco-Action Plan project will be introduced on the first day and revisited each day. At the end of the camp, campers will have a finished Eco-Action Project and make a pledge to further their education and stewardship regarding the local coastal and ocean environment.

Day	Theme	Location	NGSS	Description
1	Diversity	Greyhound Rock	MS-LS2-2	Diversity among and between all ecosystems in California will be the focus. Campers will consider diversity in their own communities to diversity between ecosystems in California to diversity within Monterey Bay. Campers will spend their first night at Greyhound Rock.
2	Interdependence	Ano Nuevo State Park	MS-LS2-3	Campers will learn about the food chain and create their own food chains and understand how matter and energy flows through the trophic levels. At Ano Nuevo, Campers will go on a tour with a guide and develop their Eco-Action Plans with their peers. Campers will spend their second and final night at Greyhound Rock.
3	Stewardship	Seymour Discovery Center, Scott Creek County Beach & Lagoon	MS-LS2-1, MS-ETS1-1	At Seymour Discovery Center, campers will now begin to critically look at the interactions between and across species. Campers will dive deep into the interactions between the species in Monterey Bay that they have learned about, and the impacts and affects that humans have on the ocean and those species. Day 3 will also feature a beach clean-up and lesson with Save-Our-Shores at Scott Creek County Beach & Lagoon. Campers will present their Eco-Action Plans in front of their peers.



Exhibit D

Standard Park Operations and Maintenance Services

This Exhibit D is attached to and incorporated into the Operating Agreement between the California Department of Fish & Wildlife (“CDFW”) and the County of Santa Cruz (“County”) and outlines the scope of standard public park operations and maintenance services to be provided by the County for the Property throughout the term of the Operating Agreement.

1. General Maintenance Responsibilities

County shall be responsible for performing routine and ongoing public park operations and maintenance services across the entirety of the Property, including, but not limited to, the following:

- **Public Access and Coastal Access**
County shall ensure that all designated public access points, including coastal access, remain open, safe, and clearly marked for public use, in compliance with applicable laws and regulations.
- **Trash and Waste Management**
County shall provide for the regular removal and proper disposal of trash and recyclables, including the provision and servicing of waste receptacles throughout the Property.
- **Restroom Facilities Maintenance**
County shall ensure that all public restroom facilities on the Property are cleaned and maintained regularly to ensure hygiene and functionality.
- **Vegetation Management**
County shall conduct routine landscaping, brush clearing, weed abatement, and other vegetation maintenance activities as needed to maintain the safety, aesthetics, and ecological health of the Property.
- **Infrastructure and Grounds Maintenance**
County shall oversee the general upkeep of all trails, signage, fencing, parking areas, and other infrastructure throughout the Property to ensure public safety and a positive visitor experience.

2. Coverage Area

These operations and maintenance responsibilities apply to the **entire Property** as defined in the Operating Agreement, including both the **general public use areas** and the **northern area designated for Interim Affordable Accommodations and the Educational Programming (as such terms are defined in the Operating Agreement)**. County shall ensure consistent maintenance standards across all areas of the Property, regardless of use designation.



3. Coordination with CDFW

County shall coordinate with CDFW staff on any maintenance activities that may impact sensitive resources, habitats, or species protected under state or federal law. County will follow all applicable laws, guidelines and restrictions to ensure compliance with environmental protection standards.

4. Reporting and Issue Resolution

County shall report any significant maintenance issues, safety concerns, or operational disruptions to CDFW in a timely manner and shall work collaboratively with CDFW to address and resolve such issues.

Certificate Of Completion

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Source Envelope:		
Document Pages: 24	Signatures: 2	Envelope Originator:
Certificate Pages: 5	Initials: 0	Juan Perez Alvarez
AutoNav: Enabled		701 Ocean Street
Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
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Ann Jackson
ann.jackson@santacruzcountyca.gov
Assistant County Counsel
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Gina Occhipinti Borasi
Gina.Borasi@santacruzcountyca.gov
Risk Manager
County of Santa Cruz
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