

Mid-Coast Recreational Needs Assessment Final Document

Montara ♦ Moss Beach ♦ Princeton ♦ El Granada ♦ Miramar



Prepared for:
Parks and Recreation Division
San Mateo County Environmental Services Agency

October 29, 2002

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The community visioning process works best when, with open minds, we engage others in an honest and candid effort to improve the quality of our environment. The Mid-Coast is fortunate to have had the following persons commit their time, energy and creative thoughts to this vital needs assessment.

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Mid-Coast Community Council

- April Vargas
- Karen Wilson
- Kathryn Slater-Carter
- Sandy Emerson
- Chuck Kozak
- Ric Lohman
- Paul Perkovic

Focus Groups

- Bern Smith, San Mateo County Parks and Recreation Commission
- Debi Allum, Director, Boys and Girls Club of the Coastside
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- Steve Jespersen, former Director, Half Moon Bay Parks and Recreation Department
- Rollie Wright, Acting Director, Half Moon Bay Parks and Recreation Department
- Mary Kate Meyerhoffer, Montara resident

County Staff

- Mary Burns, Director, Parks and Recreation Division
- Gary Lockman, Superintendent, Parks and Recreation Division
- Sam Herzberg, Senior Park Planner, Parks and Recreation Division
- Dave Moore, Superintendent, Parks and Recreation Division

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Prepared by:
Callander Associates Landscape Architecture, Inc.
Parks and Recreation Design and Planning
San Mateo, California

Adopted by:
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I. INTRODUCTION

INTRODUCTION

Background

The Mid-Coast is the grouping of the residential communities of Montara, Moss Beach, El Granada, Princeton, and Miramar. Located in northwest San Mateo County, along the Pacific Ocean, the Mid-Coast area offers a unique landscape and lifestyle character. There is a strong sense of community in this residential settlement that is reinforced by the surrounding coastal terrain as well as a unique street system, a portion of which was designed by the 19th century community planner Daniel Burnham.

Despite the presence of these impressive neighborhood-forming elements however, the Mid-Coast area is missing an essential ingredient. The Mid-Coast community is lacking a system of neighborhood parks connected to a central community center by a system of paths and trails. This system of park oriented public spaces and trails needs to be part of the long term value and improved quality of life for the community. With a system of organized and interconnected public spaces structured around a vibrant and active community center, the Mid-Coast community could rival the life style quality of any semi-rural, low to medium density community in California.

Local groups such as the Mid-Coast Community Council, Mid-Coast Park Lands and others have continued to highlight the need for such a park and recreation system. Their advocacy within the community has enabled the County Board of Supervisors to focus on this issue.

The south limit of the assessment area is the northern Half Moon Bay city limit at Miramar. The north limit is the urban-rural boundary north of Montara. The Pacific Ocean shoreline forms the western limit. The east or inland boundary used in this study is the same as the easterly Project Area Boundary used in the *Mid-Coast LCP Update Report 2002*.

To assist the Mid-Coast realize this dream of community and neighborhood level of parks and recreation facilities, the County Parks and Recreation Division has commissioned this needs assessment and completion of this report to provide the Mid-Coast with a strategy for creating and implementing such a system.



Purpose of the Strategic Plan

The purpose of this assessment is to assist the Mid-Coast community in moving forward with their vision of a park and recreation system and outline a strategy for their implementation of the overall plan. Towards that end, this report will:

1. Produce a needs assessment of desired park and recreation elements
2. Provide the estimated costs of the park and recreation system
3. Outline funding and opportunities for implementation of the plan
4. Enable policy makers to implement an action plan

This assessment is the first major step in providing neighborhood and community park level recreation facilities and services to the Mid-Coast community. It augments the adopted *Mid-Coast Community Plan* from 1978 with a detailed analysis of the recreation needs, a refinement of park types and locations, and a discussion of costs and operations. The 1978 Plan identified the critical need for park and recreation planning in the Mid-Coast including trails, conservation and open space, and parks and recreation. Most importantly, this assessment is a roadmap for a course of action that leads to the implementation and perpetuation of a local parks system for the Mid-Coast.

These steps are designed to create significant momentum toward implementation of a local park system. They are also designed to be flexible enough to survive the inevitable modifications and refinement that a plan must accommodate on its way to becoming a reality.

The County's Role

The County's Parks and Recreation Division does recognize the need for such a system in the Mid-Coast area and therefore has collaborated with the consultant and the *Needs Analysis & Financing Options Study 2001*, prepared by Strategy Research Institute, and provided invaluable staff time in moving this study forward. The County has also funded these studies for the creation of a Mid-Coast entity ⁽¹⁾ to provide a neighborhood park and recreation system.

The County Parks and Recreation Division's role in this process is that of facilitator. The Division is not currently charged with the responsibility of constructing, maintaining, operating, or administering a neighborhood and community park system in the Mid-Coast area. It is not within the Division's Mission Statement, nor is it within the Division's current capabilities and resources. Should the Division be redirected to provide or assist with implementing such a local system, significant new resources (staff, capital, administrative, etc.) would have to be found and allocated.

⁽¹⁾ The word entity is used throughout this report to refer to the park and recreation district, agency, group or other type of organization that would plan, operate, maintain and fund this park and recreation system.

Preparation of this assessment and implementation of the Mid-Coast park and recreation system is very consistent with the *Shared Vision 2010 The Promise of the Peninsula* prepared by the County Board of Supervisors. Over a third of the ten commitments and twenty-five goals outlined in the County's shared vision are directly applicable to the Mid-Coast park system. See Appendix J for the Shared Vision 2010 Goals and Commitments.

History of the Mid-Coast

Despite the Mid-Coast's natural amenities, the area remained unsettled until the early part of this century. Early coastside settlements started in Half Moon Bay, San Gregorio, and Pescadero. The area was first subdivided during the real estate boom which followed the San Francisco earthquake and fire of 1906. The Ocean Shore Railroad, which went out of business in 1920, was being constructed at the same time and provided direct access into the area. Speculators quickly subdivided the lands along the railroad, but to their disappointment, San Francisco quickly rebuilt itself and there was no great exodus of residents from the city to the coast. Few of the subdivided lots were developed, and, in time, most of the curbs and sidewalks installed by the developers were buried under several feet of earth.

The community grew very slowly, with scattered residences being built throughout the area. By 1950, it had only 1,700 residents. However, in the early 1960's, the Henry Dolger Corporation, which had acquired approximately 8,000 acres of land in the mid-coast region, started preparing plans for extensive development in and around Montara and Moss Beach. Alarmed at what the developer of both San Francisco's Sunset District and much of Daly City had in store for the coastside, San Mateo County, with the help of a citizens advisory committee, adopted the *Montara-Moss Beach General Plan* in 1965. This plan rejected development on the scale proposed by the Dolger Corporation, but did indicate urbanization extending well beyond the "paper" subdivisions and onto environmentally sensitive hillsides. It would have allowed the population of Montara and Moss Beach to eventually grow to 30,000 people. The area covered by the plan did not include E1 Granada.

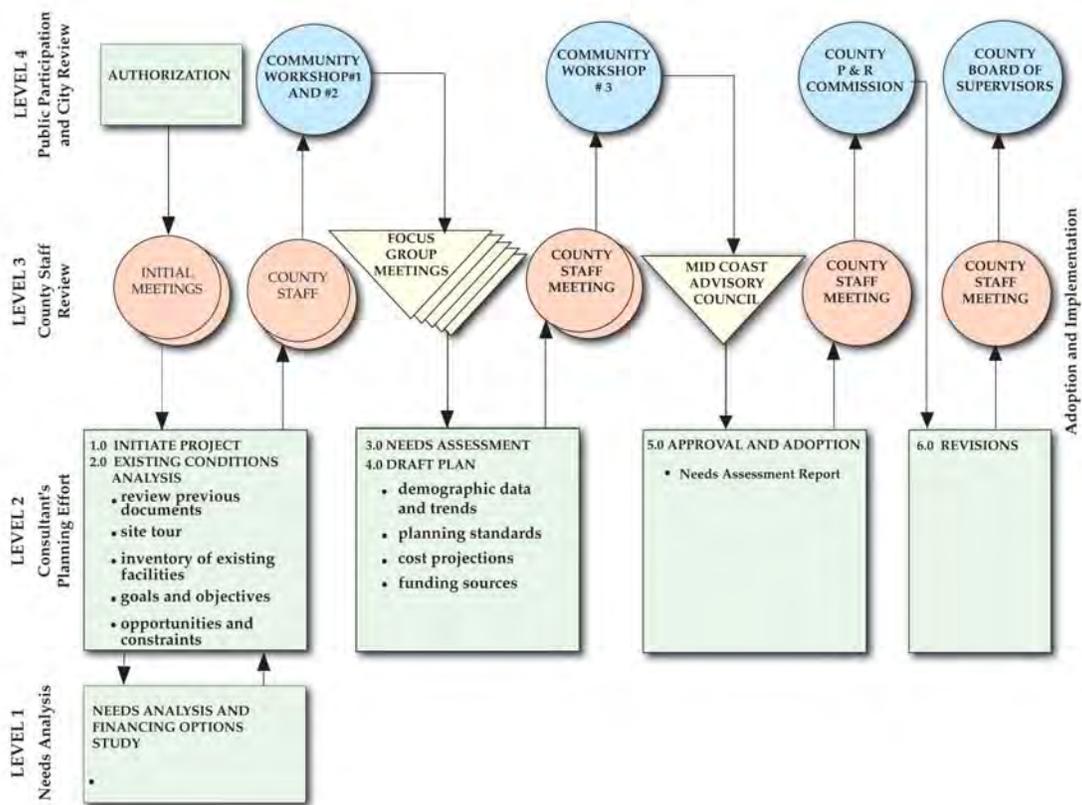
By 1970, only one subdivision had been constructed, and the Dolger Corporation had sold off its land holdings in the area to the Westinghouse Corporation (Half Moon Bay Properties). Growth pressures continued on the area. In 1978 a *Community Plan* was adopted for the area. In 1998 a *Mid-Coast Incorporation/Annexation Fiscal Study* was published, which explored either annexation of the Mid-Coast area by Half Moon Bay, or incorporation of the area as an independent city. The study found that a significant deficit, however, would be incurred if either of these scenarios were to become a reality.

The Planning Process

The planning process diagram in Figure 1 illustrates the four-level approach taken in the development of this plan, which has benefited from considerable public participation and assessment of community needs. Level 1 provided a central foundation for this needs assessment by providing a detailed needs analysis and financing options study. This statistically valid and scientifically accurate survey *Needs Analysis & Financing Options Study* prepared by Strategy Research Institute provided invaluable information in formulating this needs assessment.

This assessment will be presented and reviewed with the Mid-Coast Advisory Council, the County Parks and Recreation Commission, and the Board of Supervisors. Appropriate revisions will be made based on the direction received at each meeting.

Figure 1: The Planning Process



II. SUMMARY OF RECOMMENDATIONS

SUMMARY OF RECOMMENDATIONS

The Park and Recreation System

The park and recreation system envisioned in this needs assessment is limited to mini-parks, neighborhood parks, community parks, a community recreation building and a community wide trail system. The intent of the system is to fulfill the local neighborhood needs of Montara, Moss Beach, El Granada, Princeton, and Miramar. This park system would result in over 62 acres of parkland to fulfill existing population needs and an additional 50 acres for future population growth to expected build-out levels (see Table 5 on page 49 for a summary). These acreages are net useable acres, exclusive of riparian buffers, steep topography, wetlands and other natural constraints. Approximately 19.8 miles of trails, including 9.6 miles of Class 1 trails and 10.2 miles of hiking paths, would be part of this park system.

Acquisition, Development Costs and Funding

The park system described above would require an estimated \$31.5 million for the current population and an additional \$20.5 for the future build-out population (see Tables 7, 8 and 9 starting on page 62). A variety and combination of funding sources will be necessary to implement and operate the park system. One time fund sources such as State and Federal grants, bond measures, etc. are ideal for limited acquisition and development. Other ongoing and more stable sources of funding such as development fees, Quimby Act funding, and a parcel tax will also be necessary to adequately finance the system. It is likely that much of the acquisition and development funds will have to come from State and Federal grants, use of County-owned lands, a possible local parcel tax or bond measure, and other outside funding over the next twenty years.

Recreation Programming Costs

Funding for the many recreation programs would be primarily through a combination of user fees and agency subsidy. Some additional funding could come from corporate sponsors, volunteers, and a variety of other miscellaneous sources. It is vital that a stable adequate funding level be achieved through the primary sources. The cost for providing the recreation programs for the system would vary from \$145,000 annually for the current population to approximately \$262,000 at full build-out (see Table 10 on page 66).

Maintenance Costs

The costs for the maintenance of the parks, trail and community center building, and administration and management of the system is summarized in Table 10 on page 66. Funding for maintenance would likely be derived primarily from a parcel tax or special benefit assessment district with other sources providing a supplement. The *Needs Analysis & Financing Options Study* shows that 75% of the community would support this funding and would pay up to \$25 per year to do so.

Management Costs

The costs for the administration and management of the entire park, trail and recreation system is also summarized in Table 10 on page 66, both for the existing population and potential build-out. Services of funding for these costs would be similar to the maintenance costs.

Transportation

Throughout the public outreach and in the County's *Needs Analysis & Financing Options Study*, the community cited lack of transportation facilities as a major inhibitor to use of recreation park facilities. It is imperative that a comprehensive multi-faceted program be put in place to address this issue. The trail system is a major component of this program. Assistance will be required from other agencies (Caltrans, City of Half Moon Bay, County Public Works, Samtrans, etc.) to effect a better system. Funding for the trail system could come from a variety of County, Federal and State programs. Collaboration with a wide variety of public agency partners will be necessary to implement a well planned trail system.

Implementation

The Mid-Coast has been trying since the '70's to implement a local neighborhood park plan. Ongoing efforts have achieved some limited success, but a concerted effort is required to make the system a reality. The County's *Needs Analysis & Financing Options Study* scientifically measured community values and cited a strong level of support at the current time. This is matched by the State's recent passage of Proposition 12 and Proposition 40 yielding significant funding sources for local entities.

While the County has funded and facilitated this assessment, it may be more appropriate for a local entity to implement and manage this park system. A number of opportunities for partnering with a variety of entities have also been identified. These opportunities cannot be adequately seized without an organized and committed resource of experienced personnel. Comparing population and local interest, the Mid-Coast has much in common with the Half

Moon Bay community. The Half Moon Bay Park and Recreation program could be looked to as a model for the future local entity.

III. GOALS, OBJECTIVES AND POLICIES

GOALS, OBJECTIVES AND POLICIES

Specific actions taken by the Mid-Coast Community must be based on agreed-upon priorities that reflect the long-term goals and aspirations of the population. The policy statements that follow form the framework of this assessment and establish the philosophy and direction for the park and recreation system.

Goals are broad statements of purpose that reflect the community's collective vision of the future.

Objectives are the "yardsticks" by which the goals may be measured. They describe specific conditions that are desirable in order to attain a given goal.

Policies are specific statements that guide decision making and suggest actions to be taken to meet objectives and attain goals.

GOAL 1: PARK SYSTEM ACQUISITION AND DEVELOPMENT

Develop a public park system that provides adequate space and facilities to meet the varied needs of the existing and future population.

Objective 1.1: Provide six acres of developed parkland (mini, neighborhood, and community parks) for every 1000 residents in accordance with the standards established by this assessment.

Policies

- 1.1.1 Acquire and develop the acreage outlined in this assessment for mini, neighborhood and community parks by 2022.
- 1.1.2 Locate parks throughout the Mid-Coast to assure equitable distribution and convenient access for all residents.
- 1.1.3 Collaborate with all public agencies, institutions and cooperative parties to provide compatible and complementary park system to maximize the benefits for the greater coastside and avoid duplication of physical facilities.
- 1.1.4 Acquire and develop park acreage shown as net park and recreation space, exclusive of riparian corridors, wetlands, steep topography, heavily wooded areas and other beneficial natural areas.

Objective 1.2: Explore and utilize available options for acquiring parklands.

Policies

- 1.2.1 Acquire parkland in advance of, or in conjunction with, urban development.
- 1.2.2 Immediately research and acquire existing publicly owned lands for parks; acquisition.
- 1.2.3 Explore and utilize all forms of acquisition to minimize purchase costs. Forms may include fee simple, long term leases, easements, joint power agreements, donations, encroachment permits, etc.
- 1.2.4 If purchasing from owners, acquire parklands from willing sellers to avoid use of eminent domain.

GOAL 2: RECREATION PROGRAMMING

Develop a publicly supported recreation program to provide Mid-Coast Community with ample low-cost recreational, educational and cultural opportunities.

Objective 2.1: Provide for a broad range of active and passive and cultural recreation opportunities.

Policies

- 2.1.1 Construct a new community center building in the Mid-Coast to include, as a minimum, gymnasium, classes and recreation programs, teen activities, senior activities, daycare, and meetings. Locate new community center in the community park.
- 2.1.2 Collaborate with the School District to provide after hours recreation and educational activities at their facilities.
- 2.1.3 Provide active sports fields and facilities in the neighborhood community parks which will provide for the needs of the leagues and programs, and which, at the least meet the minimum national standards.

- 2.1.4 Collaborate with the School District to upgrade and maintain the fields and related grounds for the increased level of activity by residents during non-educational hours.
- 2.1.5 Collaborate with local day care, non-profits, churches and other institutions and private entities to enhance and expand recreational opportunities on an ongoing basis.
- 2.1.6 Support local groups in providing for special events (pumpkin festivals, air shows, harbor events, etc.).
- 2.1.7 Collaborate with Pacifica and Half Moon Bay as park and recreation providers.

Objective 2.2: Require high quality, state of the art planning and design for all park and facility development.

Policies

- 2.2.1 Ensure barrier-free access to all facilities and playgrounds; provide playgrounds meeting national safety standards.
- 2.2.2 Where possible, locate active recreation uses to minimize conflict with residential areas, sensitive habitats, and passive recreation areas.
- 2.2.3 Develop and update facilities to provide for changing recreation needs; allow for site and program flexibility by keeping site design flexible and unrestricted.
- 2.2.4 Conduct design workshops and public outreach as an integral part of the design and development process for all new public park and recreation facilities.
- 2.2.5 Incorporate design measures that will minimize long term maintenance and operation costs.
- 2.2.6 Evaluate and include appropriate provisions for limited parking consistent with the scale, character and use of the park relative to the neighborhood.
- 2.2.7 Provide for restrooms, drinking fountain and other amenities in the neighborhood and community parks.

GOAL 3: TRAILS SYSTEM

Develop a network of pedestrian and bicycle trails to link individual components of the park system and provide better non-motorized access throughout the Mid-Coast.

Objective 3.1: Develop a trail system in cooperation with the County, Golden Gate National Recreation Area (GGNRA), Mid-Peninsula Regional Open Space District (MPROSD), Coastal Conservancy, Peninsula Open Space Trust (POST), State Parks, Half Moon Bay, Caltrans and others.

Policies

- 3.1.1 Prepare a trail system assessment to establish a system of bikeways, hiking trails and bike lanes in accordance with State and County standards.
- 3.1.2 Include Class I (separate bike path), Class II (on-street bicycle lane), and Class III bikeways (shared traffic lane with signage) in the overall system consistent with the March 2000 *San Mateo County Comprehensive Bicycle Route Plan*.
- 3.1.3 Develop and maintain an educational program to promote bicycle use and safety.
- 3.1.4 Provide a local trail system that connects parks, residential areas and regional trails and facilities.
- 3.1.5 Encourage and support any and all agencies as required to provide a number of safe crossings to Highway 1.

Objective 3.2: Develop multi-use recreation trails and paths which link the community and accommodate the Mid-Coast community.

Policies

- 3.2.1 Utilize and improve existing trail systems by working cooperatively with other agencies.
- 3.2.2 Use linear features such as roads, riparian corridors, creeks, bluff tops, and topography to integrate trail system.
- 3.2.3 Coordinate trail planning with County departments, the *County Trails Plan 2001*, Half Moon Bay, Caltrans and others as noted in 3.1.

- 3.2.4 Include small sitting and picnic areas in the design of the trail system.
- 3.2.5 Develop linear park pathways along all creeks and riparian corridor to connect the foothills and areas east of the highway with the California Coastal Trail and areas west of Highway 1; minimize encroachment into riparian areas.

GOAL 4: IMPLEMENTATION

Develop a long- and short-term range program to achieve the policies set forth in this assessment through a combination of public and private funding, regulatory methods, and other strategies.

Objective 4.1: Establish a permanent ongoing source of funding for recreation programming, operations and maintenance, as well as acquisition and development.

Policies

- 4.1.1 Study establishment of a special benefits assessment district and other permanent funding sources to create a parks and recreation system to provide funding for the acquisition, development, and ongoing maintenance of park and recreation facilities.
- 4.1.2 Increase and expand the County's use of Quimby Act funding for the Mid-Coast.
- 4.1.3 Explore and institute development impact fees for new and remodel construction on the Mid-Coast.
- 4.1.4 Incorporate reasonable user fees into each recreation program to offset programming cost.

Objective 4.2: Ensure that the Mid-Coast Community pursues its fair share of State and Federal grants.

Policies

- 4.2.1 Hire staff, retain volunteers and/or retain a consultant to pursue funding for direct, matching, and challenge grants from other agencies wherever possible.

Objective 4.3: Utilize bond issues or other funding mechanisms as necessary to fund development of parks as allowed by the Mello-Ross Community Facilities Act, Quimby Act, or other legislation.

Policies

- 4.3.1 Determine the feasibility of funding specific park projects through bond, tax measures or other measures as noted in this assessment, and implement whenever feasible.

Objective 4.4: Utilize ordinances and park conservation or trail easements to ensure significant park and recreation opportunities.

Policies

- 4.4.1 Work with County planning staff to seek out opportunities on new development proposals.

Objective 4.5: Utilize existing lands owned by various government entities, open space groups, institutions and other sources to acquire parklands and trails.

Policies

- 4.5.1 Update and reevaluate inventory of all public agency owned lands (County, Harbor District, SamTrans and other district, State, MPROSD, GGNRA, etc) and analyze same for parkland opportunities.
- 4.5.2 Investigate level of cooperation or partnering for current or future collaboration on both private and public lands.
- 4.5.3 Recognize that acquisition can be more flexible, more creative and less expensive than fee simple acquisition; explore property transfers, trades, donations, partial purchases, joint purchases, easements, long-term leases, encroachment permits, and a variety of other legal means from willing sellers or property owners and not using eminent domain powers.

Objective 4.6: Study the feasibility of establishing a "Friends of the Parks and Recreation System" organization to provide private funding resources to the operating entity.

Policies

- 4.6.1 Establish a Mid-Coast Community organization and recruit individuals within the community who can donate or attract contributions to serve on the organization board.
- 4.6.2 Explore methods to acquire funding and contributions of land through the organization, including wills and bequests, stocks, gifts of life insurance, charitable remainder trusts, maintenance endowments and gifts catalogue.
- 4.6.3. Explore methods for land acquisition, including life estates, contributions of surplus real estate, sequential donations or purchases, tax delinquent property, and purchase and leaseback programs with landowners.
- 4.6.4 Develop an active volunteer program with industry, service clubs, community groups, and citizens. Identify interested corporations, clubs, or individuals and create an action plan tailored to fit the adopting organization's budget and interest.

Objective 4.7: Revise the existing County ordinances (which require dedication of land for recreation, or payment of a fee-in-lieu, or both, in accordance with the Quimby Act) to reflect current goals and funding requirements. (refer to policies 4.1.2, 4.1.3, and 4.1.4)

Objective 4.8: Explore availability of funds from all other sources.

Policies

- 4.8.1 Retain a grant writer or consultant to assist the entity in securing funding at as many sources as resources permit.
- 4.8.2 Focus on funding sources for which the entity will qualify best and be able to implement.

GOAL 5: OPERATION AND MAINTENANCE

Develop the necessary organizational staffing and funding mechanisms to ensure that all parks, recreation buildings, recreation programs, and trails are safe, well-maintained and well managed.

Objective 5.1: Ensure adequate revenue for the maintenance of all facilities.

Policies

- 5.1.1 Accurately forecast and plan for the short term and long term operation and maintenance of the overall system as an initial step in setting up the entity.
- 5.1.2 Update the maintenance and operations budget sufficient for the given level of parks development in any given year, to be funded through a reliable source.
- 5.1.3 As an initial step in planning each development project, accurately estimate the operations and maintenance impact of each new project and develop a realistic strategy and funding for its success.

Objective 5.2: Provide for secure, safe sanctuary and pleasant use of park and recreation facilities.

Policies

- 5.2.1 Maintain facilities at appropriate levels of the written maintenance program.
- 5.2.2 Collaborate with the School District to upgrade the quality design and maintenance level of any improvements on District lands to be used for community recreation.
- 5.2.3 Establish initial and ongoing positive relationships with local fire and law enforcement officials.
- 5.2.4 Establish and foster a "Park Watch" program in cooperation with local law enforcement officials.

IV. EXISTING CONDITIONS SUMMARY

EXISTING CONDITIONS SUMMARY

Setting

The Mid-Coast is comprised of the communities of Montara, Moss Beach, El Granada, Princeton, and Miramar arranged in a long, narrow configuration between the ocean and coastal hills. The topography of the area is characterized by sandy beaches, dunes, ocean bluffs, flat coastal plain, creeks, canyons, and hills. The Pacific Coast Highway bisects the area, creating a barrier between the east and west that is often difficult to traverse.

The area is geographically isolated by the Coast Range and Devil's Slide, and has remained a unique environment relative to the remainder of the Bay Area. Historically supported by farming, fishing, and timber, the area now is largely residential, with some employment and industrial base in Princeton, and is characterized by housing tracts interspersed among agricultural and floricultural fields. The open hills, beaches and underdeveloped flat lands create an atmosphere of "open space" that is in great contrast with nearby urban areas and is highly valued by coastal residents as well as regional visitors.

Geography, climate, and limited water and sewer capacity have restricted development and allowed the small-scale farming operations to continue. However, population pressure in the greater Bay Area and anticipated increases in water and sewer capacity create growth pressure that could likely lead to "build-out" of the Coastside within 20 years.

The social, cultural and economic characteristics of this area are closely tied to Half Moon Bay to the south. Devil's Slide's steep topography to the north separates the Coastside from Pacifica. Large expanses of agricultural and open space lands to the south separate it from Santa Cruz. While there are subtle differences, the Coastside area functions as a vital part of the large Coastside-Half Moon Bay Community.

Government Services

Since the Mid-Coast area is unincorporated, it relies on the County or special districts to provide many of its utility and public safety services. Law enforcement is provided by both the San Mateo County Sheriff with emergency support from the Half Moon Bay Police Department. Fire safety is provided by the Point Montara Fire District and the Half Moon Bay Fire District.

Water utilities are handled through Citizen's Utilities, recently bought out by California American Water Works in 2002. The Mid-Coast area has two sanitary districts; the Montara Sanitary District (MSD), which serves Montara and Moss Beach, and the Granada Sanitary District (GSD) which serves El Granada,

Princeton, Miramar, and northern Half Moon Bay. Power utilities are provided through Pacific Gas and Electric.

Schools in the Mid-Coast are operated by the Cabrillo Unified School District, which currently operates two elementary schools in the area, Farrallone and El Granada Schools.

Population

The current population of the Mid-Coast area is 10,356, according to the County Planning and Building Division calculations on 3,725 dwelling units times 2.78 persons per unit ⁽¹⁾. The number of households at build-out is projected to be 6,733 units that would yield a population of 18,718 ⁽¹⁾, which is an increase of 74%. The current build-out is based on current zoning for the area. Increased development pressure or slowed growth measures would alter this increase in either direction.

The under 19 years of age group totals 2,963 persons (28%), the 20 to 59 group totals 6,603 (62%) and the over 59 group totals 1,061 (10%) for a total of 10,627. Owners occupy 82% of the households with only 18% being renter occupied.

The number of family households is 2,794 (74%) versus 984 (26%) non-family households. Of this combined number of households, 41% have individuals under 18 years old and 13% have individuals over 65. The average household size is 2.75 and the average family size is 3.09. All of these households and individuals could be better served by a full range of park and recreation facilities for all age groups. Detailed information on population can be found in Appendix B on page 87.

The 2002 Census for the Coastside area of Montara, Moss Beach, El Granada, Princeton and Miramar shows that about 50% of the residents are of non-Caucasian origin. Incorporating the desires, needs and support of this diverse group would be valuable and provide a broader diversity of cultural opportunities. It would be prudent to provide targeted outreach measures in the planning process and in development and delivery of recreational programs. Some of these measures might include:

- bilingual notices and announcements
- bilingual translations at public workshops and meetings

⁽¹⁾ Draft of *Revised Mid-Coast Residential Development Data* (May 6, 2002), San Mateo County, Environmental Services Agency, Planning and Building Division

- notification of multi-cultural design features in the parks
- recreational programs in native languages
- and other measures

Existing Parks and Recreational Facilities

Within the Mid-Coast area, there are eleven parks and recreation facilities serving residents and others. The majority of these resources however, fall into the regional parks and recreation category. Regional parks and recreation facilities mainly provide opportunities for passive recreation and are used extensively by communities beyond the Mid-Coast area as well as Mid-Coast residents. Out of the eleven identified recreation resources, only five partially serve the local recreation needs of the Mid-Coast community. Table 1 provides a summary of the recreation resources within the study area. A more detailed description of these existing facilities is found in Appendix C on page 91.

Table 1: Existing Park and Recreation Facility Summary

Existing Park and Recreation Facilities and Operator	Appendix Page Number	Regional Park	Community Park	Neighborhood Park	Mini Park	School Site	Special Facility
Quarry Park Mid-Coast Parklands	72			X			
Farrallone View School Cabrillo School District	73					X	
El Granada School Cabrillo School District	74					X	
Hockey Rink at Airport Private Group	75						X
Moss Beach Park State Parks	76	X					
McNee Ranch State Park State Parks	78	X					
Graywhale Cove State Beach State Parks	79	X					
Montara State Beach State Parks	80	X					
James V. Fitzgerald Marine Reserve County Parks	77	X					
Pillar Point Marsh & Shoreline San Mateo County Harbor District	81	X					
El Granada/ Vallejo and Miramar Beaches City of Half Moon Bay	82	X					
Mirada Surf East County Parks	83			X			

Existing Recreational Programs

The only direct public recreation program provider to the residents of the Mid-Coast is the City of Half Moon Bay Parks and Recreation Department. There are no Cabrillo School District sponsored programs. The Half Moon Bay recreation booklet, *Leisure Guide*, is distributed to every household in Half Moon Bay and the five communities of the Mid-Coast three times a year. Programs are geared toward a wide range of groups from youths through adults.

In focus interviews with Half Moon Bay Park and Recreation directors, it was estimated that approximately 35% of the recreation program participants are from the Mid-Coast communities. Figure 2 provides a menu of programs offered for the summer of 2002. Most programs require payment of a users fee by both residents of Half Moon Bay and non-residents who pay \$3 more.

Figure 2: Half Moon Bay Recreational Programs

<u>Youth Programs</u>	<u>Youth Sports</u>
Music for Children	Make Me A Pro Sports Camp
Children’s Choir	Make Me A Pro Cheerleader Camp
Camp-By-The-Sea	Tennis on the Coast Youth Program
Spanish Camp for Kids	McBlack Sports Camps
Zoom Buggy	Ice Skating Program
Creatures at the Ocean	Aquatics/Youth
How to Count Like a Martian	Learn-To-Swim Program
SuperMath Summer Camp	
Confetti Days	<u>Youth and Adult Activities</u>
Near and Far Camp	5 th Annual HMB Surf Classic
Guitar & Base Music Studio	HMB Surf Camp
Drumming for Children	Surf Lessons
Ooohs, Ahhs, and Giggles	Hoop Dreams Basketball Camp
Summer Gymnastics Camp	Coastside Volleyball Camp
Shely Pack Dancers	Golf (Beginning & Swing Improvement)
	Volleyball Nights
	Beginning Adult Sailing
	Men’s Drop-In Basketball
<u>Teen & Adult Exercise, Music and Dance</u>	<u>Lifestyles</u>
Teen Concerts	Community First Aid and Safety
Tai Chi Chih	Dog Obedience
Dansport for Teens	Arts and Concerts in the Park
Hot Salsa Dancing	Organize Your Priceless Photos
Summer Strings	Amateur Radio Emergency Services
Tribal Belly Dancing	Evergreen Thumbs
Drumming for Dancers	Home Design Made Easy
Middle Eastern Drumming	
Jazzercise	

The City also operates the outdoor pool located at the high school for the use of the general public. The City's Park and Recreation Department is run by a Director, assisted by one Recreation Coordinator and one Youth Coordinator, reports to the City Manager and Council, and is guided by the five-person Parks and Recreation Commission. The Department provides services to its 11,842 residents plus other Mid-Coast residents for a total count of about 20,000 people. This increased service area, beyond the City limits and service to Mid-Coast non-city residents, allows the City to provide a broad range of recreation programming and generate better revenues to offset the overall program expenses.

This again points up the need to collaborate with and complement any new recreational programming with Half Moon Bay's offer to provide that critical mass of participants to achieve a financially viable program. Achieving maximum public benefit in all programming with limited resources will be an ongoing challenge.

Half Moon Bay's basic revenues are from the City's general fund, user fees, and about \$10,000 a year from the County for senior-related needs. It is important to note that user fees seldom cover the full cost of recreational programming. This makes it necessary to sustain the programs with other dependable funding sources. User fees also need to be kept reasonably low to continue to attract participants.

There is also a shortage of developed facilities. Recreation programs are currently operating from the Ted Adcock Community Center, which is overburdened by the demand for recreational programs, community meetings and special events.

In evaluating the existing recreation program demand, there are a number of programs offered through the Half Moon Bay Park and Recreation department that have a waiting list due to lack of facility space. Listed below are those programs that could be expanded by the City or provided by a separate entity to meet the community's needs with the provision of additional facilities.

- child care
- gymnastics
- dog classes
- surfing camp
- gymnasium activities
- adult and other swimming activities
- community meeting rooms

All sport camps are very popular and have no enrollment cap. Enough coaches/campers are hired to facilitate as many participants as needed. Adult

education classes also have high enrollment with as many as 15 students per class.

In addition to the public programs provided by Half Moon Bay, there are a number of private and non-profit groups providing recreation programs to residents of the Mid-Coast. Additional program providers include:

- *Senior Coastsiders* -- provides a wide variety of services and programs for seniors.
- *Maverick's Swim Team* -- facilitates a winter swim program.
- *Boys and Girls Club* – plans to build a center within Half Moon Bay.
- *YMCA* – has a small office in Half Moon Bay.
- *Coastside Collaborative* – a group of adults that care about youth in the community and organizes a range of programs from poetry readings to substance abuse awareness.
- *Coastside Children's Programs* -- provides after school and summer programs in mobile facilities at the school sites in Montara and El Granada.

Pacifica also has a comprehensive Park and Recreation program. Compared to the Mid-Coast resident involvement in Half Moon Bay, however, participation by Mid-Coast residents in Pacifica is relatively small, due in large part to the distance and a difficult drive up the coast. Their recreation booklet, *Activity Guide* is distributed quarterly to residents of Pacifica. The *Activity Guide* is not distributed to the Mid-Coast residents. Non-residents of Pacifica can request the *Activity Guide* and are permitted to participate in Pacifica's programs. Although detailed information was not available on the number of Mid-Coast resident participants in the Pacifica programs, it was reported that the aquatics program attracts the most Mid-Coast participation. The aquatics program is run out of the indoor Oceana pool site in Pacifica. Figure 3 below summarizes their current recreational programs.

Figure 3: Pacifica's Recreational Program

<u>Youth Classes</u>	<u>Teen & Adult Classes</u>
Swim Lessons	Swim Lessons
Toddler Time, Tiny Tots, & PreSchool	Aikido
Creative Dance	Ballroom Dancing
Ice Skating	Belly Dancing
Arts and Crafts	Breath, Movement & Voice
Martial Arts	Computer Classes
Play Groups	Ceramics
Cooking	Western Dance
Ballet	Dog Training
Golf	Energy Workshop
Hockey	Feldenkrais
Karate	Feng Shui
Piano	Golf
Shintaikido	Ice Skating
Tennis	Karate & Shintaikido
Summer Camps	Piano
	Self-Defense
	Yoga & Tai-Chi

Transportation

While the attractive remoteness of the Mid-Coast is certainly a “quality-of-life” opportunity, it is also a transportation constraint. Due to the limited transportation infrastructure and the nature of the linear coastal community development, Mid-Coast residents are challenged to travel in and throughout their community. Countywide residents reported that the distance to a park from homes and not being aware of the park’s location were the two biggest barriers to park visitation (see Figure 4 on page 142). Specific issues related to transportation include:

Highway 1

Highway 1 is the main arterial road traveling along the coast. High speed and large traffic volumes bisect the Mid-Coast community with an intimidating and dangerous traffic corridor. The *Local Coastal Plan Update 2002*, cites the poor level of service on Highway 1 in this area. Currently there are few safe points for pedestrians to cross the highway throughout the Mid-Coast. Bikers traveling along Highway 1 are also faced with a safety issue as there are no clear bike lanes or space along the roadway.

Trails

The trail system throughout the Mid-Coast community is sparse and nonfunctional as a system. There are two trail segments in the south portion of the area. There is a trail in Princeton connecting West Point Avenue to Pillar Point Marsh and Shoreline. The other trail is a portion of the California Coastal Trail. This segment is on the west side on Highway 1 connecting the south end of El Granada to Half Moon Bay. There are also a number of undeveloped, but projected regional trails outlined in the County Trails Plan 2001. See Map 3, page 83 for these alignments.

SamTrans

There are two public bus routes run by SamTrans. Route 294 provides service from Pacifica to the Caltrain station in San Mateo via Highway 1 and Route 92. The other is Route 17, Coast Shuttle providing exclusive service between the Mid-Coast and Half Moon Bay. Both these routes run approximately 1 ½ hours on weekdays and every 2 hours on the weekends. In the spring of 2002, there was a proposal to discontinue the Route 17 service. Due to local public concern and input, the Route 17 service was not discontinued and the schedule remained unchanged.

Family Taxi

Taking into consideration the issues previously mentioned – linear development, bisecting arterial highway, lack of trail system, and school bus system cuts -- the assumption can be made that many residents take the family taxi. The use of individual family vehicles as the "family taxi" undoubtedly contributes to the traffic congestion on the Mid-Coast. By developing a system of trails, even a few less vehicle trips per day for residents could be a significant cumulative, quality of life upgrade.

V. NEEDS ASSESSMENT PROCESS

NEEDS ASSESSMENT PROCESS

Public Workshop Summary

Several methods were used to help with the assessment of the community's needs and priorities regarding park and recreation facilities and programs in the Mid-Coast area of San Mateo County. The methods included hosting two community workshops, five focus interviews, and conducting the scientifically valid needs analysis survey, *Needs Analysis & Financing Options Study*.

Workshop 1

The first community workshop drew about 75 Mid-Coast residents. The workshop participants broke into five groups to generate lists of recreation programs they would like to see as part of a future park and recreation system. The lists of programs can be grouped into 15 categories to aid in understanding the overall program needs within the Mid-Coast. In addition to realizing program needs, facility and transportation needs were also identified during the break-out sessions. Table 2 on page 34 presents the individual group input and illustrates the overall workshop priorities.

Table 2: Workshop 1 Recreational Needs

Categories	Group 1	Group 2	Group 3	Group 4	Group 5	Group 6
Recreation Programs						
Sports-organized	X			X	X	X
Aquatic-ocean		X	X	X	X	X
Aquatic-pool	X		X			X
Roller sports			X	X		X
Dog programs				X	X	X
Horse programs					X	X
Environmental programs		X		X	X	X
Community Events	X				X	X
Exercise programs	X	X	X	X	X	
Dance/Gymnastics			X		X	X
Indoor Games					X	
Art/Music			X	X	X	X
Clubs & after school programs	X		X	X	X	X
Continuing education	X		X	X	X	X
Senior Programs	X					X
Recreation Facilities						
Open space area	X	X				X
Walking/jogging playground						X
Playground	X					X
Picnic areas						X
Softball/ baseball						X
Public swimming pool	X	X	X			X
Tennis						X
Roller sports		X				X
Community center				X		X
Dog area	X					X
Community garden				X		X
Outdoor game courts				X		X
Camping		X				X
Multi-use trails	X	X				X
Beach access		X				
Transportation						
Highway 1 safe crossings		X				X
Transportation for youth			X			

Out of the fifteen recreation programs, four categories consistently ranked high. This included aquatic-ocean programs, exercise programs, after school programs and clubs, and continuing education. Of the thirteen recreation facilities listed by workshop attendees, open space and public swimming pool facilities were a high priority. Transportation ranked as the largest issue. A lack of existing trail infrastructure and safe pedestrian crossings at Highway 1 contributes to the dangerous traffic situation in the Mid-Coast.

Workshop 2

At the second workshop, participants reviewed the recreation program and facility needs identified at the first workshop. Among the fifteen or so participants, a general prioritization of facilities and programs was established. Each participant was given 12 stickers to place on the list of local recreation needs generated at Workshop 1. Table 3 illustrates the tallied prioritization. This workshop included a facility prioritization exercise, where the eight workshop attendees discussed potential park and recreation site locations. Much of the trail routes and crossing information is illustrated on Map 3 on page 83.

Table 3: Workshop 2 Recreational Prioritization

Facility Category & Description	Participant Score	Facility Category & Description	Participant Score
Recreation Programs		Recreation Facilities	
Clubs & after school programs	5	Open space area	12
Community Events	4	Public swimming pool	11
Aquatic-ocean	1	Community center	10
Horse programs	1	Walking/jogging	8
Environmental programs	1	Roller sports	8
Transportation		Soccer/Football	7
Multi-use trails	11	Playground	5
Partnering/Funding		Dog area	4
Share fields with schools	4	More restrooms	3
		Picnic areas	1
		Softball/ baseball	1

Note: The higher the score, the higher the preference by the participants.

The results of Workshop 2 are consistent with Workshop 1 showing prioritization for many of the same needs. Community events and clubs, and after school programs were ranked as a high priority for recreation programs. For the recreation facilities (open space, public swimming pool, community center, and roller sport facility), all received over eight high priority stickers. Multi-use trails were also identified as a very high priority, along with the desire for safe pedestrian circulation through the Mid-Coast. The opportunity of partnering with the Cabrillo School District to share sport fields was also identified as a significant priority.

Workshop 3

Summary of Group Comments

July 22, 2002

Almost 30 people met in a classroom of El Granada School to hear a presentation on the July 12 draft of the *Mid-Coast Recreational Needs Assessment* and to provide public comment. Almost all in the group felt the assessment was essentially focused and indicative of the audience's feelings and aspiration. The one dissenter felt strongly that only open space should be acquired and no park and recreation development should occur.

The group concurred in the general allocation, size and breakdown of parks, recreation and trails. Many, however, were interested in how to move forward, what partnerships could be forged, how the plan could be funded and what would be the next steps in implementation.

Mid-Coast Community Council

Summary of Council and Audience Comments

July 24, 2002

Approximately 25 people attended an informal meeting of the Mid-Coast Community Council to hear a presentation of the *Mid-Coast Recreational Needs Assessment* and comments from the audience. The Council and the audience were generally pleased with development of the assessment to date. Audience comments were generally supportive with concerns including the location and quantity of trails, the perceived high cost of trails, safe highway crossings and funding.

The Council likewise was supportive and had a number of concerns and requests for additional assistance with an implementation program. Related issues included, but were not limited to, the potential degree of County involvement, what, if any, other local districts might be helpful, how the LCP and coastal access related to the plan, and how the plan would be funded.

Focus Interviews

A series of focused interviews were held with individuals of the Mid-Coast community. These individuals were selected for their previous knowledge of the community and their potential insight into the current local parks and recreation needs. The following is a summary of identified needs and opportunities collected at the five focus interviews.

Focus Interview 1 – 8/22/01

Paul Perkovic –Chair, Mid-Coast Community Council Park and Recreation Committee

Mary Kate Meyerhoffer – Montara Resident

Katheryn Slater Carter – Mid-Coast Resident

Barbara Kossy – Mid-Coast Resident

This interview generated a list of recreation facilities needed by the Mid-Coast community. The list includes:

- ocean oriented aquatic facilities
- community center
- public indoor pool
- ball fields
- dog areas
- playground and tot lots
- roller sport facility
- tennis courts
- open space

Transportation and beach access was brought up as an important issue among Mid-Coast residents. There currently is no connection from the east side of Highway 1 to the coastside trail that travels to Half Moon Bay. Some residents would rather see this trail connection than increase SamTrans bus service. Improvement to beach and McNee State Park access is desperately needed as existing access is dangerous.

Opportunities for partnering and funding were also discussed among the interviewees. A special park district between the Mid-Coast and Half Moon Bay could be investigated to share program and facility responsibilities. Developer fees and a community user card program could be implemented to generate funds for park construction, maintenance, and recreation programming. The large amount of land owned by the County and POST was mentioned as an excellent resource of available land for park development.

Focus Interview 2 – 8/22/01

Steve Jespersen – Half Moon Bay Parks and Recreation Director

Steve Jespersen provided insight into needs of the Mid-Coast community from experience in directing the park and recreation program in Half Moon Bay. Approximately 35% of the recreation program participants are Mid-Coast residents. This large constituency makes many of the Half Moon Bay programs viable. Unfortunately lack of facilities in Half Moon Bay and the Mid-Coast is the limiting factor for recreation programs. Additional open turf areas and indoor multi-purpose rooms are in desperate need. There is a desire for environmental programs and the Mid-Coast area is a resource for facilitating such programs.

Given the current active participation from the Mid-Coast community, Steve suggested a park and recreation partnership between Mid-Coast and Half Moon Bay. The Mid-Coast could create a park and recreation committee that works with Half Moon Bay.

Focus Interview 3 – 9/13/01

Debi Allum – Director, Boys and Girls Club

As director of the Boys and Girls Club, Debi Allum discussed programming, facility and transportation needs. Currently, the Boys and Girls Club is providing only limited programs due to a lack of facilities. The Club has programming money; the current need is for facility space to hold the programs. The Boys and Girls Club currently sponsors a very popular homework club at El Granada School. The Club also operates a skate board facility in Half Moon Bay. A roller sport facility in the Mid-Coast would be feasible given the Mid-Coast resident participation.

Transportation links to programs and facilities is a large need. Safe transportation for youths to attend programs is vital to the success of programs. Given the remote Mid-Coast development, transportation for all residents is everyday issue.

Focus Interview 4 – 9/13/01

Bern Smith – San Mateo County Parks and Recreation Commissioner

The largest need identified by Bern Smith is safe crossings at Highway 1. The existing signal intersections on Highway 1 are not accessible except by car. He stated that Transportation Enhancement Act funding might be available for pedestrian crossing improvements at Highway 1.

The County owns large amounts of land over a number of parcels in the Mid-Coast area. This is an opportunity to avoid costly land acquisition. In addition to a large resource of potential park land, there are several partnering opportunities. The Granada Sanitary District is an existing special district that could take on park and recreation responsibilities. They are also interested in the community center idea for additional meeting space. The Mid-Peninsula Regional Open Space District and POST are also willing open space partners active in the area.

Focus Interview 5 – 9/13/01

Paul Ringgold – Director of Stewardship, Peninsula Open Space Trust (POST)

Paul Ringgold discussed partnering opportunities with POST. POST purchases private land and sells it back to the public for traditional agriculture practices and low impact recreational uses. POST is successful in negotiating with willing land owners; however, public agencies often do not have the money to buy the land back. While the land is in POST ownership, the land goes largely unused for recreational purposes due to liability exposure issues.

Focus Interview 6 – 6/20/02

Rollie Wright –Parks and Recreation Acting Director, Half Moon Bay

Rollie Wright reported that approximately 40% of the Half Moon Bay recreational program users come from the Mid-Coast area. The community center, the pool at the high school, and Smith Field (ball field complex) are all recreational facilities in high demand and frequently overbooked. Adding more of these types of facilities in the Mid-Coast area would help meet program demand. Rollie also mentioned partnering with a potential Mid-Coast park and recreation entity. Once the Mid-Coast provides recreation facilities, a partnership could be made with the Half Moon Bay Parks and Recreation Department to facilitate recreational programs. Partnering with Half Moon Bay could provide the public with more of the high demand programs.

Needs Analysis & Financing Options Study

The County Parks and Recreation Division commissioned a survey of registered voters and the community-at-large (entire County) to develop a scientifically conducted public opinion survey focusing on the park and recreation needs of the County. Part of this survey focused exclusively on the Mid-Coast area. Results of the survey pertinent to assessing the recreation needs of the Mid-Coast area are:

Desired recreation facility prioritization

The recreation facilities prioritized by Mid Coast residents for local parks are detailed in Figure 14A in Appendix H on page 143. These facilities included:

- walking/jogging areas
- more restrooms
- playground areas
- picnic areas
- softball/baseball fields
- public swimming pool
- tennis courts
- soccer/football fields
- roller sports facility
- gym for indoor sports
- outdoor basketball courts

Multi-use trails were also a top priority for local parks with 79%, ranking them second on the priority list. While this is not a facility within local parks, it is the crucial element that links park and recreation facilities creating a true park system. Safe pedestrian circulation throughout the Mid-Coast area is a related critical issue.

Potential usage of “high priority” recreation facilities

Considering the implementation of the recognized high priority recreation facilities, 93% of people surveyed said they would visit said facility at least once a week. Figure 15 in Appendix H on page 145 illustrates a breakdown of potential usage.

Importance of playgrounds by number of school age children

Playgrounds for the Mid-Coast area were ranked as a number five priority by 72% of all Mid-Coast residents surveyed. Refer to Figure 17 in Appendix H on page 149 for comprehensive survey results.

These results generally reflect the opinions and priorities of the overall County in this same survey. These results are also similar to a Park and Recreation survey conducted by the State of California Department of Parks and Recreation published in 1998. Refer to Appendix F on page 133.

VI. PARK SIZES AND COMPARISONS

PARK SIZES AND COMPARISONS

The Neighborhood Park System

The focus of this assessment is to look at the park and recreation needs of the residents within their respective neighborhoods. Within these neighborhoods and the larger study area of Moss Beach, Montara, El Granada, Princeton, and Miramar, the assessment looks at three types of parks:

- mini parks
- neighborhood parks
- community parks

These three park types generally complement each other and will vary in size, content, natural features, and service areas. They depend on each other to provide a broad range of space and facilities to each neighborhood and the larger community in which they are located. They essentially are a system of parks and collectively are referred to as the neighborhood park system.

Their contents, size and other characteristics are described in the following Table 4 on page 47. It is also important to see how community parks, neighborhood parks, and the smaller mini parks fit into the overall hierarchy of park, recreation, and open space resources desirable for a neighborhood and the larger regional communities. Table 4 provides that comparison for a reference.

One may then ask in the development of a neighborhood park system, "How much space is needed for mini parks, neighborhood parks, and community parks?" closely followed by "What types of facilities and how many of each should be provided?" The establishment of realistic and attainable standards is an important step in the planning process for this unincorporated area of the County.

The standards are an expression of the minimum facilities acceptable to the local population. They are used to set goals and measure levels of attainment. They serve as a guideline to determine land requirements and help structure the overall land-use pattern of the community. Establishment of specific acreage standards is also required for mandating park exaction ordinances ("park-in-lieu" or "developer" fees).

National Standards

National and state park and recreation organizations and individual governmental agencies have established a varying range of definitions and standards including park type, size, access requirements, and site development guidelines. The standard derived from early studies of park acreages located within urban areas was the expression of acres of park land per unit of

population. Over time, six to ten acres per 1,000 population came to be the commonly accepted standard recommended by the National Parks and Recreation Association and used by a majority of communities.

The national standards are intended as guidelines to be modified to fit local conditions. Existing land use, housing densities, demographic characteristics, economic feasibility, topography, and perceived needs are among the local factors that were considered in the establishment of the following standards for the Mid-Coast. Other factors include the remoteness of this area to other nearby cities and communities with park and recreation facilities, the shortage and condition of limited public school facilities, lack of church, private and other institutional facilities.

Many potential park sites in all likelihood will also contain riparian, wetland, sensitive habitats, steep topography and other natural constraints. While these are certainly desirable neighborhood resources, additional acreage will be necessary to provide adequate buffers and provide net useable parks and recreation space. As minimum guidelines, the standards are intended to be used as a flexible planning tool. In practice, the standards will most likely not be met in some neighborhoods of the Mid-Coast, while they may be exceeded in others.

Proposed Acreage Standards and Park Classifications

Mini, neighborhood, and community parks for the Mid-Coast are the focus of this assessment. The basic standard for developed parkland (mini, neighborhood, and community parks) recommended by this assessment is six acres per 1,000 people. This is a lower, logical standard for the Mid-Coast area. It falls into the six- to ten-acre range suggested by the national standards. It is higher than many California cities whose service areas are largely built-out, but lower than some nearby coastal communities. Six acres represents a desirable goal that is achievable due to the degree of availability of level, developable land that exists on the Mid-Coast. It is also less than the City of Half Moon Bay's 8 acres/1,000.

This lower standard was also influenced by the economic resources of the Mid-Coast. The Mid-Coast's lack of commercial, hotel and other non-residential tax base makes it more challenging to generate sufficient revenues to support creation and operation of a large park and recreation system. Residential based communities traditionally are not able to generate sufficient tax revenues to support a wider array of public services including parks and recreation. Consequently, it seems prudent to realistically focus on the lower 6 acres/1,000 standard. The standards established in this plan have resulted from careful analysis of existing conditions, user needs, demographic information, available undeveloped acreage, and the desire by the community to support a program of park development and recreational programming.

Regional parks are included in a separate category and assigned their own standard (10 acres per 1000 people) because they provide for other recreational needs than do the three developed local park categories. Regional parks draw people from a much larger area than do local parks. They are characterized by unique natural resources and relatively large size, and provide outdoor recreation opportunities of regional significance. While regional parks may accommodate some of the local passive recreation demand, they frequently entail user fees and do not provide facilities suitable for local needs, such as turf play areas. The Mid-Coast is presently well served by regional parks including the State Beaches and County facilities such as Fitzgerald Marine Reserve and San Pedro Valley Park in Pacifica.

This regional park category is the niche in which the County has traditionally been most successful in fulfilling the needs of County residents. Planning, development, management, and operations within regional parks is vastly different than within the mini-neighborhood community park category, requiring different personnel, resources and management. Recreational programming within regional parks is relatively low to non-existent, unlike the neighborhood park category.

Trail System: There are no statistical acres/1,000 population, or miles/1,000 population in the national or state standards for trail greenway or linear park systems. Throughout the public workshops and in the *Needs Analysis & Financing Options Study* prepared for the County, it was very apparent that County residents and the Mid-Coast community have similar desires to have this element in their park systems. The limited transportation systems in the Mid-Coast would also reinforce the need for these non-motorized routes as well as their recreational fulfillment. Map 3 on page 83 illustrates the location and lengths of the trail types to be included in the system. Also, shown on Map 3 are regional trails as planned and indicated in *County Trails Plan - 2001* and alignments proposed in the *1977 Community Plan. The San Mateo County Comprehensive Bicycle Route Plan* March 2000 prepared by the City/County Association of Government, identifies bike routes for improvement.

School facilities often provide valuable opportunities for active recreation, and are currently underutilized for this purpose in the Mid-Coast. Several constraints exist for the inclusion of schools in a first-rate recreation system. Since educational use of the school grounds is the primary use, schools frequently are not available for general public use or league sports play.

Time constraints during weekly and seasonal educational periods are not the only constraints. The schools' increasing enrollments with corresponding need for building expansions usually consume field and court areas. School grounds are often under maintained and in need of rehabilitation. Funds for maintenance

are also often insufficient to provide safe, adequate facilities for the increased level and frequency of play desired for community use. In light of these limitations, recommended totals for additional acreage required to meet the 6 acres per 1,000 people standard do not include the existing school grounds.

Improvement and continued maintenance of school fields are recommended, however as a complementary component of the community's park and recreation system. Evaluation of potential park improvements should be carefully considered during the redesign of school facilities to assure conformance with park and recreation goals. A joint powers agreement between the District and the park entity could go a long way towards maximizing these limited resources for the community.

Table 4: Classifications & Minimum Park Standards

Park Type	Acres/ 1000 Pop	Size Acres	Service Radius
<p>1. <u>Mini Park</u> A facility designed to provide recreational opportunities for a small area within a neighborhood. Generally, a mini-park is designed for young children, however in some cases it may be designed for aesthetic purposes. 1/2 acre is the recommended minimum size to provide adequate buffer space and diversity of uses; however, in some cases smaller sites may be developed. One or more mini-parks should be provided in each neighborhood.</p>	0.5	½- 1	¼-½ mile
<p>2. <u>Neighborhood Park</u> The neighborhood park is designed to serve the recreational needs of children 6-15 years of age, as well as adults, pre-schoolers, and seniors. It would typically include family picnic areas, open turf areas for informal sports and play equipment. Lighted athletic fields would not be included. At least one neighborhood park should be provided in each neighborhood planning area.</p>	1.5	4 -12	½-¾ mile
<p>3. <u>Community Park</u> This park is designed to serve a wide variety of needs for youths and adults in both active and passive recreation. Facilities for sports fields, open turf areas, playgrounds, picnic areas, and off-street parking could included restrooms and related facilities. The park should also include facilities for pre-schoolers, young children, senior citizens and families. Components of neighborhood parks and mini-parks should be included in the Community Park. Lighted athletic fields for active sports may not be appropriate in the Mid-Coast area due to the proximity of existing homes. The Community Park includes facilities which serve neighborhoods and/or the entire Mid-Coast, and several would be an ideal site for the community center/recreation building complex.</p>	4.0	20-50	1 - 2 miles

Park Type	Acres/ 1000 Pop	Size Acres	Service Radius
<p>4. <u>Special Facility</u> A facility such as a community center with recreation building, gymnasium, teen center, aquatic center, or other cultural or athletic facility that serves a specific need for a portion of the area population. May be constructed as part of a Community Park.</p>	varies	varies	varies
<p>5. <u>Trail System</u> Open spaces that are developed along creeks, highways, right-of-ways, flood plain areas and ocean bluffs. Development may include jogging, bicycle and horseback riding paths, picnic areas and general aesthetic improvements; all functioning as recreational elements and/or transportation corridors.</p>	na	sufficient width to protect the resource and provide maximum use	na
<p>6. <u>Regional Park</u> Open space areas characterized by significant natural resources which provide passive recreation opportunities for both the local population and the surrounding metropolitan area; small portions of a regional park might be allocated to fulfill neighborhood park requirements.</p>	10	100 acres	Bay Area
<p>7. <u>Conservancy /Open Space Area</u> Tracts of land kept primarily in their natural state. They are used to preserve natural areas such as riparian zones, bluffs, wetlands and other lands of recreational and scenic interest. This category may also include areas devoted to preservation of historic or cultural resources and could include smaller portions of the sites satisfy local neighborhood recreational needs.</p>	na	sufficient to protect the resource	Mid-Coast

na = not applicable

Total Average Required

Table 5 below illustrates the impact of the acreage standards for only the neighborhood park system which covers mini, neighborhood, and community parks at both the existing population, as well as the additional acreage required to accommodate future population of the projected build-out. The Table provides the general park acreage for each of the three types of parks. The actual number and location of each park type is shown on Maps 1 and 2 on pages 81 and 82.

Table 5: Proposed Total Developed Park Acreage

park type	proposed standard; acres/1000	existing acreage	proposed total for existing population (10,356 pop.)	proposed total for future additional population at build out (8,362 pop.)	proposed total at build out population (18,718 pop.)
Mini Park	0.5	0	5.2	4.2	9.4
Neighborhood Park	1.5	4.0 ⁽¹⁾	15.6	12.5	28.1
Community Park ⁽²⁾	4.0	0	41.5	33.4	74.9
Total	6.0	4.0	62.3	50.1	112.4

Note: Numbers have been rounded to nearest tenth of an acre.

⁽¹⁾ "Park Planning Study for Quarry Park", Callander Associates, 1994 area qualifying as a neighborhood park under plan B, as shown in that study.

⁽²⁾ The community park may be a single park or two smaller parks totaling 74.9 acres.

Comparison with Other Cities

The Table below compares the national standards with the existing acreage and standards from several other California cities. School ground acreage is not included. The proposed eight acre standard could be viewed as ambitious when compared with other cities whose service areas are mostly developed, or as moderate when compared with other coastal cities.

Due to the largely undeveloped nature of the Mid-Coast, ample opportunity exists to realize the proposed standard. Unfortunately, Mid-Coast residents need to drive to Half Moon Bay for a minimal supply of parks or over the hill to peninsula cities for their neighborhood park needs.

Table 6: Comparative Park Acreage Standards by City

City and Population	Existing acres/ 1000 population	Standard Acres ⁽¹⁾ per 1000 pop
National Recreation and Park Association standards		6 to 10.5
Half Moon Bay (11,900)	0.8	8.0
San Carlos (25,000)	2.0	5.0
Vacaville (65,000)	4.0	4.0
Visalia (65,000)	1.3	5.0
Santa Cruz (42,000)	3.3	4.0
Benicia (25,000)	4.4	5.0
Hollister (18,900)	2.3	5.0
Lodi (52,000)	2.3	4.0
Gilroy (28,000)	3.8	4.3
Monterey (29,000)	11.6 ⁽²⁾	10.5
San Leandro (68,000)	1.7	3.0
San Mateo (86,000)	3.3	10.0
Milpitas (63,000)	2.8	3.0
Belmont (25,000)	3.2	8.5
Foster City (30,000)	4.3	4.3 ⁽³⁾
Menlo Park (28,000)	4.5	4.3 ⁽³⁾

⁽¹⁾ For combined total of mini park neighborhood and community parks.

⁽²⁾ This amount includes both active and passive acres/1,000, totaling 11.6. Active is only 3.9 acres/1000.

⁽³⁾ No standard has been established by this city. The amount shown is the existing total.

VII. SUMMARY OF NEEDS

SUMMARY OF NEEDS

The Mid-Coast needs assessment outreach process, along with the information collected through the existing conditions inventory, provided a clear picture of the overall park and recreation needs. The following is a summary of needs and opportunities for the Mid-Coast park and recreation system.

Park and Recreation Facilities

Local public park and recreation facilities within the Mid-Coast area are nearly non-existent with the exception of minimal facilities mostly under volunteer care. Applying the goal of 6 acres of park land per 1,000 residents, the Mid-Coast is currently 58 acres short of publicly owned and managed parkland serving existing local needs. The Mid-Coast currently needs 5 mini parks, 4 neighborhood parks, and a large community park or 2 smaller community parks. Approximately 50 additional acres would be required to accommodate any future population. Table 5 on page 49 summarizes these needs.

Through all three public input methods, there were a number of similar facility needs. A community center (recreation building), roller sport facility, playgrounds, sports fields and courts, open turf fields, dog areas, picnic areas, walking areas, and a trail system are the top local recreation facility needs.

Opportunities for park development include sizable amounts of publicly owned property and two school sites with the potential neighborhood park recreation facilities. Land acquisition costs could be significantly offset with the use of publicly owned lands. Joint use agreements with the School District could also update existing school recreation facilities and increase the level of on-going maintenance.

Recreation Programs

Many Mid-Coast recreation program needs are unable to be provided by the Half Moon Bay Parks and Recreation program. Swimming lessons, gymnastics, and dog classes typically have waiting lists due to lack of facility space. Ocean-based aquatic lessons, exercise programs, after school programs and clubs, continuing education, and community events are additional programming needs that were consistently noted during the public input process as being unmet.

Additional recreation building needs would have to be met to provide these recreation programs to Mid-Coast residents. A community center (recreation building) would house most of the identified programs including gymnastics, exercise programs, after school programs, continuing education classes, gymnasium activities, and other community events. It's imperative that the design of this building facility be sufficiently flexible to accommodate changing

recreation needs in future decades. Some of these needs might be fulfilled by increased use of the El Granada and Farrallone school buildings. A joint-use agreement with the school district to allow indoor and outdoor recreation programming of their sites would be beneficial to the Mid-Coast communities.

Many residents expressed interest for increased swimming pool programs and access to a public pool. The two pools currently serving the Mid-Coast are the indoor pool at Ocean High School in Pacifica and the outdoor pool at Half Moon Bay High School. Mid-Coast residents mostly use the Half Moon Bay pool. Pacifica reports the main Pacifica program that Mid-Coast residents use is the Pacifica aquatics program. Both of these aquatics programs are consistently filled to capacity and with waiting lists. Increasing usage of these facilities, if existing programming would permit, would probably only marginally fulfill overall Mid-Coast needs; serious consideration should also be given to replacement of the older pool in Half Moon Bay. If a pool is built in the Mid-Coast area, Half Moon Bay would also benefit from this new facility.

Transportation

Transportation is one of the most critical constraints related to meeting the recreation needs of the Mid-Coast community. Pedestrian safety was one of the biggest concerns voiced throughout the entire public input process. A pedestrian trail system needs to be implemented to connect park facilities and travel along Highway 1. Integral to a complete, safe trail system is the provision of safe Highway 1 crossings. Highway 1 is a congested arterial road dividing the Mid-Coast. As a result much commuting within the Mid-Coast is by vehicle, compounding the daily traffic congestion. In a related West Sacramento recreational study, people stated that they would be willing walk at least a half mile to a park site.

Prior successful trail segments of the Coastside trail do exist and were funded by various grant sources. Completion of this trail and connecting trails is a high priority for the Mid-Coast community. A comprehensive trail system was also envisioned in the *1977 Community Plan*. Additional grant funds may be available to continue safe trails along Highway 1, connecting to the California Coastal trail to Half Moon Bay and construction of safe pedestrian crossings. This and other trail opportunities are also noted in the *County Trails Plan - 2001*.

Partnering and Funding

Although partnering and funding is discussed at length, it should be noted that throughout the public input process a number of opportunities was discussed. The Mid-Coast Community Council, Peninsula Open Space Trust (POST), Mid-Peninsula Regional Open Space District, Half Moon Bay, and the Granada Sanitary Sewer District are all existing groups interested in furthering local

public recreation needs. Funding opportunities include developer fees, assessment district, user fees, and other grant funding is available to facilitate this program. See Table 4 on page 47 for a listing of potential funding sources.

All phases (acquisition, development, programming, operation and maintenance) of the park and recreation system will need to include partners as part of the process. This kind of intergovernmental and private/public/institutional partnering is a cornerstone to the economic success of a well managed system.

VIII. PARK SYSTEM PLAN AND COST

THE PARK SYSTEM'S COST

The Basic Categories

The costs in developing a park system can be organized into the five categories shown below. It is helpful to understand and distinguish the differences, since they have distinct and separate impacts on one time versus ongoing costs, separate funding resources and time schedule implications. These categories generally include the following costs:

- Acquisition: Cost of land, legal services, title costs, leases, easements, joint powers agreements, etc.
- Development: Topographic and boundaries surveys, environmental studies, design and other landscape architectural services, public outreach services, costs of construction, utilities connection fees, construction management and other costs associated with placing a park into public service.
- Programming: All costs associated with planning and providing the various recreation programs (ie., arts and crafts, dance, swim sessions, etc.); specifically salaries, materials, transportation costs, etc.
- Maintenance: Park land maintenance staff to maintain, repair and refurbish the physical facilities within the park, including grounds, buildings, and open space areas.
- Management: Salaries of professional management personnel and related overhead costs such as benefits and training, legal and financial services, grant writing and processing, miscellaneous administrative supplies and other costs to assure oversight of the park and recreation system.

Acquisition and development expenses are sizeable initial one time expenses and are fundable through a variety of local and outside sources. Programming, as well as maintenance, however, represent ongoing annual expenses that generally are funded only by local sources. Many park and recreation systems have found creative ways to meet this local need.

The funding relationship of the acquisition/development category to the programming and operations/management categories is one that warrants careful initial attention and ongoing balance. An example of this is the need to acquire parklands in the appropriate locations, of the size required, with the sites of reasonable topography, and natural, and neighborhood constraints. The acquisition must fulfill the immediate and future needs of the neighborhood.

Appropriate land acquisition will minimize the number of facilities, and provide the optimal size of facilities for the development of the site. Once developed to public standards of a quality design and with a reasonable degree of flexibility in the design, the parkland will fulfill the assessment goals. During this development process, care needs to be applied to incorporate design features that allow for economical maintenance of the facilities recreational programming of the site

Potential Acquisition and Development Program

As a starting point in planning, building and operating the Mid-Coast neighborhood park and recreation system, an estimate of the overall system wide cost has been included in this report. This will aid in setting up a capital improvement program, applying for grants, forecasting operations and maintenance costs and generally serve as an initial baseline. The following Tables 7, 8 and 9 outline this initial estimate. Costs are in 2002 dollars and do not account for inflation, escalating land costs, cost of debt service and other important factors that ultimate will be factored into a comprehensive financial plan. This estimate is based on the following:

- **Land Acquisition:** Land values are difficult to forecast, and will vary widely dependent upon zoning, market conditions, current land use, availability of utilities, location, existing ownership, partnering opportunities, and many other factors. Land values for parcels suitable for park development may range from approximately \$ 50,000 to 1,000,000 per acre.

It will be challenging to acquire acreage for park usage at mid-to-lower ranges. There are some unique conditions within this Mid-Coast area however, that may more favorably affect these land acquisition costs. There is a significant acreage in a number of parcels owned by existing public agencies such as the County, the San Mateo County Harbor District, Caltrans, the Peninsula Open Space Trust (POST), and the National Park Services at the Golden Gate National Recreation Area (GGNRA). These parcels may be available at no cost, a very low cost, as a long term lease, or other low cost means.

These parcels and groups represent unique partnering opportunities to achieve common public goals as well as implementation of a neighborhood park system. There may or may not be an exchange of funds, or if so perhaps, at a reduced or below market rate level. There may also be shared use opportunities to reclaim or share excess street right-of-way, medians, utility corridors or other creative partnerships combining private property owners and public agencies to create parklands. This report has used an average of \$190,000 per acre for acquisition costs; \$175,000 per acre for actual land acquisition and \$15,000 per acre for auxiliary acquisition expenses of title, legal, and related activities to acquire title or other assurances of the long term public interest in parklands.

Outright purchase of all parklands at \$190,000 per acre would be a tremendous burden to the park system. The amount of publicly owned acreage and the potential for partnering with others in this Coastside area

to fulfill this need is very high. It is conceivable that almost half of the total park acreage required could be acquired in this fashion. Consequently, the estimated cost per acre for acquisition has been reduced from the \$190,000 amount to \$95,000 per acre.

- Park Development:** These costs also vary significantly, primarily with the size and complexity of the elements to be included in the park. High construction cost elements include playground, sport courts, picnic areas, restrooms, pathway lighting, parking, etc. Lower construction costs elements include irrigation and planting of the larger open space areas. Costs for larger community parks could be reasonably developed for \$220,000 to \$240,000 and this report uses \$220,000 per acre. The smaller neighborhood parks range from \$250,000 to \$280,000 per acre and this report uses \$265,000 per acre. The smallest parks, mini parks, usually have less expansive open areas and proportionally larger playground areas. This raises the costs per acre to about \$300,000 per acre as used in this assessment. These estimated costs per acre include construction, design and construction management.
- Special Facilities Development:** This assessment plan also calls for a community center (recreation building) to be provided within the area. This recreation building could be similar in content and function to Half Moon Bay's Ted Adcock Community Center that is about 6,500 s.f. Added to this would be a gymnasium with associated storage and support space for an additional 7,200 s.f. totaling 14,200 s.f. for the entire community center.

Public recreation buildings have a range in costs per square feet commonly from \$300 to \$400/s.f. This estimate has used \$350 and a 14,200 s.f. structure, for a total estimate of \$4,970,000. This estimate includes some site development costs within 10' of the building as well as design, furnishings and construction management. No acquisitions costs are anticipated, as the building would normally be sited within a larger neighborhood park or preferably the community park.

A new aquatic building featuring an enclosed pool has not been included in Table 7 as part of this overall assessment. The addition of this special facility might range from \$2.5 to \$3.5 million dollars if it shared parking and land facilities within a park and had no acquisition costs. The ongoing maintenance operation and programming costs for such a facility might vary from \$200,000 to \$300,000 per year, an amount with a significant impact on a smaller park and recreation entity. A more detailed feasibility study should be completed prior to adding this to the assessment.

- Trail System Development:** It is anticipated that the trail system for this study would use existing public rights of way, utility corridor, public lands, and other corridors per local coastal plan regulations on private lands and other non-cash acquired lands. Consequently, no acquisition costs are shown, although some legal and administrative expenses might be incurred. Costs for Class 1 bike trails (8' wide paved) can vary from \$145 to 260/lf. This report has used an amount of \$201/lf or \$1,061,280/mile. Development costs for hiking trails are estimated at \$26,000/mile.

Acquisition and Development for Current and Future Population

The current population has a current deficiency in park recreation facilities that can be separated from future population deficiency. The costs to bring the park system in line with the current population to meet the proposed 6 acres of developed parks per 1,000 population standard is shown in Table 7. Table 8 outlines the costs associated with future population growth. Table 9 combines both. All tables also show the pro-rated cost per year if the entire park system was implemented within a 20 year period.

Table 7: Potential Acquisition and Development Costs for Current Population (10,356)

A.	Community Parks			
	acquisition	41.5 acres @ \$95,000/acre	=	\$3,942,500
	development	41.5 acres @ \$220,000/acre	=	9,130,000
B.	Neighborhood Parks			
	acquisition	11.6 acres @ \$95,000/acre	=	\$1,102,000
	development	15.1 acres @ \$265,000/acre	=	4,001,500
C.	Mini Parks			
	acquisition	5.2 acres @ \$95,000/acre	=	\$494,000
	development	5.2 acres @ \$265,000/acre	=	1,378,000
D.	Special Facilities			
	recreation bldg	14,200s.f. @ \$350/s.f.		\$4,970,000
	aquatic center	not included		
E.	Trail System			
	class 1	6.0 miles @ \$1,061,280		\$6,367,680
	hiking trails	6.3 miles @ \$26,000		163,800
TOTAL				(\$1,577,474 per year for 20 years)
				\$31,549,480

Table 8: Potential Acquisition & Development Costs for Additional Future Population (8,362)

A.	Community Parks			
	acquisition	33.4 acres @ \$95,000/acre	=	\$3,173,000
	development	33.4 acres @ \$220,000/acre	=	7,348,000
B.	Neighborhood Parks			
	acquisition	12.5 acres @ \$95,000/acre	=	\$1,187,500
	development	12.5 acres @ \$265,000/acre	=	3,312,500
C.	Mini Parks			
	acquisition	4.2 acres @ \$95,000/acre	=	\$399,000
	development	4.2 acres @ \$265,000/acre	=	1,113,000
D.	Special Facilities	—		—
E.	Trail System			
	class 1	3.6 miles @ \$765,000		\$3,820,608
	hiking trails	3.9 miles @ \$26,000		101,400
TOTAL				(\$1,022,750 per year for 20 years)
				\$20,455,008

Table 9: Potential Acquisition & Development Costs for Total Population (18,718)

A.	Community Parks			
	acquisition		=	\$7,115,500
	development		=	16,478,000
B.	Neighborhood Parks			
	acquisition		=	\$2,289,500
	development		=	\$7,314,000
C.	Mini Parks			
	acquisition		=	\$893,000
	development		=	\$2,491,000
D.	Special Facilities			
	recreation bldg.		=	\$4,970,000
E.	Trail System			
	class 1		=	\$10,188,288
	hiking trails			265,200
TOTAL				(\$2,600,244 per year for 20 years)
				\$52,004,488

Prioritization

With a new park system, one might assume that you naturally acquire first, develop next, and then operate/maintain. To maximize your funding opportunities, you need to collaborate with your partner in scenarios like this:

- a. a local open space group has plans to or has acquired some land that could accommodate a mini park as neighborhood park because of the land open spaces proximity to homes; acquisition is a priority!
- b. a local school has improved their sports field but can not afford to maintain them to the higher level needed for the increased level of use by recreational users needs versus the lower impact educational use; operation/maintenance is a priority!
- c. development pressures are increasing on an ideally located parcel and the owner is willing to sell to the fledging park district with long term favorable financing; creative acquisition partnering is a priority!
- d. a unique parcel owned by a government agency is proposed for an unpopular use in the neighborhood; time to push up the acquisition priority.
- e. special grant funds and recent proposition funding make trail development funds easier to acquire; maintenance of the trail is fairly low, so the fledgling park district gets their first mile of their trail system with the assistance of an adjoining agency who builds a connecting one mile long section.

Prioritization will not be easy; it will be driven by funding availability, opportunities created, and partnering. None of it will happen though, without achieving these first two priorities.

The First and Second Priorities

The first priority must be to work with the community on all aspects of implementation of this plan. The collective community efforts must be put toward generating and sustaining the financial and social commitment to implement the plan. With opportunities, constraints, and management decisions debated in an open, public and constructive outreach forum, difficult and sometimes compromising decisions will be supported by the community at large.

The second priority needs to be one of partnering with other public agencies, districts, trusts, individuals, businesses and others to maximize the park and recreation opportunities and the funding sources. Maximizing priority one and priority two will allow the agency to balance the following groups of priorities.

Balancing Priorities

Once established and operating within the first two priorities, the fledgling park and recreation entity will need to implement the plan on all fronts. Land and acquisition must be a priority. Sufficient undeveloped acreage is currently

available in a mix of private and public ownership. It will not always remain available and will never be less expensive.

The needs analysis to date and lack of available facilities to the south in Half Moon Bay make development of a large community park and a recreation center a high priority. The community park's location would likely be in the south portion of the study area, making acquisition and development of a neighborhood park in the north portion a more balanced implementation.

The trail system will likely be on a separate set of priorities since funding opportunities prevail, acquisition costs are almost nil, and operations/maintenance costs are low. Within this system, Highway 1 crossings and other safe transportation components would be higher priorities. Providing early comments on pending subdivisions and other development would also provide benefits in terms of easement reservations, planning, and perhaps even developer installation as a condition of approval.

Programming

The costs to provide the daily recreation programming for the park system will vary with the number of participants, diversity of programs and a host of other factors. One way to estimate these costs would be to evaluate Half Moon Bay's cost for providing recreation programs as \$275,260.

Half Moon Bay's recreation programs share the city's population of 11,842 plus some of the entire Mid-Coast. The exact number of persons served is estimated to be about 22,000 people, yielding a cost per capita of about \$14. Table 10 on page 66 uses this unit cost.

Maintenance

Maintenance of the grounds, building and related physical facilities within the park system is an ongoing permanent commitment. Maintenance costs would include staffing and operating the recreation programs as well as the overall administration and management of the entire system. Maintenance for the system has been estimated using existing costs from the City of Belmont's park system. The Belmont park system includes approximately 80 acres of mini, neighborhood, and community parks, some trails, and some landscape medians. The cost per acre is approximately \$16,300 and has been used as the cost basis unit in Table 10.

The estimated costs for maintenance of the recreation building or community center has been based on Half Moon Bay's 2001-2002 budget. An estimated 15% of their total building maintenance budget of \$586,950 is allocated to the maintenance of their community center on Kelly Avenue. The proposed recreation center for the Mid-Coast is estimated to be about 14,200/sf compared

to the 6,800/sf Half Moon bay center. Prorating this yields a yearly maintenance cost of \$183,770 for the current population. This estimate includes janitorial services, utilities, repairs, and other normal building maintenance. With the addition of future population, an additional amount of \$70,000 has been prorated into Table 10 below.

Management

These costs include the salaries and materials to cover the overall administration and management of the entire park and recreation system. Half Moon Bay’s 2001-2002² budget shows a \$477,140 amount for management of the entire park and recreation system. Based on a service population of 22,000 as noted in the preceding Programming section, the cost per capita currently would be under \$22. This amount would slide downward as the park system expands so the amount has been adjusted to \$19/capita. Population used in Table 10 below includes this larger service area.

Table 10: Potential Annual Maintenance, Programming and Management Costs²

Category	Cost Basics	Current 10,356 pop	Future Add 8,362 pop	Total 18,718 pop
Parks & Trails Maintenance	\$16,300 ac	\$1,015,490 ¹	\$816,630 ¹	\$1,832,100
Recreation Building Maintenance	\$183,700/ yr	\$183,700	\$70,000	\$253,700
Recreation Programming	\$14/ capita	\$144,984	\$117,068	\$262,100
Management	\$19/ capita	\$196,764	\$158,878	\$355,600
Total Estimate		\$1,540,900	\$1,162,600	\$2,703,500
Cost per Capita		\$149	na	\$144

Practically, the full \$2,703,500 annual system maintenance cost would not take effect until the entire system was implemented. If the Mid-Coast is unable to achieve their 6 acre/1,000 standard and only reach 4 or 5 acres, the anticipated operations and maintenance cost would be significantly less. Maintenance costs will probably be relatively low during the first three to five years and then rise somewhat proportionally to the facilities placed into service.

Continued professional management of the systems’ facilities is vital to keeping them in excellent service conditions and preserving capital investment. Most park systems make strategic use of seasonal or temporary non-skilled labor as well as enormous contribution from volunteers. The constant availability of skilled and experienced permanent park and recreation personnel is a mandatory prerequisite for keeping maintenance, programming and management costs under control.

¹ Based on 62.3 acres for current and 50.1 for future.

² Numbers rounded to nearest hundred.

IX. FUNDING THE PARK SYSTEM

FUNDING THE PARK SYSTEM

Commitment to the Vision

The goals and standards documented in this plan were developed with the assistance of the neighborhoods within Montara, Moss Beach, Princeton, Miramar and El Granada. The plan will not be effectively achieved without the continued commitment of these residents to this vision of a neighborhood park system. This continued involvement in all phases of the park system's development and operation must continue through their exploration of the:

- a. determination of funding strategies for implementation,
- b. creative partnering with other entities,
- c. shouldering a significant portion of the financial costs of acquisitions, development and maintenance, and
- d. continuous involvement in directing the site acquisition, design, development, operation maintenance and management of the system.

Funding of Existing Facilities

While the area may not have a "park and recreation" agency in place, the Mid-Coast residents have been able to muster an array of resources to provide the beginnings of a park and recreation system. These resources have produced the following facilities:

Quarry Park: Purchased by the County as a "holding" agency in 1994 due to development pressures, this 39 acre open space also fulfills the neighborhood park needs of the nearby neighborhood. Acquisition of nearby lands, perhaps in concert with a local open space trust, could expand it to a neighborhood park. Initial acquisition funding from the County used County general funds. Mid-Coast Park Lands is acquiring the park from the County. Mid-Coast is also responsible for the operation and maintenance of the Park.

Private Tot Lot: The private playground at Vermont and Etheldore in Moss Beach begins to fulfill mini park needs for the immediate neighborhood at no public cost.

Farrallone View School and El Granada School: Both sites have the potential for neighborhood facilities; land and facilities funded by the Cabrillo School District.

Trail System: Trails within the Fitzgerald Marine Reserve, the State Parks and the Harbor District lands have been funded through various State, County and District funds.

Existing Funding Sources

Other than those sources listed in the proceeding section, there is not a large number of existing sources with large amounts of money already in place to tap for immediate needs in this study area. "Existing" in this section is defined as funding currently appropriated and in place for use by the Mid-Coast residents. Other potential funding sources are discussed in the following paragraphs.

1. **Park-in-lieu-fee ordinance (Quimby Act).** Residential developers are required by the County to dedicate land, pay a fee in-lieu of dedication, or both depending on project size and the County's discretion. For this source to be an effective tool for revenue generation it would have to be significantly upgraded in its mandatory requirements. The County is currently considering upgrading and modifying their current Quimby Ordinance to provide a greater funding level county wide.
2. **County General Fund:** No monies are currently allocated from the County's general fund for park improvements in the unincorporated Mid-Coast area.
3. **Proposition 12 and Proposition 40 Funds:** Voters statewide approved State funding for parks and recreation projects under both propositions. The County has received per capita funding under Prop 12 and may be eligible for significantly more under Prop 40 on a competitive grant basis. These funds likely would have to be equally distributed throughout the County's unincorporated areas. It should be noted that personnel would need to be hired specifically for grant administration by the local entity.

Potential Funding Sources

This is the category of funding that presents the most realistic and best opportunities for funding all categories of the park system, acquisition, development and operations/management. To adequately tap into a meaningful supply of these funds however, it is almost mandatory that a significant degree of "self-funding" be accomplished by the residents of the Mid-Coast. One of the most significant findings of the 2001 *Needs Analysis and Financing Options Study* conducted by the Strategic Research Institute for the County, was that 75% of the Mid-Coast area supported the implementation of a special benefits assessment district or some form of parcel tax. That and other sources are shown in Table 11 on page 71.

Table 11: Potential Funding Sources

Source and Description	Likely to Fund *		
	Acq.	Dev.	O&M
1. Special Benefits Assessment District: A special assessment district or parcel tax where 100% of the money from the annual assessment would go to development and maintenance. A recent study ⁽¹⁾ shows Mid Coast residents might pay \$20 to 25/year under this program.		X	X
2. Development Impact Fees: It is recommended that the County adopt an impact fee ordinance that requires new development to mitigate impact on the Mid-Coast's park system. Such a fee could be imposed on new business, commercial, single-family, and multi-family residential development.	X	X	
3. County General Fund: Work with the County to include an ongoing amount for system funding.	X	X	X
4. General Obligations Bonds: Requires two-thirds vote of the County-wide electorate.	X	X	
5. Quimby Act: The County's current park dedication ordinance under the Quimby Act requires land dedication for each 1,000 residents (or fee in-lieu) of new subdivision projects. Because relatively few new subdivisions are expected in the Mid-Coast, this source might be limited. However, due to a provision of the Act, up to 5 acres per 1,000 residents may be required if a like amount of existing parkland is already provided. The County should revise its Quimby Act ordinance to reflect the higher amount of existing park acreage.	X	X	X
6. Mello-Roos Community Facilities District: The Mello-Roos Act of 1982 permits any city or county, special district, school district, joint powers authority or any other municipal corporation or district to establish a community facilities district to finance facilities, specific services, and operation and maintenance expenses. The district would finance facilities by issuing bonds or levying special taxes with the approval of a two-thirds majority of voters.	X	X	X
7. State and Federal Grants: Many federal and state grant funds are available to local governments. Possible sources for direct, matching, and challenge grants include:			
State Coastal Conservancy	X	X	
Federal Land ¹ Water Conservation Fund	X	X	
Wildlife Conservation Fund	X	X	
State Environmental License Plate Fund	X	X	

¹ Needs Analysis & Financing Options Study August 2001

Source and Description	Likely to Fund *		
	Acq.	Dev.	O&M
8. Landscaping and Lighting Assessment District: The Mid Coast could establish an ordinance to create one area wide assessment district under the Landscape and Lighting Act of 1972 to ensure funding for the ongoing maintenance and servicing of landscaping and lighting within the Mid Coast. This requires a re-vote every two years and other requirements makes it more unreliable as a steady funding source.			X
9. Private Sponsorship: Over 22,000 private foundations in the country actively make grants, with 2.5 billion dollars distributed each year. The Foundation Center in San Francisco (415/397-0902) maintains a nationwide library network which provides free access to all materials needed to research and prepare a proposal. Corporate sponsors are another potential source of money or land donations.	X	X	
10. Bond Measures: Specific park and recreation improvements could also be financed through a bond program, which varies somewhat from Item 1. Both 1 and 5 however do require voter approval.	X	X	
11. Park Bond Act of 2000: Recently approved by voters, the act includes generous funding for the following programs related to parks, recreation and trail systems. Per Capita Grant Program Roberti-Z'berg-Harris Urban Open Space and Recreation Grants Program Riparian and Riverine Habitat			
	X	X	
	X	X	
12. Trail Systems: Categorical or "block" grants from the State or Federal Government continue as the "financing technique of choice", if these funds are available. The problem with grants is that their availability is unpredictable. The trend at both the Federal and State level is not in the direction of more grants. An exception to this trend is in the area of transportation improvements. Several sources would be available for bicycle paths and trails, including the following: <ul style="list-style-type: none"> California Bikeways Act (State of California Department of Transportation) : A maximum of \$90,000 per project per year will be allocated from the \$360,000 in funds available per year from the Bike Lane Account. Rail Transportation Bond Act Initiative Statute (Prop116): A maximum of \$4 million per year is allocated by the California Transportation Commission through a competitive process. Funds will be provided for bicycle improvement projects that improve safety and convenience for bicycle commuters. Matching funds by local agencies are required. 			
	X	X	
	X	X	

Source and Description	Likely to Fund *		
	Acq.	Dev.	O&M
<ul style="list-style-type: none"> • Transportation Development Act (TDA) Article 3: A percentage of the State sales tax is provided as competitive block grants for implementation and development only (not acquisition) of local pedestrian and bicycle facilities. Examples of facilities acceptable for funding include bicycle lanes, bridges and Class I paths. 	X	X	
<ul style="list-style-type: none"> • Federal Bikeway Funds (23 U.S.C. Section 217): A maximum of \$4.5 million per year is available for 100 percent funding of independent bicycle facilities. While no matching funds are required, Federal Bikeway Funds are redirected from Federal Highway Funds and application must be made for authority to redirect funds for bikeways from State highway work. 	X	X	
<ul style="list-style-type: none"> • Rivers and Trails Conservation Assistance Program (National Park Service) : While no funds are available as part of the program, technical assistance is provided for trail development, free of charge by the Park Service. Assistance includes strategies for fund raising, procedures for public involvement, and guidelines for design implementation. 	X	X	
<ul style="list-style-type: none"> • Transportation Equity Act - TEA: Ideal source for recreational trails; also refined to a recreational trails program. 			
<ul style="list-style-type: none"> • Environmental Enhancement & Mitigation Project : State funded grants for purchasing enhancing resource lands and roadside recreational opportunities. 	X	X	
<ul style="list-style-type: none"> • Habitat Conservation Fund Grant Program: Per the California Wildlife Protection Act of 1990; could be used for acquisition of riparian habitat and wildlife corridors and urban trails; also for enhancement and restoration of riparian corridors. 			
<p>13. Gifts and Endowments: Contributions from private individuals or businesses are an attractive source of financing. They are normally accompanied by some gesture of recognition to the donor. Although fundraising through donations is unpredictable, it would help supplement other more-reliable sources.</p>	X	X	
<p>14. Volunteerism: Certain park improvements and maintenance activities can be accomplished with the help of volunteer labor. Neighborhood associations or a non-profit parks and recreation foundation could be helpful in organizing these efforts. The California Conservation Corps and prison inmate work furlough programs are also available.</p>		X	X

Source and Description	Likely to Fund *		
	Acq.	Dev.	O&M
15. School/Park Cooperative Agreements: The School District and Mid-Coast could enter into a joint powers agreement which would allow them to pool funds for operation and maintenance of school/park facilities. This would make good use of tax dollars by maximizing shared use of facilities, property, equipment, and personnel.		X	X
16. User Fees: The entity could collect direct fees from sports groups or charge fees for specific use of the facilities and the various recreation programs. Rental fees could be charged to groups or individuals for the use of a park area such as a group picnic area or the community center.			X
17. Non-profit Organization/ Friends of Parks: A non-profit group could be organized which would pursue funding for local parks and recreation. Such a group could also advance direct citizen assistance such as volunteer programs and set up donation funds.	X	X	X
18. Mid-Coast Park and Recreation District: A separate park and recreation district or a combined district to include a local district and/or in combination with the city of Half Moon Bay would allow all Mid-Coast residents to share and contribute to a single organization. This would reduce administration and management expenses, enhance funding opportunities and spread the costs over a wide tax base, including more commercial properties in Half Moon Bay. The district would assess and collect revenue for acquisition, development and maintenance of the park system for the entire Mid-Coast area.	X	X	X
19. Partnering with Open Space Districts and Trusts: As open space districts and trusts acquire such lands around the Mid-Coast it may be possible to share park space through use agreements to fulfill neighborhood community or mini park needs. With the district or trust purchasing larger parcels, the local park and recreation system could provide the development and acquisitions and maintenance funding.	X	X	

* Acq.= acquisition

Dev. = development

O&M = operation and maintenance

Regulatory Mechanisms

Regulatory methods for preserving open space and protecting resources are important as development proceeds on the Mid-Coast. These mechanisms often require cooperation between the County, developers and landowners, and are most suited to preserving passive recreation opportunities.

Greenbelt Zoning. The County's current zoning ordinance and Local Coastal Program provide adequate protection to the beaches, riparian corridors, and some hillside lands. This ordinance should be reviewed periodically to assure that adequate protection is maintained and how it might be creatively used to all parties' benefit.

Open Space Easements and Conservation Easements. The County may require the creation of easements as a condition of approval for new development. These easements can be used to provide public access for the trail system, conserve scenic open space areas as buffer areas to parks, and protect valuable natural resources.

Planned Unit Residential Development. This concept is currently used by the County to encourage the incorporation of creative design and preservation of open space into new residential developments. Most developments within the Mid Coast will be infill or property transfer projects of relatively small acreage which tend to diminish the full range of opportunities. The concept is still valuable and should be explored with every new development proposal.

Transfer of Development Rights. Under this concept, a landowner may be given the right to develop a privately-held, non conforming parcel in exchange for dedication of another parcel for recreation or conservation use. Opportunities may also exist for property transfers between public agencies of public and private entities where resultant park and recreation opportunities will benefit the community.

Separate and Reliable Funding

Achieving the goals set forth in this plan will require constant administration and management of an aggressive funding program backed by constant community support. The agency's personnel will need to be well versed in grant writing, community outreach, and administration of financial plans. Reliable adequate sources of funding are mandatory for the annual operations and maintenance of the facilities and programs to assure a quality program and continued community support.

Acquisition and development can be funded by a combination of a constant capital funding source and opportunity sources, such as the grant programs, etc. previously outlined. Again, the need and value of professional staff to locate, seize and achieve funding success with these capital sources will is paramount.

The more successful park and recreation agencies have focused on and secured these funding sources to provide the public with the park and recreation facilities envisioned.

Monitoring Process

It is very important that this twenty-year vision act as a long-term baseline and master plan for the Mid-Coast. Adherence to the goals, objectives and policies should allow the agencies directors and managers, and the community to adjust the plan to fit changing acquisition opportunities; tailor development to specific needs; and adequately address the operations and maintenance of the system.

The plan should be revisited at a three-to-five year period to keep focus on the long range vision, to incorporate refinements reflecting changing times and needs, and provide the community with an opportunity to recommit to the vision.

What Entity?

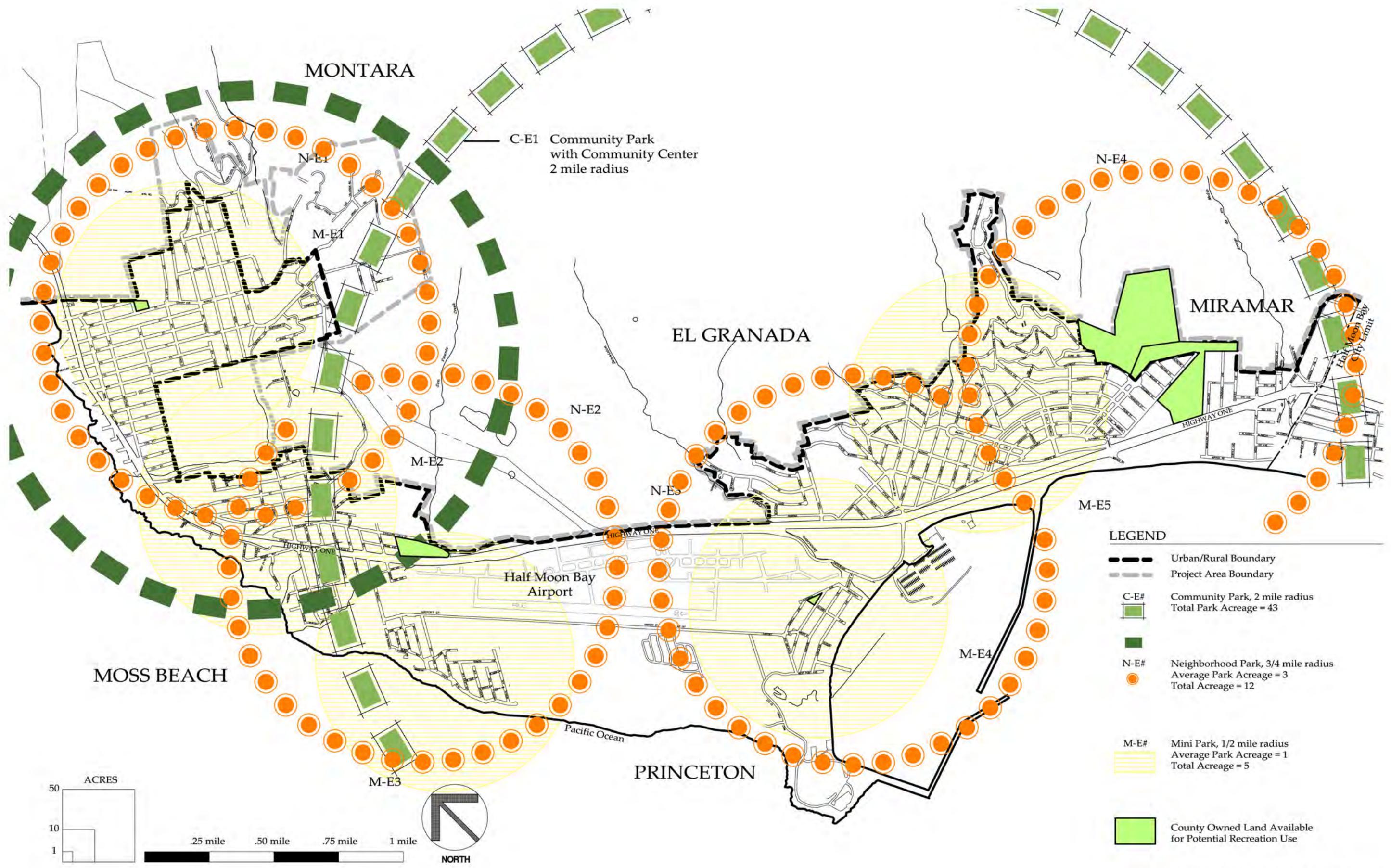
During the public workshops and meetings, a number of ideas were expressed as to what type of proposed “entity” might implement this assessment. All of the ideas and thoughts that emerged warrant more careful and thorough consideration. A brief summary of these is as follows.

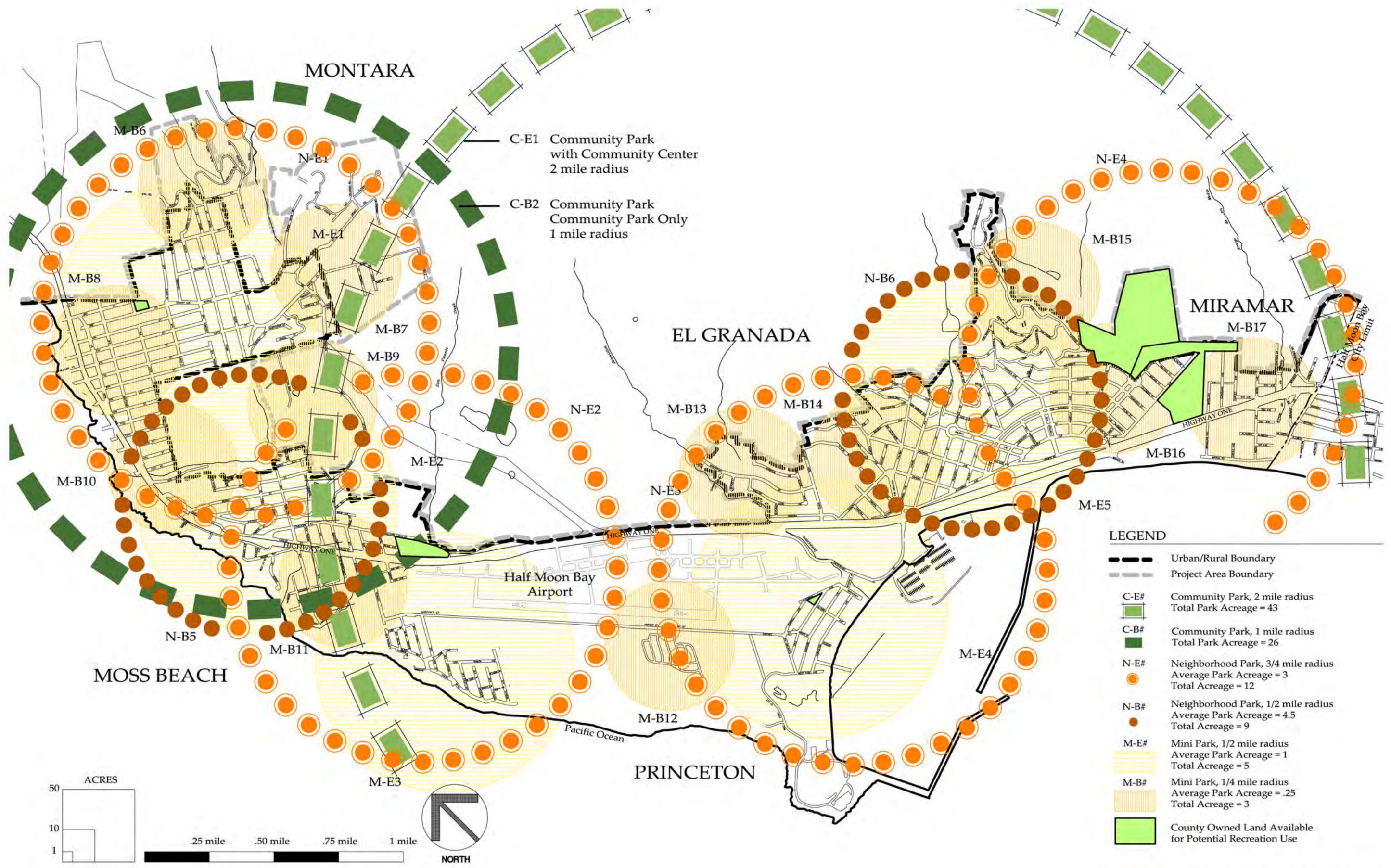
- A. ***New Mid-Coast Park and Recreation District:*** This special district would cover the entire project area. It would have its own elected representatives, special taxing capability and be responsible to the five communities. Such a district would require careful planning, the approval of the Local Agency Formation Commission (LAFCO) and a vote of approval from the five communities.
- B. ***Combined Mid-Coast and Half Moon Bay District:*** This would also be a special district that would cover all of the Mid-Coast, as well as Half Moon Bay. It would have its own elected representatives, special taxing capabilities, and be responsible to all six communities. Such a district would also require careful planning, the approval of LAFCO and a vote of approval from the six communities.
- C. ***Montara Sanitary District:*** This existing sanitary district may have the legal capacity to add parks and recreation to their services. The Montara Sanitary District covers Montara, Moss Beach and lands north to Pacifica. The remaining part of this study is covered by the Granada Sanitary District. Adding parks and recreation services to the Montara Sanitary District might require the approval of LAFCO, as well as a vote of property owners in that District.

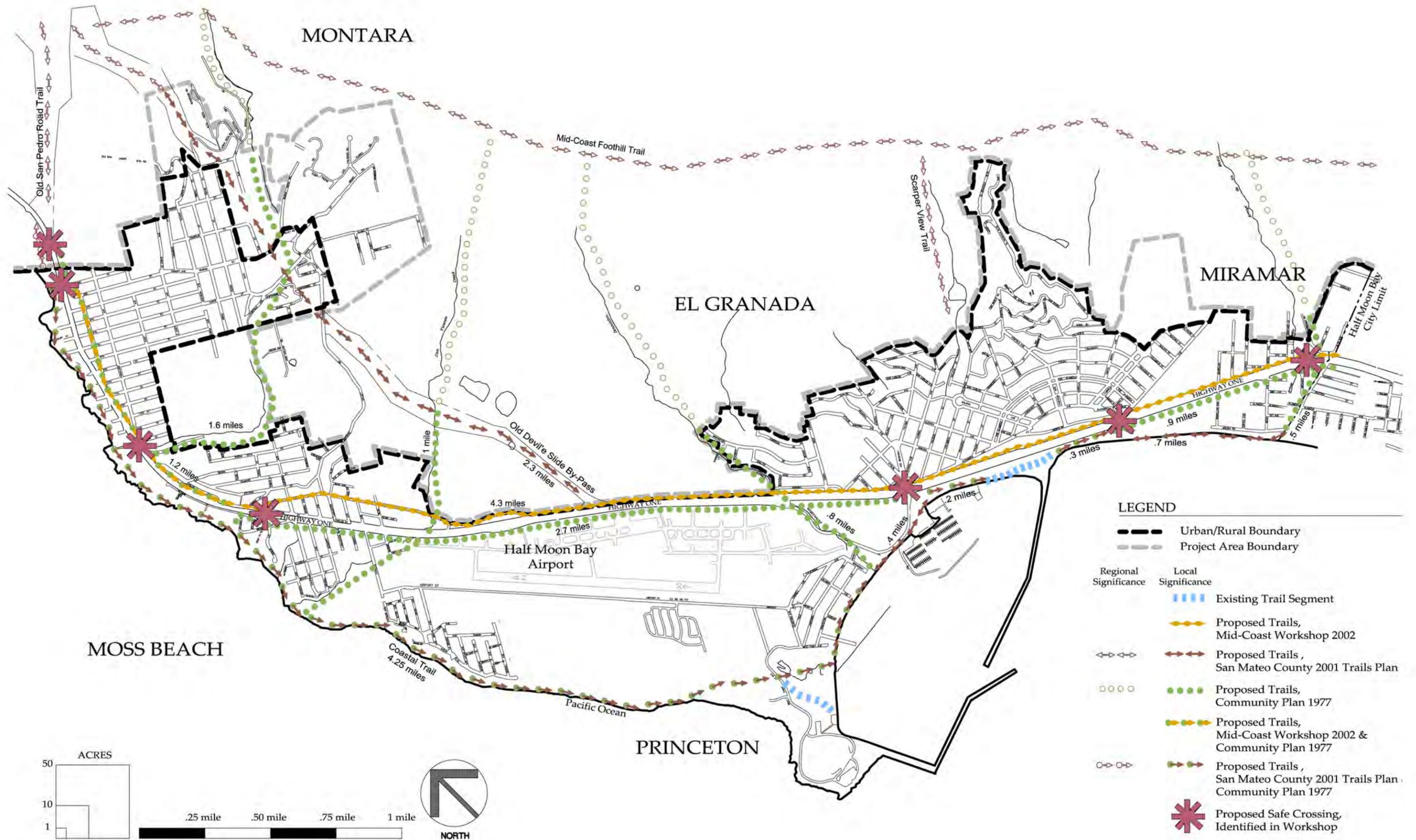
- D. ***Granada Sanitary District:*** This existing sanitary district would have to become a community services district to provide park and recreation services. The Granada Sanitary District currently provides sanitary services to El Granada, Miramar, Princeton and the Frenchman's Creek subdivision in Half Moon Bay. The remaining area is served by the Montara Sanitary District. Adding parks and recreation services to the Granada Sanitary District would require the approval of LAFCO, as well as a vote of property owners in that District.

The above list only summarizes these entities briefly mentioned during the public meetings. Other entities and variations, as well as the above, will need to be carefully explored by the Mid-Coast as one of the next steps in the implementation process.

APPENDIX A: Inventory Maps







LEGEND

- Urban/Rural Boundary (thick dashed line)
- Project Area Boundary (thin dashed line)

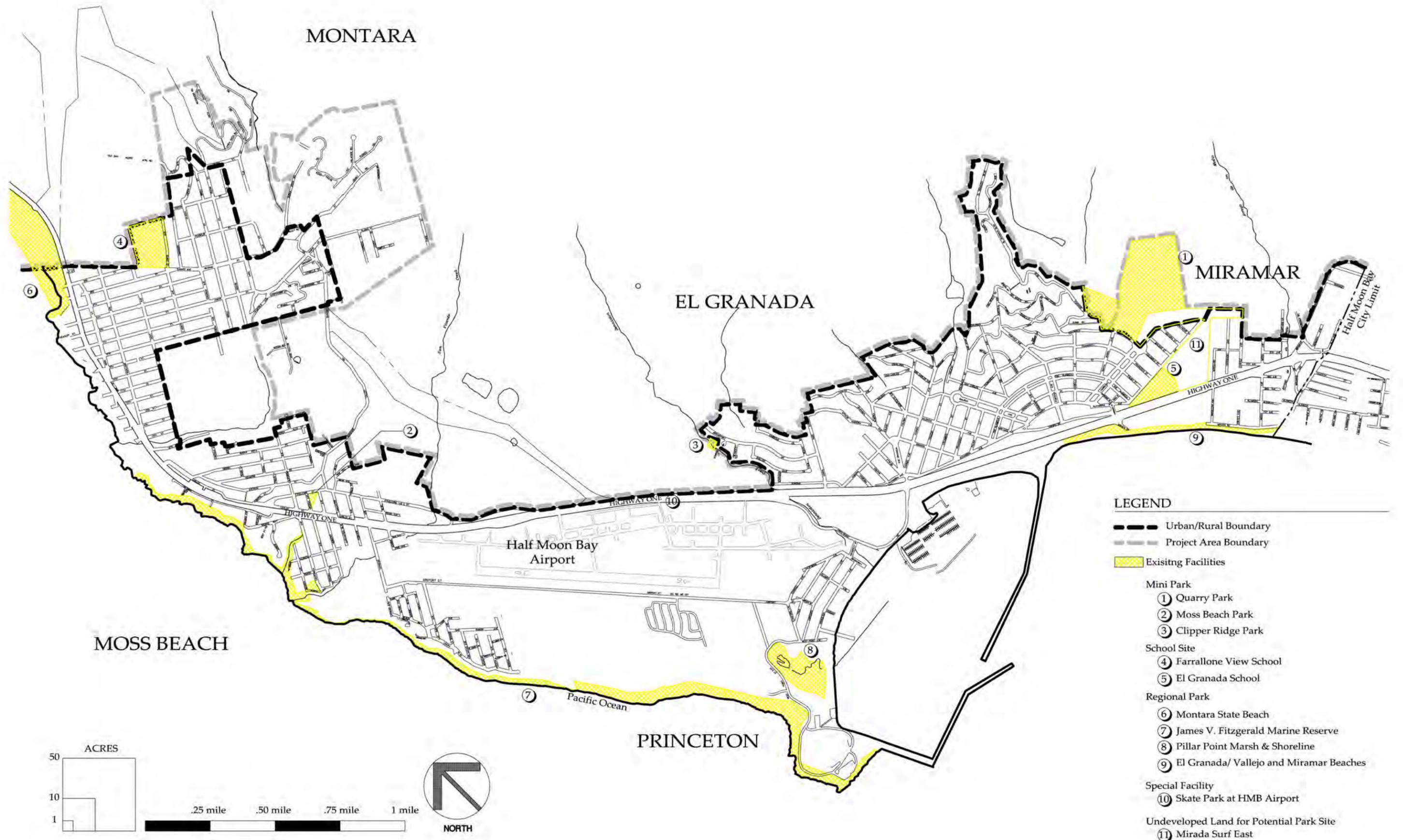
Regional Significance	Local Significance
Existing Trail Segment (blue dashed line)	Existing Trail Segment (blue dashed line)
Proposed Trails, Mid-Coast Workshop 2002 (yellow dashed line)	Proposed Trails, Mid-Coast Workshop 2002 (yellow dashed line)
Proposed Trails, San Mateo County 2001 Trails Plan (brown dashed line)	Proposed Trails, San Mateo County 2001 Trails Plan (brown dashed line)
Proposed Trails, Community Plan 1977 (green dashed line)	Proposed Trails, Community Plan 1977 (green dashed line)
Proposed Trails, Mid-Coast Workshop 2002 & Community Plan 1977 (yellow-green dashed line)	Proposed Trails, Mid-Coast Workshop 2002 & Community Plan 1977 (yellow-green dashed line)
Proposed Trails, San Mateo County 2001 Trails Plan, Community Plan 1977 (brown-green dashed line)	Proposed Trails, San Mateo County 2001 Trails Plan, Community Plan 1977 (brown-green dashed line)
Proposed Safe Crossing, Identified in Workshop (red asterisk)	Proposed Safe Crossing, Identified in Workshop (red asterisk)

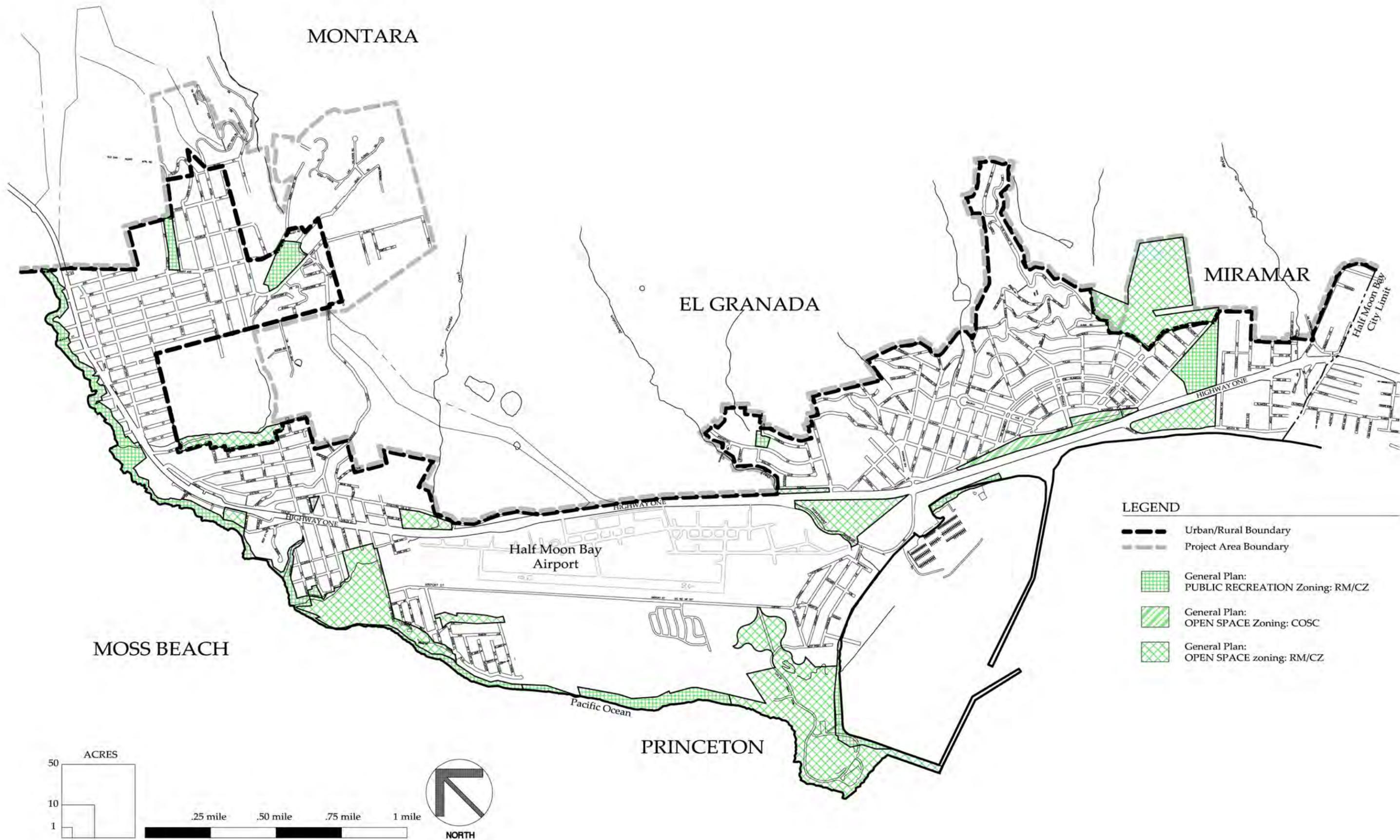
ACRES

50
10
1

.25 mile .50 mile .75 mile 1 mile

NORTH





APPENDIX B: Population Tables

Table 12: Population by Age

CDP*	9 yrs and under		10 to 14 yrs		15 to 19 years		20 to 44 yrs		45 to 59 yrs		60 yrs and over		Total #
	#	%	#	%	#	%	#	%	#	%	#	%	
Montara	403	13.7	210	7.1	188	6.4	936	31.7	860	29.2	353	12	2950
Moss Beach	213	10.9	164	8.4	127	6.5	642	32.8	640	32.8	167	8.5	1953
El Granada**	816	14.3	447	7.8	395	6.9	2034	35.5	1491	26	541	9.5	5724
Total	1432	13.5	821	7.7	710	6.7	3612	34	2991	28	1061	10	10,627

Table 13: Total Households by Family

CDP*	Family Household		Non-Family Household		Total #
	#	%	#	%	
Montara	756	74.6	254	25.4	1010
Moss Beach	526	71.1	214	28.9	740
El Granada **	1512	74.9	516	25.1	2028

Table 14: Household Considering Individual Age

CDP*	w/ individuals under 18 years		w/ individuals over 65 years	
	#	% of total Households	#	% of total Households
Montara	434	43	121	12
Moss Beach	278	37.6	82	11.1
El Granada**	844	41.6	277	13.7
Mid-Coast Total	1556	41.2	480	12.7

Table 15: Average Household and Family Size

CDP*	Average Household size	Average Family Size
Montara	2.80	3.10
Moss Beach	2.64	2.98
El Granada **	2.82	3.18
Mid-Coast Average	2.75	3.09

Table 16: Occupied Housing by Tenure

CDP*	Owner Occupied		Renter Occupied		Total #
	#	%	#	%	
Montara	829	82.1	181	17.9	1010
Moss Beach	614	83	126	17	740
El Granada **	1643	81	385	19	2028
Mid-Coast Total	3086	81.7	692	18.3	3778

Source: Census 2000 Data
 *CDP is defined as the County development population
 ** Also includes the communities of Princeton and Miramar

Table 17: Population by Race

Population by Race	San Mateo County		El Granada CDP		Montara CDP		Moss Beach CDP		TCB1CDPs	
		%		%		%		%		%
100% Total	707,161	100.00%	5,724	0.81%	2,950	0.42%	1,953	0.28%	10,627	
White	352,355	49.83%	4,418	1.25%	2,457	0.70%	1,660	0.47%	8,535	80.31%
Hispanic or Latino	154,708	21.88%	900	0.58%	267	0.17%	141	0.09%	1,308	12.31%
Black or African American	23,778	3.36%	16	0.07%	29	0.12%	2	0.01%	47	0.44%
American Indian	1,546	0.22%	30	1.94%	3	0.19%	4	0.26%	37	0.35%
Asian	140,313	19.84%	163	0.12%	108	0.08%	43	0.03%	314	2.95%
Native Hawaiian and other Pacific Islander	9,112	1.29%	10	0.11%	5	0.05%	9	0.10%	24	0.23%
Some Other Race	25,349	3.58%	187	0.74%	81	0.32%	94	0.37%	362	3.41%

APPENDIX C: Inventory of Existing Facilities

QUARRY PARK

Location: Santa Maria Ave and Columbus St, El Granada

Size: 39.5 acres (forested slopes and net useable recreation area of about 4 acres of neighborhood park type space)

Type of Park: Neighborhood Park and Open Space Area

Owned/Managed: Currently owned by the County of San Mateo and being purchased through a long term purchase agreement with Mid-Coast Park Lands, a local non-profit group. The Cabrillo Unified School District is also a partner in the transaction.

Amenities:

- 5 unpaved parking spaces
- 1 tot lot; 2100 sf.
- 2 swings
- 1 climbing structure
- pedestrian trail w/ several benches
- horse trail
- 3 kiosks
- 1 trash can
- 1 recycle bin

Programmed Activities: no public recreation programs

Discussion:

Quarry Park has a tot-lot, picnic facilities, and hiking trails. Dogs are allowed on-leash in the park. The park does not yet have large turf areas for organized sports. Quarry Park is currently managed by the Mid-Coast Park Lands, funded by donations. From a neighborhood park perspective, there are only about 4 acres of the park that would fulfill these needs. The remaining acreage is a very good natural resource for open space with trail opportunities.



FARRALLONE VIEW SCHOOL

Location: Le Conte and Kanoff, Montara

Size: 13 acres (8.8 acres of open space)

Type of Park: School Site

Owned/Managed: Cabrillo School District

Amenities:

- on-street parking available
- 50+ paved parking spaces
- 3.7 acres passive greenspace
- 2 softball fields
- 1 paved court area 1800 sf.
- 1 horseshoe court area, 36,700 sf.
- 2 paved basketball areas, 33,800 sf.
- 1 handball court
- 1 juvenile game
- 1 lf track, 850 lf.
- 1 tot lot
- 2 small child play areas, 15,000 sf.
- 6 swings
- 6 climbing structures
- 10 tables
- 1 drinking fountain

Programmed Activities: no public recreation programs

Discussion:

Farrallone View has two softball fields and a large turf space between them with the potential to be multi-use. The southeast softball field is in better condition with a large skinned infield and good backstop. The northwest field is in poor condition. The hardscape play area has a handball court and basketball and juvenile game striping. This school also has an asphalt track that loops halfway around the turf play areas. The school also has play structures. The structures vary in quality, but are organized into three age specific areas. The overall acreage that would qualify as contributing to the Coastside neighborhood park category is estimated to be 8.8 acres. All of this area would need substantial rehabilitation and an increased level of maintenance to qualify as a neighborhood park.



EL GRANADA SCHOOL

Location: 400 Santiago St, El Granada

Size: 8 acres (5.4 acres of open space)

Type of Park: School Site

Owned/Managed: Cabrillo School District

- Amenities:**
- on-street parking available
 - 40 paved parking spaces
 - 1 bike rack
 - 1.2 acres passive greenspace
 - 2 softball fields
 - 1 paved volleyball field
 - 2 passive hard courts, 36,000 sf.
 - 2 basketball courts, 2500 sf.
 - 1 handball court, 500 sf.
 - 1 juvenile game court
 - 1 tot lot
 - 2 small child play areas, 9,600 sf.
 - 8 swings
 - 5 climbing structure
 - 2 tables
 - 1 drinking fountain
 - 1 bench
 - 1 men’s restroom
 - 1 women’s restroom
 - 2 trash cans

Programmed Activities: no public recreation programs

Discussion:

El Granada School has two softball fields that are in poor condition. The hardscape play areas has a handball court and basketball and juvenile game striping. There are two play areas with structures. One has a very large play structure in excellent condition. The overall acreage that would qualify as contributing to the Coastside neighborhood park category is estimated to be 5.4 acres. All of this area would need substantial rehabilitation and an increased level of maintenance to qualify as a neighborhood park.



HOCKEY RINK AT HALF MOON BAY AIRPORT

Location: X

Size: .3 acres

Type of Park: Special

Owned/Managed: rented by local hockey league

Amenities: on-street parking available
1 roller-hockey surface; 12,4000 sf.
1 portable restroom
1 trash can
1 recycling bin

Programmed Activities: Hockey games organized by hockey league.

Discussion:

This asphalt area has been sectioned off for use by the local hockey league due to lack of any facility in the area to accommodate their needs. The league rents the space and provides temporary restrooms on site. This site does provide for local recreation needs, however it is temporary solution to a growing roller-sport need.



MOSS BEACH PARK

Location: Etheldore and Vermont, Moss Beach

Size: Approximately less than 0.5 acre

Type of Park: Mini Park

Owned/Managed: Private

Amenities: Play area

Programmed Activities: no public recreation programs

Discussion:

This private play area is used by the community as a local recreation resource. The play equipment is not currently up to ADA standards and may not meet current national safety standards.

JAMES V. FITZGERALD MARINE RESERVE

Location: California Ave and Lake St, Moss Beach

Size: 45 acres

Type of Park: Regional Park

Owned/Managed: County of San Mateo

Amenities:

- on-street parking available
- 39 paved parking spaces
- 1 bike rack
- X acre passive wooded area
- 4 tables
- 1 drinking fountain
- X lf pedestrian trails w/ bench
- 1 men's bathroom
- 1 women's bathroom
- 2 kiosk
- 1 visitor center
- 1 ocean front w/ no swimming
- 1 trash can
- 1 recycling bin
- 2 dumpster

Programmed Activities:

The nature study center hosts tours of the reef and preserves habit for unique marine life.

Discussion:

The Fitzgerald Marine Reserve has picnic areas, an information booth staffed by a park ranger, a restroom structure, and trails that lead down to the beach and reef. The park was established as a marine reserve and therefore does not serve the community's local recreation needs. The facility does serve the Mid-Coast with nature programming along with communities beyond the Mid-Coast. The "Fitzgerald Marine Reserve Master Plan" of May 2002 cites a number of recommended implementation actions that would benefit the Mid-Coast park, recreation and trail system.



MCNEE RANCH STATE PARK

Location: 1 mile north of Montara on Highway 1

Size: 715 acres

Type of Park: Regional Park

Owned/Managed: California State Parks

Amenities: on-street parking available
2 unpaved parking spaces
pedestrian trail w/ 1 bench
bike trail
horse trail
1 portable restroom
1 kiosk
1 trash cans

Programmed Activities: no public recreation programs

Discussion:

McNee Ranch State Park is a large regional park offering an excellent trail system for hikers, bikers and equestrian riders. Parking is very limited. There are a few spaces adjacent to the park entrance, however more parking is available at the Graywhale Cove State Beach parking area.



GRAYWHALE COVE STATE BEACH

Location: 2 miles north of Montara on Highway 1

Size: 3 acres

Type of Park: Regional Park

Owned/Managed: California State Parks

Amenities:

- 20 paved parking spaces
- 20 unpaved parking spaces
- passive greenspace
- pedestrian trail w/ bench
- 2 portable restrooms
- 1 concession stand
- 1 ocean front w/ no swimming
- 3 trash cans
- 1 recycle bin

Programmed Activities: no public recreation programs

Discussion:

Graywhale Cove State Beach is unique from the other state beaches on the mid coast. The beach has a concession stand that is in poor condition, but has the potential to be well used by beach visitors. The stairway down to the beach is in the best condition of any of the other beaches in the study area. However, the stairways have stair runs that are too long without a landing. The biggest safety issue at Graywhale Cove is that the parking lot is east of Highway 1 and the beach is on the west side. The road has very short site distances and a pedestrian crossing to the beach is not provided. Crossing the highway from the parking lot to the beach is precarious.



MONTARA STATE BEACH

Location: 8 miles north of Half Moon Bay on Highway 1

Size: 69 acres

Type of Park: Regional Park

Owned/Managed: California State Parks

Amenities:

- 10 paved parking spaces
- 25 unpaved parking spaces
- passive greenspace
- pedestrian trail
- 2 portable restrooms
- 1 ocean front
- 1 recycle bin

Programmed Activities: no public recreation programs

Discussion:

Montara State Beach has poor access from the parking areas down to the beach. The north access has a stairway with a section missing at the bottom connected to the parking area by a trail in very poor condition. The north access, therefore, is inaccessible to the majority of users. The south access does not even have a stairway connecting the parking to the beach below. The user is able to gain access to the beach by carefully lowering their body down the steep cliff. A neighboring restaurant has a concrete stairway that visitors use to gain access to highway 1.



PILLAR POINT MARSH & SHORELINE

Location: West Point St and Stanford Ave, Princeton

Size: 17 acres

Type of Park: Special Site

Owned/Managed: San Mateo County Harbor District owns and manages the parking lot and trail; San Mateo County owns and manages the marsh

Amenities: 34+ paved parking spaces
17 acres passive greenspace
3000 lf pedestrian trail w/ 8 benches
1 portable restroom
4 trash cans

Programmed Activities: no public recreation programs

Discussion:

The Pillar Point Marsh and Shoreline provides an accessible pedestrian trail and has multiple benches and interpretive signs. The parking area is a gravel surface.



EL GRANADA/ VALLEJO AND MIRAMAR BEACHES

Location: west of Highway 1 between Princeton and Miramar

Size: 9 acres

Type of Park: Regional Park

Owned/Managed: City of Half Moon Bay

Amenities:

- on-street parking available
- 15 unpaved parking spaces
- 9 acres passive open space
- 1 tot lot
- 1 small child play area
- 1 swings
- 2000 lf pedestrian trail w/ several benches
- 1 ocean front
- many trash cans
- 1 dumpster

Programmed Activities: no public recreation programs

Discussion:

A bike path connects these beaches to Half Moon Bay, Miramar, and Princeton. El Granada residents on the east side of Highway 1 do not have access to a safe pedestrian crossing to these beaches.



MIRADA SURF EAST

Location: east of Highway 1, adjacent to El Granada School

Size: 17 acres (2 acres available for recreation use)

Type of Park: n/a

Owned/Managed: County of San Mateo

Amenities: no amenities at this time

Programmed Activities: no public recreation programs

Discussion:

This site currently has no amenities located within the 17 acre boundary. There is a wetland and a eucalyptus grove situated on 50% and 60% slopes. These site features constrain potential recreational use to 2 acres of this site. If recreational use is planned for this site, amenities should be added that warrant neighborhood park classification.



APPENDIX D: Workshops Summary

Community Workshop #1

Summary of Group Comments

Tuesday, June 12, 2001

Group 1

Recreation Programs

exercise

exercise – yoga, tai chi

continuing education

adult school – certificates, language, etc.

cooking

senior

senior programs

organized sports

little league – all youth sports

softball league

tennis – all ages

youth soccer

community events

festivals – cook-offs, food

aquatic-pool

learn to swim

masters swimming

after school programs and clubs

summer recreation

Recreation Facilities

small performance space

tot lot in Montara (pre-school)

indoor pool – aquacize

off leash area for dogs, including programs, training

Transportation

biking trails

pedestrian/bike corridor somewhere in highway area - complete coastal trail and link with eastside

real issue is transportation along coast -

what's needed for number of people in area

Group 2

Recreation Programs

exercise

exercise – public recreation

environmental education/activities

naturalists/environmental education – all ages

nature walks

aquatic-ocean

water activities (kyaking, boating)

extreme sports

rock climbing

Recreation Facilities

protection of the wild

natural areas – quiet contemplation,

primitive trails

informal, self directed activities

public swimming

skate park

camping – group and individual

Transportation

mountain biking

access to the water

bikes

class or recreation trail

how to cross highway

light rail project

surf – link to Quarry Park

transportation issues

Group 3

Recreation Programs

exercise

tai chi

continuing education

bicycle maintenance

parenting

aquatic-ocean

diving

kayak roll-over techniques

scuba certification

aquatic-pool

master swim

water pool

dance/gymnastics

gymnastics

music

music programs – orchestra

after school programs and clubs

8+ programs

roller sports

skate program

Recreation Facilities

swimming pool

Transportation and Access

carpool management

transportation for kids after school or move

programs closer

Group 4

Recreation Programs

exercise

aerobic

exercise programs

continuing education

film appreciation

video production

dispute resolution

gardening classes

organized sports

soccer

community events

community web site

environmental education/activities

environmental appreciation

wildlife education

aquatic-ocean

sea kayaking

art

art classes - p water color, paintings, etc.

after school programs and clubs

after school programs

dog

dog training-agility-interacting with kids

roller sports

roller hockey

Recreation Facilities

movie theater

community garden

lawn sports-bocce-croquet-badminton

Group 5**Recreation Programs**exercise

yoga classes

continuing education

auto repair
 babysitting/co-op program
 community website
 computer training
 conflict resolution
 financial programming
 first aid/baby safety/CPR
 gourmet cooking
 language
 parenting/birthing
 public/current affairs
 sewing
 wine and beer brewing classes
 pruning classes – composting, etc.

organized sports

tennis lessons

community events

community garden festivals
 festivals + location
 field trips for teens and adults
 film festival
 travel – organized trips
 more meetings

environmental education/activities

historical tours
 nature study
 nature trails

aquatic-ocean

fishing
 parasailing and windsurfing
 sailing lessons, water safety
 scuba certification

dancelgymnastics

belly dancing
 dancing
 martial arts

music

midcoast band

art

arts and crafts - stained glass – ceramics -
 quilting
 puppeteering
 sculpture
 storytelling
 writing
 children's art and music
 crafts for kids
 drama

after school programs and clubs

after school summer programs
 playgroups for mommy and me (pre-
 school)
 activities for teens
 big brother/big sister
 boy scouts/girl scouts

dog

dog training

roller sportshorse

equestrian classes
 equestrian

indoor games

bridge
 ping pong

Group 6

Recreation Programs

continuing education

bonsai classes
circus arts (trapeze, etc.)
clown school
continuing education
croquet
new parent/birthing classes
wine tasting

senior

senior activities/facilities

organized sports

adult team sports (soccer/softball)
beach volleyball
bocce ball/lawn bowling
soccer (adult league)
tennis (all ages)
volleyball tournaments (inter-community)

community events

community gardening
farmer's market
kite flying contest
potlucks, cooking club, wine tasting
street fairs
weekly film viewing (outdoor?)

environmental education/activities

bird watching
guides nature hikes
open space/hiking, birdwatching, nature walk
organized hikes

aquatic-ocean

kayaking
sailing lessons
scuba
surfing lessons

aquatic-pool

aquacize
water safety/CPR

dance/gymnastics

ballroom dancing
dance class/square dancing/ballroom
gymnastics

music

concerts

art

puppet theatre

after school programs and clubs

after school kids programs
mommy and me
table tennis tournaments
chess tournament/club
book clubs
cycling club
running club
sailing club
teen activities (surf classes for all)

dog

dog obedience
dog obedience/agility/off leash
dog obedience/training/agility
dog training

roller sports

roller hockey

horse

equestrian competitions/trail rides
horse/equestrian

Recreation Facilities

running track/velodrome
tot lot
picnic areas (with barbecue)
picnic/family picnic/barbecue
baseball/soccer (Rohnert Park), shared
facility adjacent to schools
pool (indoor?)
swimming (indoor)
tennis
roller skate track
skate park
bowling
community center
gymnasium (indoor facility)
ice skating
library
outdoor pavilion (dance under the stars)
recreational facility/community center
senior center in El Granada
climbing gym
parcourse
dog park/off leash
community gardens
camping

Transportation

bike connection to coastside trail from east
of highway
bridge

Community Workshop #1
Summary Notes of Sam Herzberg
Tuesday, June 12, 2001

**General Reference from Various
County Planning Documents**

- 1) Trails
 - See “Mid-Coast Community Plan – 1978” for internal trail network, and “San Mateo County Trail Plan” for regional trails.
- 2) Conservation and Open Space
 - Protect and enhance prime agricultural lands and open space lands within community and maintain existing balance between urban and open lands.
 - Provide park facilities for use by local residents in each community and establish a system for financing them.
- 3) Parks and Recreation
 - There are no neighborhood or community parks for the residents in the area. Public school facilities should be used for football, tennis, swimming and similar activities as part of parks and recreation program with separate funding from a special service district tax and a joint powers agreement to use school facilities. However, school district should not be expected to take on the sole responsibility and accompanying expense of providing recreational services to the community.

**Workshop Attendees Comments
Regarding Needs:**

In general if facilities are provided parking must be provided and any child or dog parks must have water provided.

Need for after school program with children’s library area.

Mother club needs a monthly meeting space; 50 people including children. Need one adult room and one children’s room.

Need for open space acquisition.

- hiking and picnicing only
- passive uses encouraged
- maintain coastal access and views
- preserve scenic corridor and enhance connectivity

Lack of good transportation between Mid-coast and Half Moon Bay makes recreational resource sharing difficult.

Need for coastal connections between communities east of Highway 1 and the coast (Mid-Coast). Consider overpass if underpass is infeasible. Potential locations:

- Charthouse Restaurant– Montara
- California Ave. in Moss Beach at Lighthouse – Montara
- Capistrano Road – El Granada
- Coronado Ave – El Granada
- Surfers Beach - -El Granada
- Miramar somewhere?
- Frenchman’s Creek in Half Moon Bay
- South of Highway 92 under existing bridge - Half Moon Bay
- Kelly Ave. – Half Moon Bay

Need fields for organized sports.

- School sites may not be equipped to handle adult sport needs.
- Indoor facility for court sports and roller hockey welcomed.

Need for arts and crafts programs for children and seniors.

Street fairs are a potential opportunity for fund raising for parks.

Need to form a local Mid-Coast Parks Foundation.

Potential Community Parks identified as (Public Recreation) in the County General Plan for the Mid-Coast:

- Montara Boulevard at Crescent at Grant – Montara
- Tamarind at Kanoff – Montara
- Magellan Avenue at Highway bordered by Santiago – El Granada
- East side of Bridgeport Drive at Shelter Cove – El Granada

Potential community parks that the community has identified could be acquired and developed:

- Tamarind at Kanoff - Montara
- Parts of P.O.S.T. acquisition of Corral de Tierra for GGNRA – Montara
- Caltrans former Highway 1 bypass - Montara
- Farrallones at Fifth Street – Montara
- Potential tot lot that private property owner (Turnidge) may want to donate.
- Park with bathroom facilities – Moss Beach
- Alcatraz (paper street of 20 acres) - North El Granada

- Medians for potential park use (for example Avenue Balboa) – El Granada
- Etheldore between Vermont and Virginia - El Granada

Other lands that could be acquired for recreational use:

- Open land between Farrallones View School and east of school - Montara
Potential land for open space
Potential agreement with school to use facilities for recreational purposes
- Open space - Montara
More trails with benches and trashcans
- Moss Beach Highlands – Moss Beach
Moss Beach affordable housing site
Amphitheater possibility
- Community Meeting Space - Montara
In walking distance from homes
- Vallemar bluffs – Moss Beach
2.38 acres of land on coastal bluff adjacent to the Strand and Fitzgerald Marine Reserve
Subdivision currently proposed
- Pillar Point Ridge (between Fitzgerald Marine Reserve and Pillar Point Marsh) – Princeton/Moss Beach
- Tennis Court – El Granada
El Granada has lots of players and is centrally located in Mid-Coast
Players currently use Cunha Middle School in Half Moon Bay

- Burnham Strip – El Granada
Located between Highway 1 and El Granada Post Office
Provide linear open park and opportunity for passive community activities
Need to create pedestrian access from El Granada to the beach-crossing Highway 1
El Granada has parking capability, which should not be provided within Strip
Bathrooms are needed
 - 460 acres of O’Neill/former Goldman property surrounding Quarry Park – El Granada
Trail development opportunities. One mile of flat valley
Existing 5000 sq. ft. community center and potential park office
Potential trail linkage to GGNRA Corral de Tierra property
 - Quarry Park – El Granada
County should relieve the debt of Mid-Coast Parklands to relieve the debt of acquiring El Granada Quarry Park
 - Mirada Surf West – El Granada
49 acres total of which the property east of Highway 1 has been acquired by the County. The lands of the west side of Highway will also be sold when the matching funds to County funds can be secured.

Potential lands uses identified:
 - Shared recreational use with El Granada Elementary School and community
 - Mid coast pool site
 - Community garden
 - Puppet theatre
 - Benches along with viewing area
 - Community Center
 - Play fields (baseball, soccer etc.)
 - Dog Park – El Granada
One acre or more of land for off leash dog park
 - School District Property – Northeast El Granada
A Middle School was formerly proposed that could potentially be swapped
 - “Post Office Property” along Highway 1, El Granada
2 1/4-Acre property currently leased to KN Properties by San Mateo County Harbor District for commercial development on a portion of the site. Passive use possibilities on remainder of site.
- Potential Recreational Development on County owned land**
- Kanoff and 3rd Street – Montara
Possible tot lot
 - Strand – Moss Beach
From Vallemar bluff to Cypress Avenue - Moss Beach
Possible Coastal Trail alignment along unusable road
 - Stanford and Cornell and Yale and Regent – Princeton
Potential community center across from DPW corporation yard
 - Half Moon Bay Airport – only the property on east side of Highway 1

Lots of opportunities on east side of runway between airport facilities and Highway 1. As an Enterprise Zone, and in accordance with the FAA, potential uses would need to generate revenue to pay rent for use of the airport property.

Community Workshop #2

Summary of Group Comments

Monday, April 8, 2002

Recreation Programs

Clubs and After School Programs

After school kids program 4

Cycling club 1

Community Events

Farmer's market 2

Street fairs 1

Weekly film viewing/ outdoor 1

Aquatic-Ocean

Sailing lessons 1

Horse Programs

Horse/ equestrian 1

Environmental Programs

Wildlife education 1

Transportation

Multi-Use trails 11

Partnering/Funding

Fields shared with adjacent schools 4

Recreation Facilities

Open Space Area

Preserving Natural open spaces 12

Public Swimming Pool

Public Swimming pool 1

Indoor pool 10

Community Center

Community center 10

Walking/jogging

Walking/jogging areas 8

Roller sports

Roller sports facility/ skate park 8

Soccer/football

Fields for football/soccer 7

Playground

Playground areas 5

Dog Area

Dog park 4

More Restrooms

More restrooms 3

Picnic Areas

Picnic Areas 1

Softball/baseball

Fields for softball/baseball

Community Workshop #3

Summary of Group Comments

Monday, July 22, 2002

- Sports group – feed back as focus group?
 - How to include input?
- Latino input?
- Pacific recent park development – where do they get the dollars?
 - Look to as a model?
- Who hires the grant writer?
 - Would the County be able to pilot a two year trial?
- Protect existing natural integrity.
- A build-out project analysis requested.
- Need no additional local recreation areas.
- Large color trail plan available.
- Trail-safe crossing and coastal trail completion plan would satisfy many immediate needs.
 - Interesting component of plan.
 - Park funding or transportation funds?
- Pacifica's example of "Freedom Park" – volunteer effort that works.
- What does entity "you and me" look like?
- Decade old plan raised two main obstacles:
 - LAFCO approval.
 - Tension between incorporated and unincorporated.
- How would sanitary district help with starting up a park and recreation entity?
- Montara currently has a park and recreation entity that is not currently active.
- Children in the area NEED safe routes and recreation opportunities – facilities.
- Where/who to contact about Frisbee golf course?
- Why not recognize special oceanic opportunities unique to mid-coast area?

- Safe crossings are not primarily for trail connections, but more for east to west beach access.
- Input from South County?
- Find an entity to front plan.
 - Get sports groups back into the discussion.
- Hiking and camping top priority for statewide.
- Where do the kids from the mid-coast play?
 - In other City facilities.
- What is biggest impediment?
- If you partner with schools, initial needed park acreage goes down.
- Concern for over-use of school facilities.
- How do we mediate environmental protection and facilities for children?
 - Partner with schools.
- How to keep inlanders from using “future great park system”.
- Boys-n-Girls and YMCA provide for children.
- Resident has nephews that utilized hiking trails, camping and beach for recreation – feels more facilities not needed.
- El Granada mobile home clubhouse opportunity.
- Residents in community that would be very supportive (in way of donations).
- Concern for children safety (transportation).
- Sam Herzberg’s telephone number for future “any” comments: (650) 363-1823, fax (650) 599-1721.

APPENDIX E: Focus Interview Notes

08/23/01

Focused Interview with Steve Jespersion

on August 22, 2001

Page 1 of 2

Attendees:	Steve Jespersion	Director, City of Half Moon Bay, Parks and Recreation Department
	C. Gary Hyden	Principal, Callander Associates
	Paul Weller	Landscape Architect Assistant, Callander Associates

Following are our staff notes from this interview.

- 0.0 Recreation Facilities of Half Moon Bay
 - 0.1 Smith Field
 - 0.1.1 3 youth softball fields
 - 0.1.2 1 adult softball field
 - 0.1.3 Mid-Coast % of users higher for Little League
 - 0.2 Various Small Neighborhood Parks
 - 0.3 Turf Areas
 - 0.3.1 Located at school grounds only
 - 0.3.2 Poorly maintained
 - 0.3.3 The city desperately needs more
 - 1.4 Indoor facilities
 - 1.4.1 Gymnasiums -- usually booked until 9 at night for school uses
 - 1.4.2 Half Moon Bay lacks an indoor facility
 - 1.5 Skate Park
 - 1.5.1 The city has a temporary facility -- heavily used
 - 1.5.2 A new facility is proposed -- the Boys & Girls club is funding it, the school is donating the land, and the city will maintain it.
 - 1.6 Community Center
 - 1.6.1 The Half Moon Bay community center is booked solid 7 days a week. Not only recreation uses, but also public meetings, etc.
 - 1.7 Pool
 - 1.7.1 The city uses the High School pool. The city does not have its own.
 - 1.7.2 The pool is old and has been expensive to maintain.
 - 1.7.3 The city could not support a second pool.
 - 1.8 Senior Programs
 - 1.8.1 Senior Director -- Kara Smalljohn
 - 1.9 Youth Athletic Programs

- 1.9.1 Mid-coast represent 35% of the users of HMB programs -
- make them viable
- 1.9.2 Mid-coast represent 35% of the users of HMB programs -
- make them viable

- 2.0 Facility needs of Half Moon Bay
 - 2.1 Turf areas
 - 2.1.1 Desperate need for turf areas
 - 2.2 Indoor facility
 - 2.2.1 Gymnasium
 - 2.2.2 Multi-use mini theatre -- capacity of 25-75 people
 - 2.2.3 Learning/Computer center -- affiliation with J.C.
 - 2.2.4 Meeting rooms
 - 2.2.5 Could be city/county facility -- each could help staff and maintain, but location would be critical to whether could help out.
 - 2.3 Open space areas
 - 2.3.1 City does not have a program for nature walks, etc.
 - 2.3.2. Plan needs to be cohesive
 - 2.4 Recreation trails
 - 2.4.1 City in process of implementing trail plan
 - 2.4.2 Old ocean shore railroad right of way not good for trail use
 - 2.5 Special district
 - 2.5.1 Own board
 - 2.5.2 The whole area would be encompassed

-END-

08/23/01

Focused Interview with Paul Perkovic

on August 22, 2001

Page 1 of 3

Attendees:	Paul Perkovic	Chair, Mid-Coast Community Council Park and Recreation Committee
	Mary Kate Meyerhoffer	Montara Resident
	Kathryn Slater Carter	Mid-Coast Resident
	Barbara Kossy	Mid-Coast Resident
	C. Gary Hyden	Principal, Callander Associates
	Paul Weller	Landscape Architect Assistant, Callander Associates

Following are our staff notes from this interview.

- 1.0 Recreation Facilities Needed
 - 1.1 Aquatic Facilities
 - 1.1.1 Abalone Sport Diving -- old site closed
 - 1.1.2 Fishing
 - 1.1.3 Sea Kayaking -- Somewhere to launch other than fishing harbor
 - 1.1.4 Showers at beaches, paved parking, restrooms
 - 1.1.5 New shower facilities are proposed for harbor.
 - 1.1.6 Improved pedestrian access to the beaches
 - 1.2 Community Center
 - 1.2.1 Indoor activity and meeting space are in short supply in the area
 - 1.2.2 Gymnasiums -- existing ones are school orientated and full
 - 1.2.3 Winter in the area -- rainy, darker creates need for indoor areas
 - 1.2.4 Meeting space needed -- Multi-purpose room
 - 1.2.5 Indoor area for Roller Hockey, Ping-Pong, Skating, Basketball
 - 1.2.6 Indoor Pool
 - 1.2.7 Climbing Wall
 - 1.2.8 Commercial space combined into community center -- concessions
 - 1.3 Softball/Baseball
 - 1.3.1 Softball folks resigned to situation
 - 1.4 Soccer Field
 - 1.4.1 The only soccer field in the area is at Cunha Intermediate School -- Half Moon Bay

- 1.4.2 More demand for soccer than for softball/baseball
- 1.5 Recreation Trails
 - 1.5.1 San Mateo County Trails Plan
 - 1.5.2 Bike Path links Half Moon Bay to Princeton
 - 1.5.3 El Granada on other side of highway from trail
 - 1.5.4 Montara/Moss Beach not linked to trail, highway 1 too dangerous
 - 1.5.5 Bike Path parallel to highway with safe connections would be great
 - 1.5.6 Biking distance is 20 minutes (7 mi) from Montara to HMB
 - 1.5.7 Need connection from McNee Ranch to the beach
- 1.6 Dog Walking Facilities
 - 1.6.1 Walking dogs in open space
 - 1.6.2 Walking dogs off leash
 - 1.6.3 Conflicts with other users
 - 1.6.4 How much area is needed for a dog park?
 - 1.6.5 Half Moon Bay has a Dog Park
- 1.7 Neighborhood Parks/Tot Lots/Playgrounds
 - 1.7.3 Private play area in Moss Beach -- corner of Etheldore & Vermont
- 1.7.4 Barbecue area
 - 1.7.5 Skateboard Park/area
- 1.8 Tennis courts
 - 1.8.1 Tennis players have to go to Half Moon Bay or Pacifica for tennis
- 1.9 Senior Center
 - 1.9.1 Opportunity Center in Half Moon Bay
- 2.0 Open Space
 - 2.1 Acquisition
 - 2.1.1 Should have plan and goal
 - 2.1.2 Preserve and enhance habitat
 - 2.1.3 Visual Quality
 - 2.1.4 Community Separator
 - 2.2 Agencies own land in area
 - 2.2.1 County owned land parcel list
 - 2.2.2 Post acquisition
 - 2.2.3 Mirada Surf acquisition
 - 2.3 Privately owned land used by public
- 3.0 Transportation
 - 3.1 Bus service
 - 3.1.1 A bike lane would be better than increased SamTrans service
 - 3.1.2 Kids safer on bikes than bus

- 4.0 Facility funding
 - 4.1 Developer fees to develop local parks
 - 4.1.1 The question was not brought up in the telephone survey
 - 4.2 County service areas for parks
 - 4.2.1 This method has been defeated in the past
 - 4.3 Financing
 - 4.3.1 We are looking at concepts
 - 4.4 Recreation Programming
 - 4.4.1 Does San Mateo County give money to the City of Half Moon Bay for recreation programming?
 - 4.4.2 Political division between the County area and Half Moon Bay
 - 4.5 Maintenance
 - 4.5.1 Put aside some of the money for the original construction cost of the facility into a fund
 - 4.5.2 Why can Half Moon Bay maintain parks, but the County of San Mateo cannot?
 - 4.5.3 Establish a Community User Card -- The people who use the facilities pay for it
 - 4.6 Creation of Special District
 - 4.6.1 A special district could be created the encompasses both the incorporated and unincorporated areas (12,000 + 12,000 = 24,000 residents)
 - 4.6.2 The district would allow for better facilities and better

-END-

9/18/01

Focused Interview with Bern Smith and Debi Allum

On September 13, 2001

Page 1 of 3

Attendees:	Bern Smith	San Mateo County Parks and Recreation Commission
	Debi Allum	Director, Boy's and Girl's Club of the Coastsides
	C. Gary Hyden	Principal, Callander Associates
	Paul Weller	Landscape Architect Assistant, Callander Associates

Following are our staff notes from this interview.

- 1.0 Land Acquisition
 - 1.1 We need to step back from land acquisition
 - 1.2 One very important piece of land to acquire would be the Pillar Point Bluffs
 - 1.2.1 The master plan for the Fitzgerald Marine Reserve calls for them to be part of the park
 - 1.2.2 The site is a very probable site of habitat for the San Francisco Garter Snake - endangered species
 - 1.2.3 Not spectacular within themselves, but they serve as a link

- 2.0 Safe Crossings of Highway 1 perhaps are the most important element to come out of this master plan
 - 2.1 This is the biggest thing that we can address as a recreation issue
 - 2.2 Which agency should be charge of this – Caltrans vs County?
 - 2.3 T.E.A. money is available for crossings
 - 2.4 Outside Planners have urged for at grade crossings
 - 2.4.1 Tunnels – not used or viewed as safe
 - 2.4.2 Overhead – views blocked, too expensive
 - 2.5 New Signals at Coronado and Frenchman's Creek -- paid for by the County
 - 2.6 New Signals South of Half Moon Bay paid for by developers
 - 2.7 The connections from the community to the signaled crossings are not very good except by car
 - 2.8 Alternatives to Highway 1
 - 2.8.1 New trail at the base of the foothills east of the communities added to the master plan
 - 2.8.2 Carl May – premier advocate

- 3.0 Lands Owned by County within the communities
 - 3.1 Intriguing to Bern – the land at the north end of the airport
 - 3.1.1 Airport overlays
 - 3.1.2 FAA prescribes what can and cannot be developed within the airport fly zone

- 4.0 El Granada Sanitary District
 - 4.1 Can form a special district if they take on more responsibilities and services
 - 4.2 Sanitary District interested in the community center idea for part of their meeting and office space
 - 4.3 If the district decided to take on the parks and recreation responsibilities then they might be interested in acquiring parcels

- 5.0 Mid-Peninsula Open Space Trust
 - 5.1 They need a 2/3 vote to increase the tax base
 - 5.2 They do not have any money available to buy land or maintain what they have
 - 5.3 May move boundaries
 - 5.4 Tax base? Increase?

- 6.0 Peninsula Open Space Trust
 - 6.1 Helps small land trusts go through the legal processes

- 7.0 County Parks
 - 7.1 Would like to see them become more active again
 - 7.2 Write for Grant Money -- 1 million a year
 - 7.3 Have a 15-year backlog of maintenance deferrals
 - 7.4 May finally have extra money available for land acquisition
 - 7.5 County park rangers -- very knowledgeable and do a great job

- 8.0 Boy's and Girl's Club
 - 8.1 Needs a permanent facility
 - 8.2 Need transportation links for kids to get to the facility
 - 8.3 Have very popular homework clubs at Cunha, Hatch, and El Granada Schools
 - 8.4 If we have facilities, we can get the money for the programs
 - 8.5 Operates a skateboard park in Half Moon Bay
 - 8.5.1 No vandalism -- kids do not bend to temptation
 - 8.5.2 4' fence goes around the site
 - 8.5.3 No noise, mess, clean up their messes

- 9.0 Cabrillo Unified School District
 - 9.1 No matter how much money is spent by private users to the School District for the use of the school's facilities -- the schools lose -- their facilities are beat up and not in the same condition.

- 10.0 Shooting Range
 - 10.1 Shooting goes on up in the hills above El Granada
 - 10.2 County has a patrol office shooting range
 - 10.3 Private gun club shooting range above El Granada

- 11.0 Ideas about a Skateboard Park in the Study Area
 - 11.1 A proposed skateboard park by San Mateo County is going in at Coyote Point
 - 11.1.1 Three communities pooled in money to build it
 - 11.1.2 Site location makes the park very hard to use, no access
 - 11.2 Skateboard parks are a boon for the P&R
 - 11.3 The parks are a great community builder
 - 11.3.1 Users help each other out
 - 11.3.2 Users tend to draw crowds – people like to watch
 - 11.4 Old City curbs – with steel pipe in the corner of the curb – great for skateboarders
 - 11.5 BMX parks need to be a separate element
 - 11.6 There are enough K-8 children up in the study area that a skate park would be feasible
 - 11.7 Resurfacing needs to be done every three years

- 12.0 Maintenance
 - 12.1 Maintenance costs more than the original building/acquisition of the facility
 - 12.2 Significant issue
 - 12.3 Certain times of the year have more maintenance associated with them

-END-

9/18/01

Focused Interview with Paul Ringgold

on September 13, 2001

Page 1 of 2

Attendees: Paul Ringgold Director of Stewardship, Peninsula
Open Space Trust
C. Gary Hyden Principal, Callander Associates
Paul Weller Landscape Architect Assistant,
Callander Associates

Following are our staff notes from this interview.

- 1.0 P.O.S.T. History
 - 1.1 Private, non-profit organization
 - 1.2 Goal: Protect scenic/cultural open space
 - 1.3 Land Holdings
 - 1.3.1 P.O.S.T. started in 1977 and since has funded the purchase of 40,000 acres
 - 1.3.2 P.O.S.T. still owns 20,000 acres
 - 1.3.3 P.O.S.T. holds conservation easements on 3,000 acres
 - 1.3.4 P.O.S.T. is not a public land holding entity
 - 1.3.5 P.O.S.T. does hold land until it can be transferred to the public
- 2.0 Land after acquisition
 - 2.1 Protect agricultural land
 - 2.1.1 Appropriate agricultural land like row crops protected
 - 2.1.2 Greenhouses not allowed on P.O.S.T. land
 - 2.2 Low impact recreation
 - 2.2.1 Ability to control how land is used
 - 2.3 Establish threats to the land
 - 2.3.1 Potential for long term threats
 - 2.3.2 May decide that some uses are not compatible with mission statement
 - 2.3.3 Put a covenant on the land
 - 2.4 Use of land while under P.O.S.T. ownership
 - 2.4.1 Liability of people using the property does not allow for people to use the property under our control
 - 2.4.2 Considered private
 - 2.4.3 No rangers, staff
 - 2.4.4 Cannot afford the liability
 - 2.4.5 Agricultural tenants – gain monetary offset for property taxes
 - 2.5 Challenges
 - 2.5.1 Public agencies like the County do not have the funding to purchase back the land

- 2.5.2 Unauthorized users -- dumping and off road vehicle activity on P.O.S.T. property

- 3.0 Rancho Corral de Tierra
 - 3.1 Recent land acquisition at the northern end of our project area
 - 3.2 Facilitating the transfer of this land to the Golden Gate National Recreation Area
 - 3.3 Completes a circuit around Montara Mountain
 - 3.4 Rare maritime chaparral

- 4.0 Work with other Open Space Trusts
 - 4.1 Pacifica Open Space Trust
 - 4.2 Mid-Coast Open Space Trust

- 5.0 Strategy and Property Selection Process
 - 5.1 Work with land owners in a confidential manner
 - 5.2 Work only with willing land owners -- one of our strengths
 - 5.3 Key Criteria
 - 5.3.1 Size
 - 5.3.2 Trail connectivity
 - 5.3.3 Adjacent to other spaces
 - 5.3.4 Old Growth Forest
 - 5.3.5 Water -- and quality of
 - 5.3.6 Scenic value
 - 5.3.7 Agriculture -- prime soils -- may lease to tenant
 - 5.3.8 Land in danger of annexation

- 6.0 Cowell Ranch
 - 6.1 Purchased full price
 - 6.2 Sold back to farmers at agricultural value
 - 6.2.1 P.O.S.T. retained the conservation title
 - 6.2.2 P.O.S.T. retained the bluff top trail easements

- 7.0 Unique political issues in the Montara area at this time
 - 7.1 Water supply is extremely limited
 - 7.2 Montara and Moss Beach have their own water system
 - 7.3 Of their two wells, one is contaminated with MTBE
 - 7.4 The well at the end of the airport runway is contaminated yet the one located in the mountains isn't
 - 7.5 Residents do not want the coastal water district to expand north -- they think it will open the door to urban infill and ruin the beach town feel

-END-

08/06/02

Focused Interview with Rollie Wright

on June 20, 2002

Page 1 of 2

Attendees:	Rollie Wright	Interim Director, City of Half Moon Bay, Parks and Recreation Department
	Mary Burns	Director, County Parks and Recreation Division
	Sam Herzberg	County Parks and Recreation Division
	Gary Lockman	County Parks and Recreation Division
	Peter Callander	Callander Associates
	Eden Dutcher	Callander Associates

Following are our staff notes from this interview.

1. Partnerships

- a. City of Half Moon Bay's Park and Recreation Master Plan of '90 initially consider Mid-Coast area.
- b. Mid-Peninsula Regional Open Space District, Peninsula Open Space Trust, State Parks, County, etc. help fulfill regional needs but could be a partner at local level.
- c. Need to work with local sports groups for voter support and for actual user fees and field maintenance.
- d. Possibility of same type of district or joint use agreement between City and Mid-Coast could be beneficial to all.
- e. Reliance on school district not very effective at present time; cost of district facilities too high.

2. Funding

- a. City uses Quimby Act funds, developer impact fees and user fees; County Quimby is too low.
- b. Need to pay attention to nexus of Quimby Act .
- c. \$20-\$25/year from each parcel is a good start to offset annual maintenance and operational costs.
- d. Need to have separate capital and acquisition sources.
- e. User fees offset 50-60% of recreation costs.

3. Recreation Facilities

- a. Swimming pool at high school is a good City-District project; not too costly; pool is very old; should be replaced with covered pool if possible.
- b. Gymnasium badly needed on coast.
- c. Child care in pretty good shape; currently provided by private entity at schools.

- d. Size of existing Half Moon Bay Adcock Center is too small; constantly in demand; need more area and more rooms and facilities.
 - e. Use of school fields not functional; need for improvements to turf and better joint use agreements with better funding.
- 4. Trails**
- a. City has been doing fairly well; progress stalled for a few years, but four new segments to come on line in 2003.
 - b. Need for parallel class 1 trails at Highway 1
 - c. Need for safer crossings.
- 5. Programs**
- a. Good City and Mid-Coast participation in City recreation programs; almost 40% of participants are non-City residents.
 - b. Summer day camp, community conference rooms and other activities keep recreation center heavily over-used.
 - c. Boys and Girls Club will be a welcomed addition and complement to the overall recreation system.
 - d. Need for more youth rooms and activities.
- 6. Other**
- a. Keep neighborhoods involved in the planning and funding decision.
 - b. Upgrade school site usage; improve grounds and get better use agreement.
 - c. Achieve a balance of parks, recreation and trail facilities between the City and the Mid-Coast.
 - d. City and Mid-Coast entity should work together to maximize funding opportunities.

*APPENDIX F: California Department of Parks and Recreation
Survey*

Table 18: California Department of Parks And Recreation March 1998 Survey

Ranking	Activity	Percent Participation	Average Activity Days (Active Participants Only)	Latent Demand
1	Walking (recreation)	84.8	87.6	High
2	Visiting museums, historic sites	74.6	9.7	High
3	Use of open grass or turf areas	68.4	30.8	High
4	Driving for pleasure	68.3	48.1	Low
5	Beach activities	67.8	20.9	High
6	Visiting zoos and arboretums	66.3	6.3	High
7	Picnicking in developed sites	65.0	12.0	High
8	Trail hiking	58.0	20.5	High
9	Swimming in lakes, rivers, ocean	57.2	16.1	High
10	Attending outdoor cultural events	56.0	8.4	High
11	General nature wildlife study	54.0	35.8	High
12	Attending outdoor sports	51.9	13.9	Low
13	Camping in developed sites	51.8	12.4	High
14	Swimming (in outdoor pools)	48.0	31.5	Moderate
15	Bicycling (on paved surfaces)	42.8	46.0	Moderate
16	Use of play equipment, tot lots	40.0	28.1	Moderate
17	Fishing—fresh water	37.3	16.3	High
18	Jogging and running	28.6	58.4	Low
19	Softball and baseball	26.4	24.2	Low
20	Camping in primitive areas	25.8	10.9	High
21	Other non-mechanized winter sports	23.0	8.3	Low
22	Fishing –saltwater	22.7	11.5	Low
23	Power boating	21.1	15.6	Low
24	Kayaking, rowboating, canoeing	18.3	6.6	Low
25	Basketball	18.1	29.5	Low
26	Golf	17.9	29.1	Low
27	Mountain biking (not on paved surfaces)	17.7	21.5	Low
28	Target shooting (pistol and skeet)	17.0	15.7	Low
29	Skate boarding and roller blading	16.0	36.2	Low
30	Downhill (Alpine) skiing	15.6	9.2	Low
31	4-wheel drive off paved roads	14.6	23.8	Low
32	Horseback riding	14.2	27.8	Moderate
33	Soccer	13.8	30.4	Low
34	Water skiing	18.8	12.1	Low
35	Tennis	12.6	24.9	Low
36	Mountain climbing	10.1	11.2	Low
37	Motorcycles, dirt bikes, ATVs,	9.9	28.5	Low
38	Hunting	8.7	20.9	Low
39	Football	8.5	9.5	Low
40	Cross-country skiing	7.2	8.4	Low
41	Sail boating and windsurfing	6.7	9.7	Low
42	Surfing	5.3	29.3	Low
43	Snowmobiling	2.5	9.9	Low

APPENDIX G: National Standards

National Standards

Recommended Classification System for Local and Regional Open Space

Source: Lancaster, Roger A., Ed. Recreation, Park and Open Space Standard and Guidelines, National Recreation and Park Association, 1987.

This classification system is intended to serve as a *guide* to planning—not as an absolute blueprint. Sometimes more than one component may occur within the same site (but not on the same parcel of land), particularly with respect to special uses within a regional park. Planners of park and recreation systems should be careful to provide adequate land for each functional component when this occurs.

NRPA suggests that a park system, at a minimum, be composed of a “core” system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population. The size and amount of “adjunct” parklands will vary from community to community, but *must* be taken into account when considering a total, well-rounded system of parks and recreation areas.

COMPONENT	USE	SERVICE AREA	DESIRABLE SIZE	ACRES/1,000 POPULATION	DESIRABLE SITE CHARACTERISTICS
A. LOCAL/CLOSE-TO-HOME SPACE:					
Mini-Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens.	Less than ¼-mile radius.	1 acre or less	0.25 to 0.5A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Neighborhood Park/Playground	Area for intense recreational activities, such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	¼ to ½-mile radius to serve a population up to 5,000 (a neighborhood).	15+ acres	1.0 to 2.0A	Suited for intense development. Easily accessible to neighborhood population—geographically centered with safe walking and bike access. May be developed as a school-park facility.
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities, such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation, such as walking, viewing, sitting, picnicking. May be any combination of the above, depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0A	May include natural features, such as water bodies, and areas suited for intense development. Easily accessible to neighborhood served.

TOTAL CLOSE-TO-HOME SPACE = 6.25-10.5 A/1,000

B. REGIONAL SPACE:

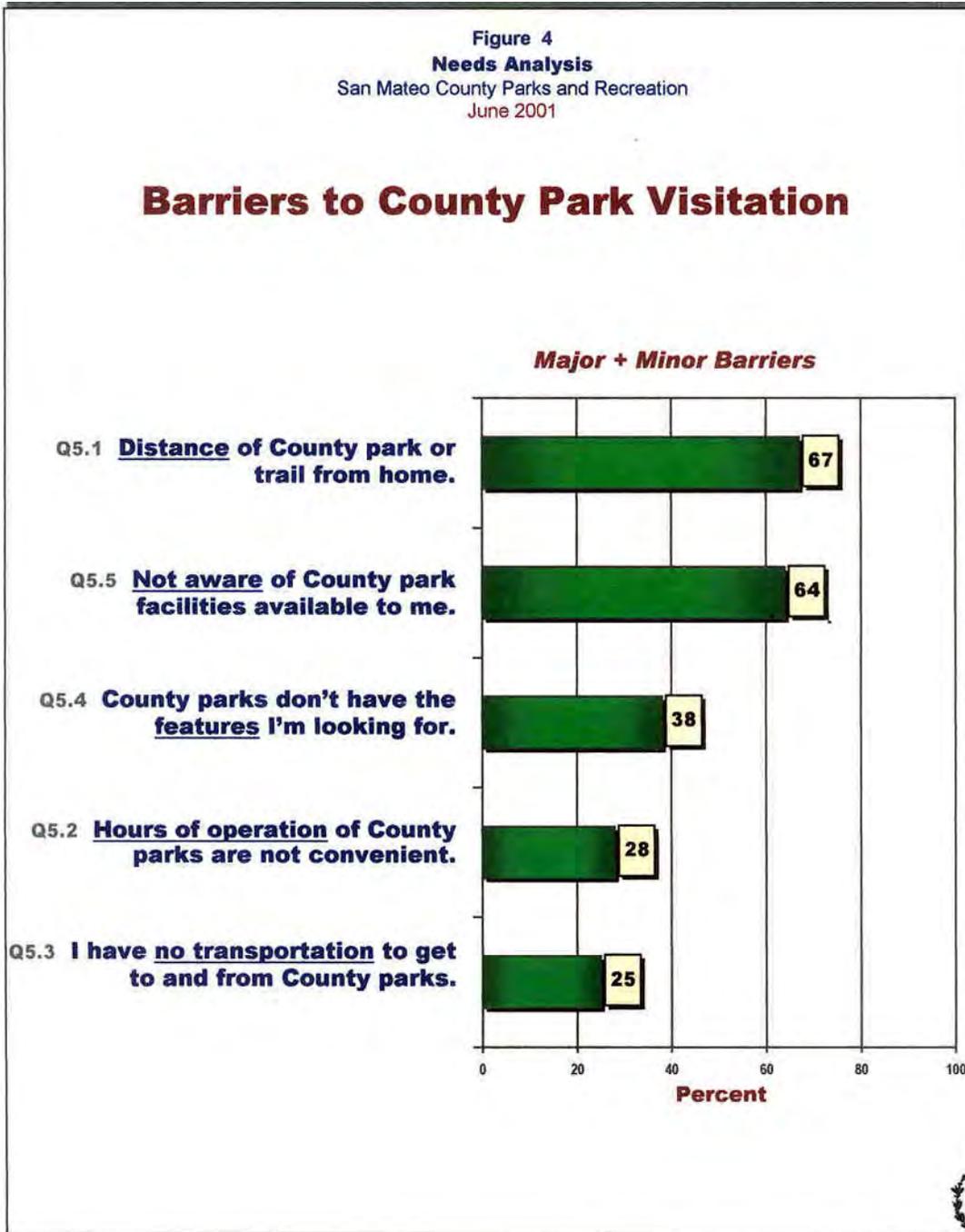
Regional/Metropolitan Park	Area of natural or ornamental quality for outdoor recreation, such as picnicking, boating, fishing, swimming, camping, and trail uses; may include play areas.	Several communities. 1 hour driving time.	200+ acres	5.0 to 10.0A	Contiguous to or encompassing natural resources.
Regional Park Reserve	Area of natural quality for nature-oriented outdoor recreation, such as viewing, and studying nature, wildlife habitat, conservation, swimming, picnicking, hiking, fishing, boating, camping, and trail uses. May include active play areas. Generally, 80% of the land is reserved for conservation and natural resource management, with less than 20% used for recreation development.	Several communities. 1 hour driving time.	1,000+ acres; sufficient area to encompass the resource to be preserved and managed.	Variable	Diverse or unique natural resources, such as lakes, streams, marshes, flora, fauna, topography.

TOTAL REGIONAL SPACE = 15-20 A/1,000

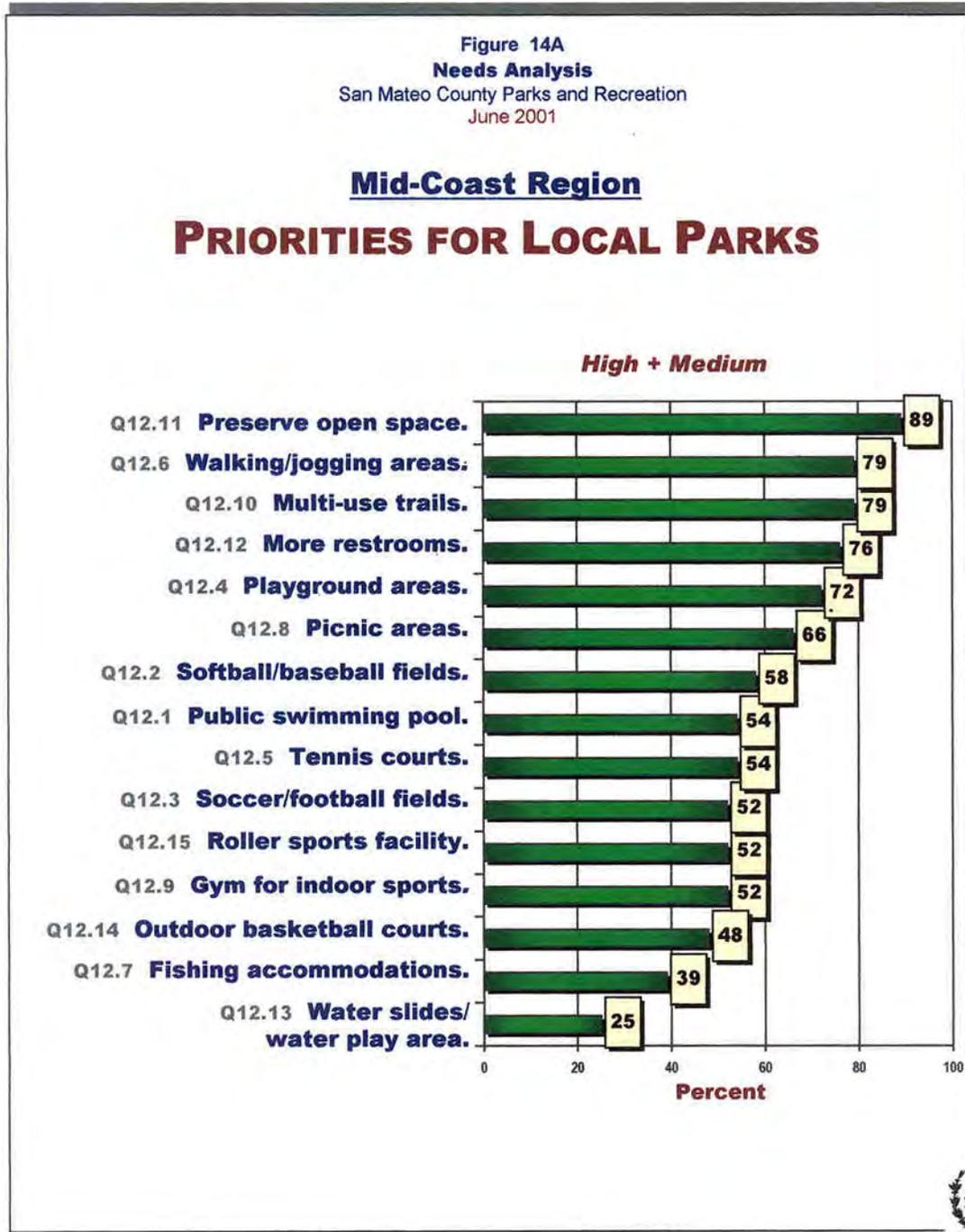
C. SPACE THAT MAY BE LOCAL OR REGIONAL AND IS UNIQUE TO EACH COMMUNITY:

Linear Park	Area developed for one or more varying modes of recreational travel, such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas. (NOTE: any included for any of above components may occur in the "linear park.")	No applicable standard.	Sufficient width to protect the resource and provide maximum use.	Variable	Built or natural corridors, such as utility rights-of-way, bluff lines, vegetation patterns, and roads, that link other components of the recreation system or community facilities, such as school, libraries, commercial areas, and other park areas.
Special Use	Areas for specialized or single purpose recreational activities, such as golf courses, nature centers, marinas, zoos, conservatories, arboreta, display gardens, arenas, outdoor theaters, gun ranges, or downhill ski areas, or areas that preserve, maintain, and interpret buildings, sites, and objects of archeological significance. Also plazas or squares in or near commercial centers, boulevards, parkways.	No applicable standard.	Variable depending on desired size.	Variable	Within communities.
Conservancy	Protection and management of the natural/cultural environment with recreation use as a secondary objective.	No applicable standard.	Sufficient to protect the resource.	Variable	Variable, depending on the resource being protected.

*APPENDIX H: Needs Analysis & Financing Options Study,
August 2001*



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 21.



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 33.

Figure 14B
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region
PRIORITIES FOR LOCAL
Park & Recreation Facilities

Q12.0 I will read a list of parks and amenities that might be added to the County Parks system specifically in your community. Would you say adding the park, trail or amenities should be considered a high priority, or a low priority?

	Mid-Coast Region	El Granada	Miramar Beach	Montara	Moss	Princeton
Q12.1 Public Swimming Pool	54%	59%	56%	56%	53%	44%
Q12.2 Fields for softball or baseball	58%	62%	59%	47%	63%	56%
Q12.3 Fields for football or soccer	52%	49%	52%	44%	60%	59%
Q12.4 Playground areas	72%	65%	77%	78%	80%	67%
Q12.5 Tennis courts	54%	62%	48%	50%	43%	63%
Q12.6 Walking/jogging areas	79%	76%	78%	75%	83%	82%
Q12.7 Fishing accommodations	39%	49%	37%	38%	27%	44%
Q12.8 Picnic areas	66%	65%	78%	69%	63%	52%
Q12.9 Gyms/indoor sports facilities	52%	57%	52%	44%	50%	59%
Q12.10 Multi-use trails	79%	81%	74%	72%	73%	85%
Q12.11 Preserving natural open space	89%	87%	89%	88%	90%	93%
Q12.12 More restrooms in parks	76%	70%	78%	75%	73%	85%
Q12.13 Water slides/water play area	25%	32%	22%	13%	31%	26%
Q12.14 More outdoor basketball courts	58%	51%	41%	31%	62%	56%
Q12.15 Roller sports facility	52%	59%	48%	40%	57%	52%

Note: Percentages include High + Medium Priorities

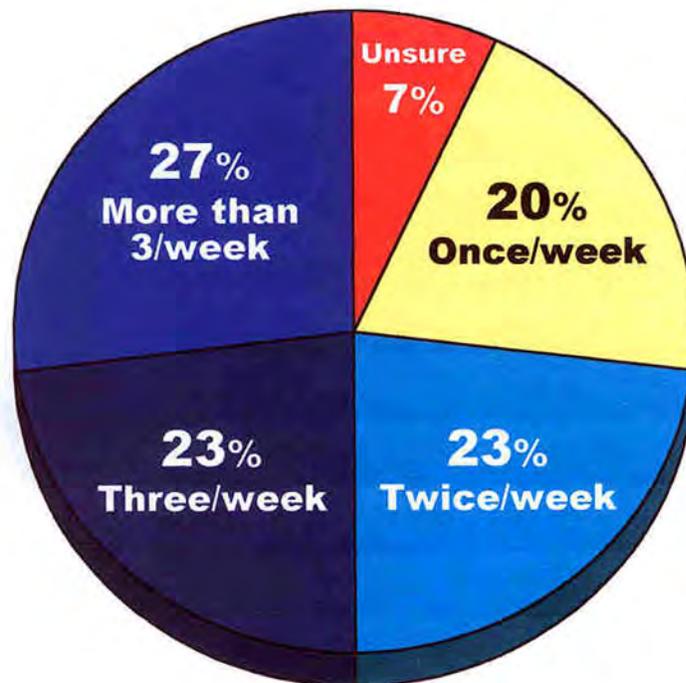


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 34.

Figure 15
Needs Analysis
San Mateo County Parks and Recreation
June 2001

Mid-Coast Region
POTENTIAL USAGE
of 'High Priority' Park Amenities

Question 12.17 Thinking about those park facilities you listed as being a high priority for your community, how many times per week would you, or others in your household, use these particular facilities or programs?

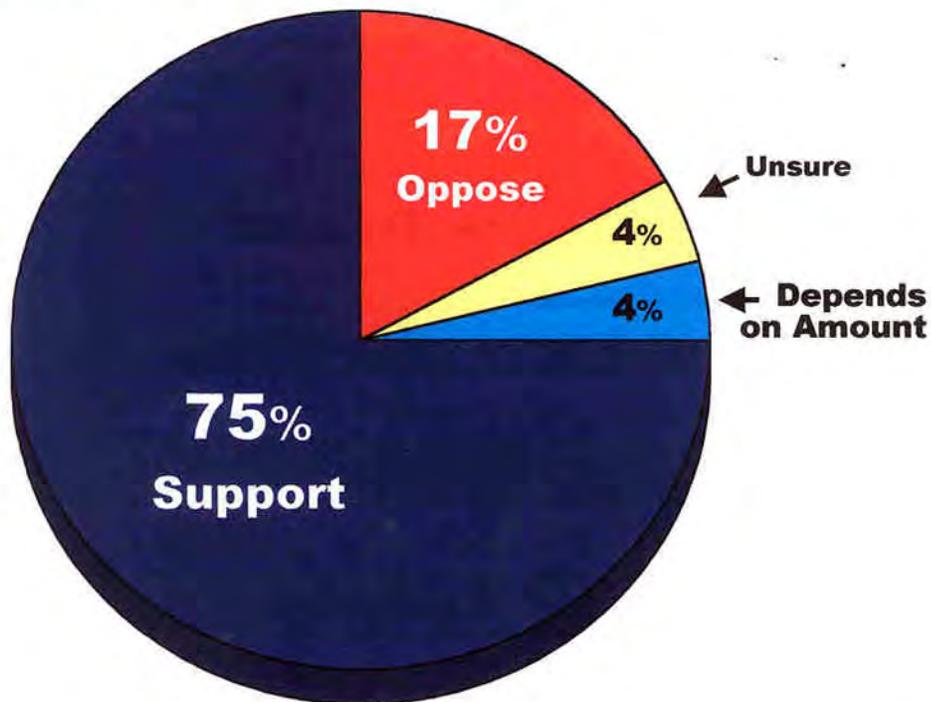


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 35.

Figure 16A
Needs Analysis
San Mateo County Parks and Recreation
June 2001

Mid-Coast Region
Support for
SPECIAL BENEFITS ASSESSMENT DISTRICT

Question 13.0 Would you be willing to support an initiative that would create a Special Benefits Assessment District, or some form of parcel tax, wherein 100% of the monies from the annual assessment would be earmarked for the construction and on-going maintenance of park & recreation facilities specifically for the residents of the community in which you reside?

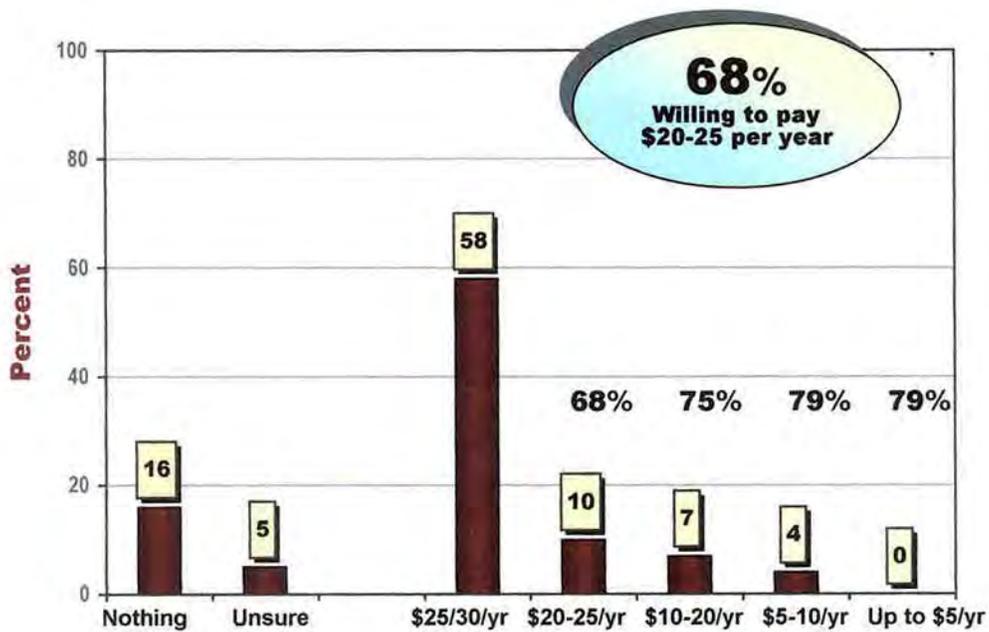


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 36.

Figure 16B
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region
THRESHOLD OF WILLINGNESS TO PAY

Question 13.1 How much in additional assessments would you be willing to pay each year to provide for the construction and maintenance of those park facilities in your community that you said were of high priority?



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 37.

Figure 16C
Needs Analysis

San Mateo County Parks and Recreation
June 2001

Mid-Coast Region

**LEVEL OF SUPPORT FOR SPECIAL BENEFIT
ASSESSMENT DISTRICT BY COMMUNITY**

Question 13.0 Would you be willing to support an initiative that would create a Special Benefits Assessment District, or some form of parcel tax, wherein 100% of the monies from the annual assessment would be earmarked for the construction and on-going maintenance of park & recreation facilities specifically for the residents of the community in which you reside?

	Region	EI Granada	Miramar	Montara	Moss Beach	Princeton
NO, would <u>not</u> support	17%	19%	19%	22%	17%	7%
YES, would support	75%	78%	70%	63%	77%	89%
Depends on amount of tax	4%	3%	7%	6%	3%	0%
Don't know	4%	0%	4%	9%	3%	4%

Threshold of 'Willingness to Pay'

Question 13.1 How much in additional assessments would you be willing to pay each year to provide for the construction and maintenance of those park facilities in your community that you said were of high priority?

	Region	EI Granada	Miramar	Montara	Moss Beach	Princeton
Unsure	5%	5%	4%	9%	3%	4%
Nothing	16%	20%	22%	16%	17%	7%
Up to \$5/year	0%	0%	0%	0%	0%	0%
\$5-10/year	3%	3%	4%	6%	7%	4%
\$10-20/year	7%	11%	4%	6%	3%	11%

\$20-25/year	10%	14%	11%	63%	7%	11%
\$25-30/year	58%	49%	55%	9%	63%	63%



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 38.

Figure 17
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region

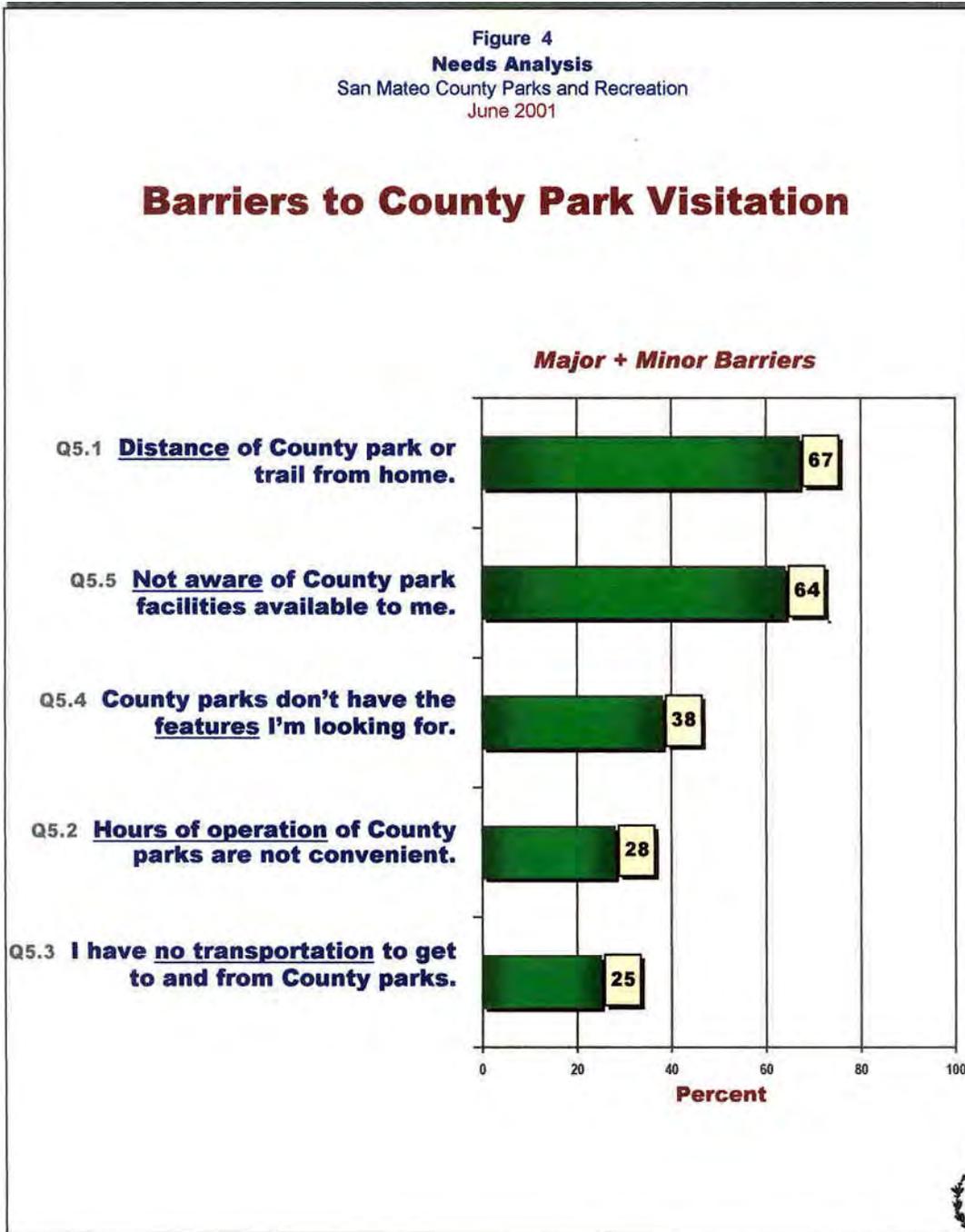
**IMPORTANCE OF PLAYGROUNDS
 BY NUMBER OF SCHOOL-AGE CHILDREN AT HOME**

Subset of sample	Percent who rank PLAYGROUNDS as being a "high" or "medium" spending priority	Percent of residents
All mid-coast residents	72%	100%
Residents with NO children	63%	58%
Parents with one child	79%	16%
Parents with 2 children	88%	21%
Parents with 3 or more children	71%	5%

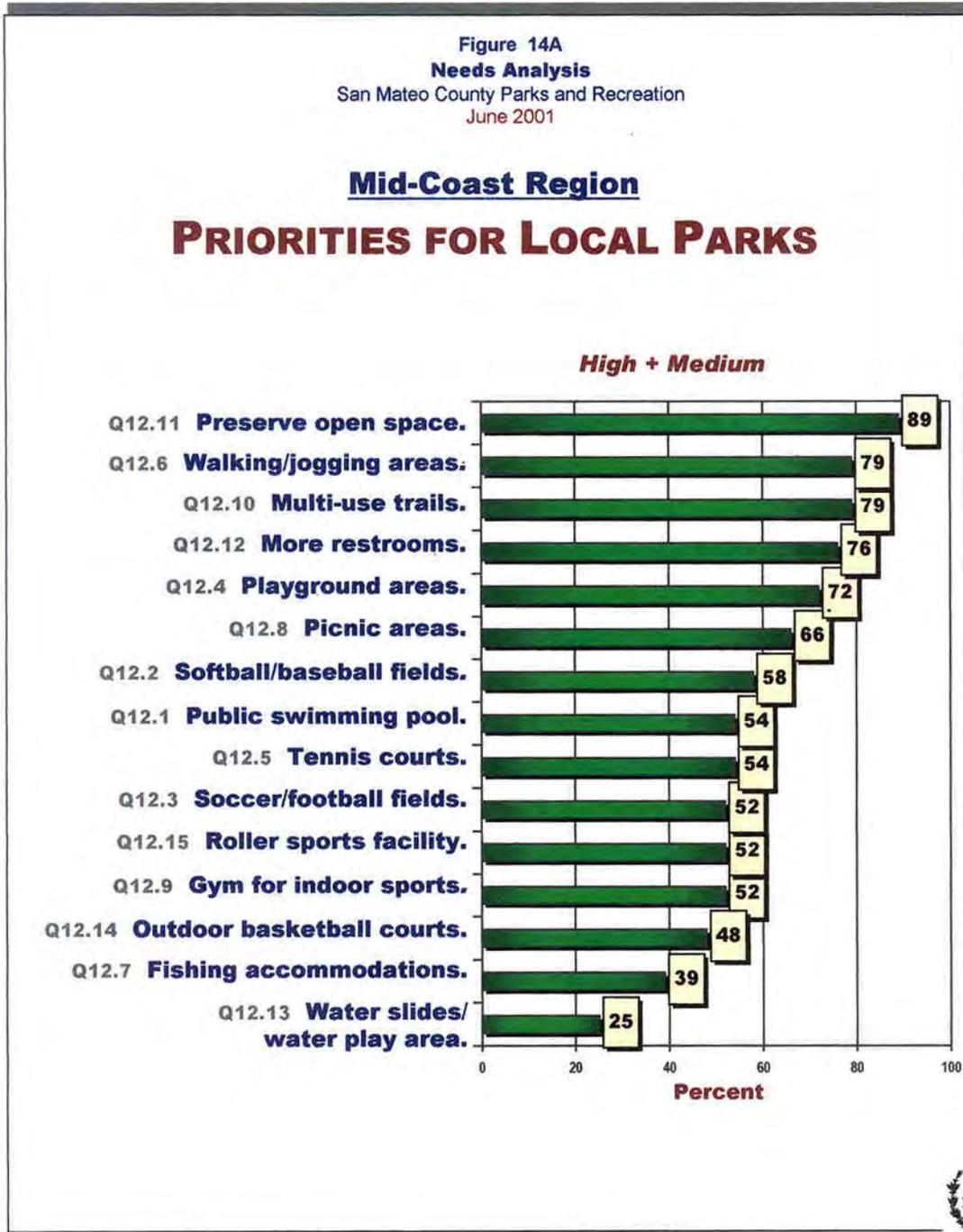
Note: Number of children refers to "school age" children currently living at home

Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 39.

*APPENDIX H: Needs Analysis & Financing Options Study,
August 2001*



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 21.



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 33.

Figure 14B
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region
PRIORITIES FOR LOCAL
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Q12.10 Multi-use trails	79%	81%	74%	72%	73%	85%
Q12.11 Preserving natural open space	89%	87%	89%	88%	90%	93%
Q12.12 More restrooms in parks	76%	70%	78%	75%	73%	85%
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Q12.14 More outdoor basketball courts	58%	51%	41%	31%	62%	56%
Q12.15 Roller sports facility	52%	59%	48%	40%	57%	52%

Note: Percentages include High + Medium Priorities

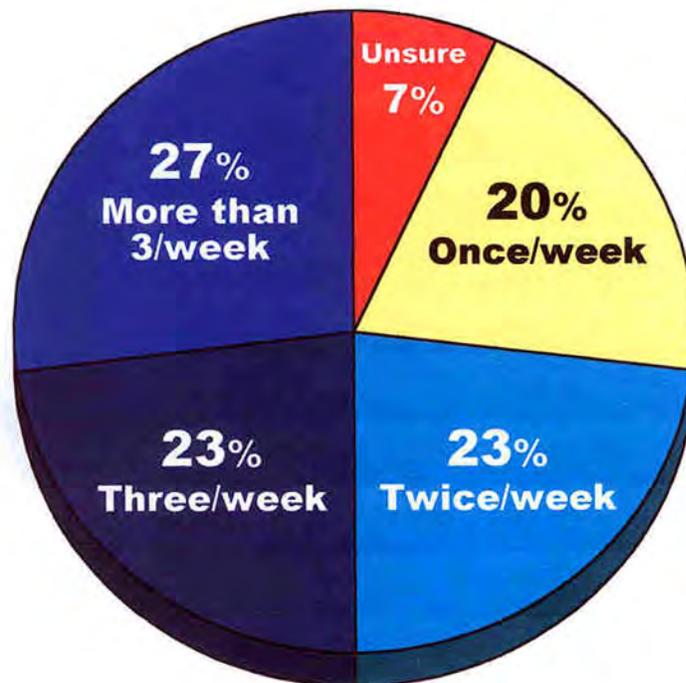


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 34.

Figure 15
Needs Analysis
San Mateo County Parks and Recreation
June 2001

Mid-Coast Region
POTENTIAL USAGE
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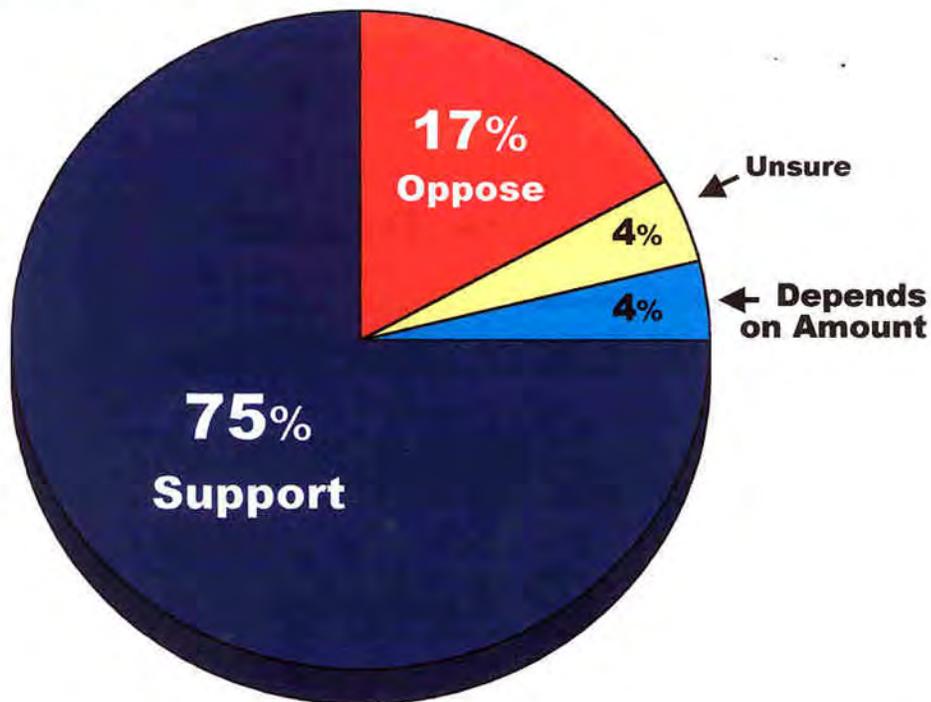


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 35.

Figure 16A
Needs Analysis
San Mateo County Parks and Recreation
June 2001

Mid-Coast Region
Support for
SPECIAL BENEFITS ASSESSMENT DISTRICT

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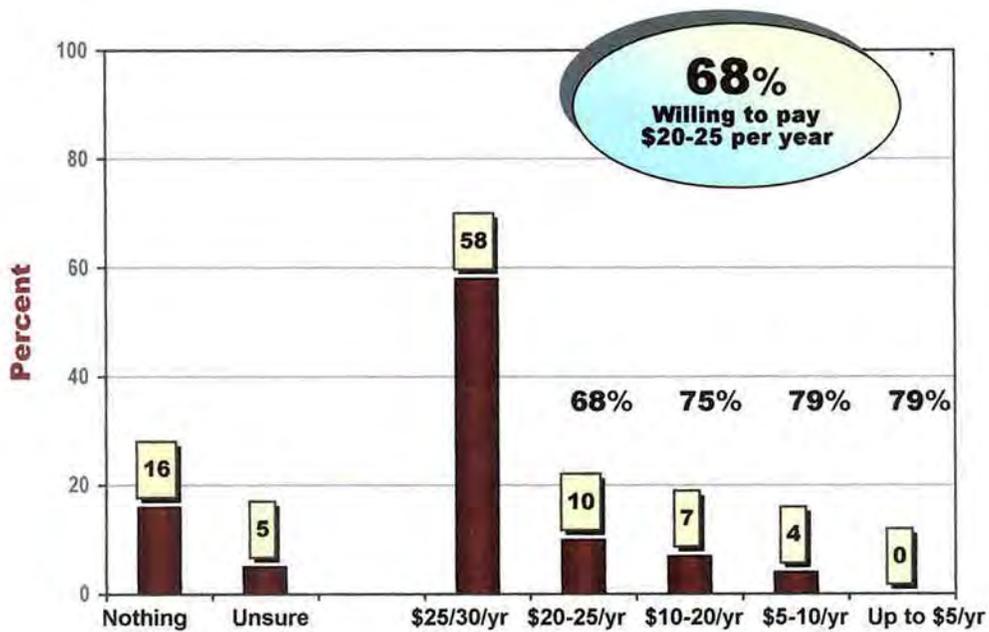


Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 36.

Figure 16B
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region
THRESHOLD OF WILLINGNESS TO PAY

Question 13.1 How much in additional assessments would you be willing to pay each year to provide for the construction and maintenance of those park facilities in your community that you said were of high priority?



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 37.

Figure 16C
Needs Analysis

San Mateo County Parks and Recreation
June 2001

Mid-Coast Region

LEVEL OF SUPPORT FOR SPECIAL BENEFIT ASSESSMENT DISTRICT BY COMMUNITY

Question 13.0 Would you be willing to support an initiative that would create a Special Benefits Assessment District, or some form of parcel tax, wherein 100% of the monies from the annual assessment would be earmarked for the construction and on-going maintenance of park & recreation facilities specifically for the residents of the community in which you reside?

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Nothing	16%	20%	22%	16%	17%	7%
Up to \$5/year	0%	0%	0%	0%	0%	0%
\$5-10/year	3%	3%	4%	6%	7%	4%
\$10-20/year	7%	11%	4%	6%	3%	11%

\$20-25/year	10%	14%	11%	63%	7%	11%
\$25-30/year	58%	49%	55%	9%	63%	63%



Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 38.

Figure 17
Needs Analysis
 San Mateo County Parks and Recreation
 June 2001

Mid-Coast Region

**IMPORTANCE OF PLAYGROUNDS
 BY NUMBER OF SCHOOL-AGE CHILDREN AT HOME**

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Note: Number of children refers to "school age" children currently living at home

Source: "Needs Analysis & Financing Options Study", Strategic Research Institute, 2001, page 39.

APPENDIX I: Interdepartmental Correspondence, July 11, 2001

COUNTY OF SAN MATEO

INTERDEPARTMENTAL CORRESPONDENCE

To: Mary Burns, Director
Division of Parks and Recreation

From: Thomas F. Casey III, County Counsel

Subject: Alternative Funding

Date: July 11, 2001

At your request, we are providing updated information concerning funding alternatives for the County Parks and Recreation Division. We have added sections discussing Mello-Roos Community Facilities Districts and Development Fees.

As you know, any funding alternative is subject to ultimate review and approval by the Board of Supervisors. Also, in some situations an election and/or changes in state law may be required. This list set forth below is in no particular order.

1. General Obligation Bonds

General Obligation (GO) Bonds may be issued to finance acquisition and development of land and facilities for park purposes. Under present law, this requires a two-thirds vote of the County-wide electorate. Such bonds are repaid by an increase in the annual real property tax, covering principal, interest, and administrative costs over some designated number of years.

The amount of tax increase per parcel would be determined by the amount of the general bond obligation, the time repayment schedule, the interest rate at the time of issuance of the bonds and the increase or decrease in the total secured assessment roll.

Advantages:

Procedures for implementing are already established

Paid for solely out of tax proceeds

Provides for new revenue

Generally the least expensive way of borrowing

Disadvantages:

Limited to acquisition and development- not available for maintenance

Requires two-thirds vote

Mary Burns, Director of Parks and Recreation
July 11, 2001
Page 2

2. Revenue Bonds

Revenue bonds may be issued by a public agency to finance a specific development that is intended to be revenue-producing. The bonds are repaid from cash flow of the enterprise. This source can be attractive for financing golf courses, marinas, or other quasi-business ventures. Under present law elections are not required and the Board of Supervisors makes the decision whether to issue such bonds.

Interest on the bonds is tax-free to the investors and the collateral is the facility itself. The County must assume ultimate liability if the facility fails to generate the necessary revenue. The County must be careful in writing the contract for management of the facility and diligent in enforcing the contract terms.

Advantages:

Does not require an election

Project revenues pay for the financing

Disadvantages:

Facility may have insufficient revenue stream to support debt repayment

Overall county debt may preclude additional debt obligations.

Generally available only for capital improvement

3. Parcel Tax

A parcel tax is an annual charge per parcel of real property, collected on the property tax bill. It usually is based on factors such as the size of the land parcel, and cannot be based on assessed value. Under present law, the County does not have authority to impose a parcel tax within incorporated cities. Also, a parcel tax for a special purpose such as parks, would require two-thirds voter approval. There are currently 212,000 parcels of real property in the county. Sixty percent are single family residences. Six percent are multi-family residences and seventeen are commercial and industrial properties. The amount of parcel tax per property is determined by the amount of revenue desired to be raised.

Advantages:

New revenues

Can be used for operation/maintenance

Simple tax system currently used by some school districts and special districts in the county

Disadvantages:

Requires two-thirds vote if earmarked for parks

Potential inequality of tax burden because tax is not related to value

Would require change in state law to allow county to impose parcel taxes within cities

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4. Sales Tax Authority

State legislation currently authorizes the creation of local authorities which can impose additional sales taxes for local activities. The most common of these measures are for transportation improvements such as San Mateo County Measure A which authorized a half cent sales tax increase for 20 years. The sales tax is to finance a transportation improvement plan jointly approved by the cities and the county. The sales tax required only 50% voter approval at the time it was passed. A similar approach could be taken for a county-wide park plan but state legislation would first be necessary. A two-thirds vote rather than a simple majority would be required for passage.

In 1998, a state court of appeal upheld Santa Clara County Measure B, a sales tax measure for general county purposes which had been approved by only a majority of voters. Measure B was upheld by the Court of Appeal as a general tax, even though also on the ballot was an advisory measure expressing the intent that any new sales tax funds be spent on specified transportation improvements. Since the validity of neither measure was dependent on passage of the other, the two measures were held to be legally distinct and valid with a majority vote. Since Measure B did not bind the Santa Clara County Board of Supervisors to spend the sales tax revenue for any particular purpose, it was held to be a general tax, subject only to a majority vote.

Advantages:

- New tax revenue
- County-wide application including cities
- Joint plan with cities and county

Disadvantages:

- Requires two-thirds vote if for a specified purpose
- Cities and county must agree on plan
- State legislation required

5. Charter Amendment - Park and Open Space Fund

In the early 1970's, the County voters approved a Charter Amendment (Sec. 607) establishing the Park and Open Space Acquisition and Development Fund. The amendment provided that, for ten years, the Board of Supervisors would transfer from the general fund to the Park and Open Space Acquisition and Development Fund a specific amount each year. The money in this fund could be spent only for park acquisition and development. The amendment did not by itself raise more money; it only required a certain allocation from the general fund for park purposes. County officials then had to set the tax rate and adjust overall budgets accordingly. The requirements to transfer specified amounts expired with the 1982-1983 fiscal year.

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The Park and Open Space Acquisition and Development Fund still exists, although it has had no money in it since about 1990. It could be used as a conduit for receiving grants or contributions from other sources for park purposes.

A new such Charter amendment would be needed to re-institute the requirement that the Board make specified transfers from the general fund. This would require approval by a majority vote. Either the Board of Supervisors or the voters by initiative may propose amendments to the Charter. Local government financing has changed substantially since passage of Proposition 13 in 1978, so that a new park financing Charter Amendment would have to take a different form or it would result in significant reductions in other County programs. The effect would be similar to that of Statewide Proposition 98, which guaranteed a certain percentage of available funds for state schools, even if other functions must be reduced.

Advantages:

Majority vote.

Amendment could include purposes such as operation/maintenance.

Disadvantages:

Would result in significant reduction in other County programs.

6. Assessment (Improvement) Districts

The Landscaping and Lighting (L&L) Act of 1973, Streets and Highway Code Sections 22500 et seq., authorizes the establishment of a park maintenance assessment district to finance park improvements and maintenance. Such a district may be created by a local legislative body (or several contiguous ones acting in concert) by holding public hearings and passing several resolutions; a written protest by a majority of landowners voting may overrule the action.

Depending on the authorizing arrangements, the district may have a finite or indefinite life term and may have other limitations on its activities. The new district may then issue GO bonds which are repaid from assessments levied by the governing body. Under Proposition 218, any assessment must be approved by a majority of those property owners actually submitting a ballot. Further, the amount of any assessment must be based on the "special benefit" of the service to the particular property to be assessed.

Under the basic L&L Act, these districts may generally include only unincorporated areas and the agency must assess the benefit of the improvement to each individual parcel in the district. However, in Los Angeles County, leaders of the movement for 1992's Proposition A, got the State Legislature to amend the Act (SB 659) so that the entire county - cities and unincorporated areas - could be treated as a regional open space assessment district. The

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proposal then taken before the voters included specific projects for each municipality and unincorporated area, backed by an engineers' report of benefits, which neutralized opposition and generated county-wide support.

The County could include within the boundaries of an assessment district lands lying within the boundaries of any one or more cities, if (1) the County finds that such lands would be directly and specially benefitted by proposed work and the purposes sought to be accomplished by the work can best be accomplished by a single, comprehensible scheme of work, and (2) the consent of the particular city is first obtained.

In addition, although the Act does not specifically refer to joint powers agreements, it appears that the County and interested cities could jointly form an assessment district under a Joint Powers Agreement as long as all of the procedural requirements of the Act were met. Finally, special legislation could be requested from the State Legislature to authorize the County to establish an assessment district under the Act with boundaries coterminous with the County. However, most such special legislation has contained a requirement that the proposed district be approved by a vote of the county electorate, as was the case with Los Angeles County's Measure A.

The usefulness of assessments based on benefit as a financing option has been significantly reduced by Proposition 218. As a practical matter, under Proposition 218, it might be very difficult to demonstrate the required "special benefit" to the property of extended park services. Proposition 218 defines "special benefit" as a "particular and distinct benefit over and above general benefits conferred on property located in the district or to the public at large." Under Proposition 218, general enhancement to property value does not constitute a "special benefit". Further, the assessment on a parcel may not exceed the reasonable cost of the "proportional special benefit" conferred on such parcel.

Even if such "special benefit" can be shown, Proposition 218 provides that an election is required for every type of assessment, with ballots weighted based on the proportional financial obligation of each assessed parcel. The assessment must be approved by a majority of those property owners actually submitting a ballot.

Advantages:

New revenues.

Can be used for operation/maintenance.

Disadvantages:

Assessment must be based on "special benefit" to property.

Election required. Assessment must be approved by a weighted majority of landowners actually voting.

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7. Certificates of Participation

In the Certificate of Participation ("COP") financing method, the County would lease property from a nonprofit corporation, joint powers agency or other third party. If necessary, the County could lease property to the third party in order to lease it back. The COPs are sold to investors and the proceeds of the sale of the COPs are used to pay the costs of acquiring and constructing the County project. Each COP holder is then entitled to a proportionate amount of the lease payments made by the County under the lease. A portion of each lease payment is designated as interest and the holders of the COPs receive tax-exempt interest payments.

Advantages:

- No election required
- Significant flexibility due to lack of procedural requirements
- Avoid statutory limitations on bonds
- Can finance real or personal property

Disadvantages:

- No additional revenue generated—lease obligation is payable from general fund
- Not available for general operation and maintenance expenses

8. Development Fees

The County has authority under its police power to adopt and impose fees as a condition of development. As a general rule, when a public agency has authority to disapprove a discretionary decision on a development project, it also has the authority to impose fees and other exactions as a condition of approval of the development.

Most development fees must comply with the comprehensive statutory procedures and requirements of the Mitigation Fee Act, including requirements for a public hearing, findings and extensive annual accounting procedures. Further, all development fees must meet the constitutional "nexus" tests imposed by state and federal courts. In other words, development fees must be reasonably related to the impacts caused by the development. There must be a nexus between the type of impact and the purpose of the fee. In addition, there must be a nexus between the amount of the fee and the amount of impact. Further, if the fee is imposed on an ad hoc basis, as opposed to imposed by an ordinance of general application, the fee must meet a higher nexus standard of "rough proportionality".

The County also has a "Quimby Act" ordinance, which authorizes the imposition of park and recreation fees as a condition of approval of subdivision maps. These fees may only be used for the purpose of developing new or rehabilitating existing neighborhood or community facilities to serve the subdivision. The parks and recreation facilities to be funded with the

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fees must be in accordance with a parks plan adopted by the County. The fees must be used in accordance with a schedule and are subject to refund if not used within a specified period of time. The amount of fees to be paid must bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision and cannot exceed the amount necessary to provide three acres of park area per 1,000 persons residing in the subdivision.

Advantages:

No vote required

New revenue

Disadvantages:

Must meet stringent "nexus" requirements

May only be imposed as a condition of development, so unpredictable amount of revenue provided

9. Mello-Roos Bonds (Community Facilities Districts)

The Mello-Roos Community Facilities Act provides a mechanism by which public entities can finance the construction or acquisition of facilities and the provision of certain services. The Act authorizes a public entity to form a Community Facilities District. Once formed, the district can finance facilities and provide public services. These facilities include local park, recreation, parkway and open space. Services authorized to be provided include recreation program services, and the operation and maintenance of parks, parkways, open space and museums. Prior to initiating proceedings to establish a Community Facilities District, the County must first adopt local policies and goals concerning use of the Mello-Roos Act procedures, as specified by the statute.

Upon approval by a two-thirds vote (except in certain specified circumstances this is of the registered voters in the district), the district may issue bonds secured by the levy of special taxes, which are levied upon the property in the district according to the rate and method of apportionment approved by voters in the district. The formula for levying special taxes may be based upon a variety of factors, including density of development, square footage of construction, acreage or zoning. The amount of the tax cannot be based on assessed value. Unlike special assessment districts, there is no requirement that the special tax be based upon the benefit a parcel receives from the facilities or services.

A district may finance the purchase, construction, expansion, improvement or rehabilitation of real or other tangible property with an estimated useful life of five or more years, or directly related planning and design work. The financed facilities do not need to be physically located within the district, which allows a district to finance regional facilities. In addition, a district may finance facilities to be owned or operated or services to be provided by an entity other than the entity that created the district, pursuant to the Mello-

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Roos Act.

There are specific procedures for initiating and conducting the proceedings and election mandated by the statute. If further details regarding the procedures to be followed in setting up a Community Facilities District would be helpful, please contact this office.

Advantages:

Provides for new tax revenue

Can be used for maintenance

Property does not have to be contiguous

Financed facilities do not have to be located in the district

May finance facilities to be owned or operated or services to be provided by entity other than County (with JPA)

Cities could be included with a JPA

Disadvantages:

Requires two-thirds votes

Relatively complicated financing and procedural requirements

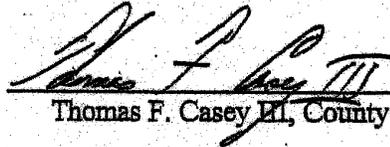
10. Regional Park/Open Space Districts

Public Resources Code Sections 5500 et seq. provide for the establishment of regional park, regional park and open-space, and regional open-space districts. These districts are independent public entities. Generally, one or more local government agencies organizes the district, which may include only contiguous territory (Section 5502). The process begins with a petition for creation and maintenance of the proposed district to the Board of Supervisors (Section 5503). The Board conducts hearings on the proposal. If the Board approves the petition, the proposal is subject to LAFCo review (Section 5517.1)

These districts, their boards and officers exercise broad powers. They can levy taxes, borrow money and issue notes, adopt ordinances, employ police officers, acquire and construct recreation facilities, acquire and convey property, exercise eminent domain and generally exercise those powers which are necessary and appropriate. (Sections 5539 et seq., 5593, 5595) The East Bay Regional Park District and the Mid-Peninsula Regional Open-Space District operate under these provisions.

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I hope that you find this update helpful. Please contact this office if you need further information.


Thomas F. Casey III, County Counsel

cc: John L. Maltbie, County Manager
Marcia Raines, Director, Environmental Services Agency

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TFC:KAM/al

APPENDIX J: Shared Vision 2010, Goals and Commitments

10 25 COMMITMENTS & GOALS

PEOPLE

Realize the potential of our diverse population.

1. Our diverse population works well together to build strong communities, effective government and a prosperous economy.
2. Civic engagement—including voting, public service, charitable giving, volunteerism and participation in public discussions of important issues—is uniformly high among the diverse population.

Provide equal access to educational opportunity.

3. All children ages 0-5 years have access to childcare/early learning opportunities that contribute to their entering kindergarten ready to succeed.
4. Residents have many educational and training opportunities beyond high school.

Ensure basic health and safety for all.

5. Residents have access to healthcare and preventive care.
6. Children grow up healthy in safe and supportive homes and neighborhoods.
7. Maintain and enhance the public safety of all residents and visitors.
8. Help vulnerable people—the aged, disabled, mentally ill, at-risk youth and others—achieve a better quality of life.

PLACE

Offer a full range of housing choices.

9. Housing exists for people at all income levels and for all generations of families.

Redesign our urban environment to increase vitality, expand variety and reduce congestion.

10. Public transportation choices are convenient, affordable, accessible and safe.
11. New housing is clustered with jobs and commercial services along transportation corridors.
12. Land use decisions consider transportation and other infrastructure needs as well as impacts on the environment and on surrounding communities.



Shared Vision 2010

Preserve and provide people access to our natural environment.

13. Fix the boundary between open space and development to protect the quality of the natural environment.
14. Important natural resources are preserved and enhanced through environmental stewardship.
15. Residents have nearby access to green space, such as parks and recreational opportunities.

PROSPERITY

Create opportunities for every household to participate in our prosperity.

16. Residents hold the majority of jobs created in the County.
17. All households experience real gains in income.

Sow the seeds of our future prosperity.

18. San Mateo County attracts and maintains leading-edge industries.
19. The skill level of new workers rises with improved K-12 education and training options.

PARTNERSHIPS

Responsive, effective and collaborative government.

20. Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain.
21. County employees understand, support and integrate the County vision and goals into their delivery of services.
22. County and local governments effectively communicate, collaborate and develop strategic approaches to issues affecting the entire County.

Leaders work together across boundaries to preserve and enhance our quality of life.

23. Leaders throughout the County provide the impetus for broader regional solutions in land use, housing, childcare, education, health and transportation.
24. Residents accept individual responsibility for contributing to the quality of life of the County as a whole.
25. Residents express their support for regional, collaborative approaches to issues.

APPENDIX K: References

References

- Alternative Methods for Providing Local Parks in Mid-Coast Communities, George Miller, San Mateo County Planning Department, 1989
- Half Moon Bay and Coastside - Park, Recreation, and Open Space Master Plan, Callander Associates, 1990
- "Needs Analysis and Financing Options Study", Strategy Research Institute, 2001
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- "Shared Vision 2010 – The Promise of the Peninsula", San Mateo County Manager's Office, 2001
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- "Mid-Coast Incorporation/Annexation Fiscal Study", San Mateo County Planning Department, 1998
- "County Trails Plan – 2001", Parks and Recreation Division, San Mateo County, 2001
- "Park Planning Study for Quarry Park", Callander Associates, March 4, 1994
- "San Mateo County Comprehensive Bicycle Route Plan", City/County Association of San Mateo County, March 2000
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APPENDIX L: Summary of Changes

Summary of Changes

From July 12, 2002 draft into August 6, 2002 draft

Following is a brief summary of the major changes incorporated into the August 6 draft from July 12 draft. Major items from public meetings, additional study and completion of the draft are listed. Typos, arithmetic changes and other miscellaneous changes are not listed.

1. Project study area boundary redefined to coincide with the Local Coastal Plan – Updated 2000.
2. Management costs clarified under Summary of Recommendations.
3. Population numbers corrected under Existing Conditions Summary.
4. Public Workshop #3 and Mid-Coast Community Council meeting summaries added in Needs Assessment Process.
5. Table 5 Proposed Total Developed Park Acreage adjusted to population change, under Park Sizes and Comparisons.
6. Tables 7, 8 and 9 adjusted to population change under Park System Plan & Cost.
7. Table 10 Potential Annual Maintenance, Programming & Management Costs updated in Park System Plan & Cost.
8. “What Entity” section added in Funding the Park System.
9. Inventory Maps: Maps 1, 2 and 3 updated and Map 4 revised to include only existing facilities.
10. Appendix L added; this document.