

VI. Conservation Open Space, Parks & Recreation

A. INTRODUCTION

The Conservation, Open Space, Parks and Recreation Element (C/OS) sets forth the City's goals and policies regarding the development, management, and preservation of San Mateo's natural, cultural, and recreational resources.

This Element combines conservation and open space topics required by State law with related non-mandatory topics which have been considered important to the physical development of the City, including parks and recreation facilities and historic structures. Appendix F outlines State-mandated issues and their relationship to San Mateo's C/OS Element.

Figure C/OS-1 illustrates the type and nature of open space in San Mateo as defined by State law. "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use and which is designated on a local, regional, or state open-space plan as one or more of four types of use. Specifically, these four types of open space uses are as follows:

Open Space for Preservation of Natural Resources. This includes areas required for plant and animal habitat or for ecological and scientific study. In San Mateo these open spaces include areas such as the Bay Marshes, creeks and private open spaces, and Sugarloaf Mountain.

Open Space for Managed Production of Resources. This includes forest and agricultural lands, water bodies important to the management of commercial fisheries, and mineral deposits. San Mateo does not include any such areas.

Open Space for Outdoor Recreation. This includes parks and areas of scenic and cultural value, stream banks, trails, and other links between open spaces. In San Mateo these open spaces include Marina Lagoon, designated private land reserves, and a variety of park sites.

Open Space for Public Health and Safety. This includes areas which require special management because of hazardous conditions such as unstable soils, fire risk, fault zones, or flood. In San Mateo these open spaces include portions of the shoreline, Sugarloaf, and San Mateo Creek.

B. BACKGROUND

This section summarizes the setting for the goals and policies of this Element. The Conservation and Open Space Background Report (March, 1989) provides more detailed information.

NATURAL RESOURCES

The significant natural resource areas in San Mateo are the Bay Shoreline, Marina Lagoon, Sugarloaf Mountain, San Mateo and Laurel creeks, and certain undeveloped private lands which provide open space and wildlife habitat.

The Bay Shoreline

The City limits of San Mateo include roughly 1,200 acres of bay waters and some three miles of shoreline. Most of the Bay frontage is owned by the City of San Mateo and the County of San Mateo, with some properties held in private ownership. The portion under City jurisdiction is the subject of the Shoreline Parks Specific Plan. The Plan's goals include the improvement of the shoreline, provision of public access, and enhancement of marsh vegetation and wildlife habitat.



The Bay Conservation and Development Commission has rated the San Mateo shoreline as "high" for value as waterfowl habitat. The largest tidal marsh area, and the City's most significant wetland, is the 50-acre "Bay Marshes" off-shore in the southeast corner of the City adjacent to Foster City. Harvestable shellfish beds exist off of Coyote Point Park and the Bayfront.

Any adverse impacts that the City has on the Bay's water quality are most likely to come from urban runoff which enters the Bay untreated. Sources of runoff are residential streets, commercial operations, parking lots, landscaped areas, and industrial processes. The runoff is assumed to include significant amounts of oils, grease, heavy metals, sediment, pesticides, nutrients, litter, and bacteria.

Marina Lagoon

Marina Lagoon is 185 acres in size and approximately 4.5 miles long. While the lagoon primarily serves a flood control purpose, it also has recreational, aesthetic and wildlife value. The Lagoon includes a small (.4 acre) island at the mouth of the former Seal Slough which supports roosting, nesting, and feeding shorebirds and waterfowl. Like the Bay, Marina Lagoon receives urban runoff directly. The Lagoon has been significantly affected in summer by algae blooms and aquatic weed growth caused by high nutrient levels. In 1999, the City's Public Works Department developed the Marina Lagoon Management Plan, which recognizes the need to manage the Lagoon in a manner that balances its three primary purposes: flood control, wildlife habitat, and recreation.



Creeks and Channels

San Mateo's creeks have in large part been channelized, culverted, or subjected to development well within their riparian corridors. Well vegetated sections do exist, however, and though non-contiguous, support bird life, amphibians, small mammals, and some fish (Figure C/OS-2).

The exact status of water quality in the creeks and channels varies by creek and channel, and is generally thought to be poor. The reason for this is that channels carrying urban runoff generally deliver oils, grease, pesticides, sediment, litter, and metals. To improve the quality of its runoff, San Mateo implemented the Stormwater Pollution Prevention Program (STOPPP) which is consistent with the San Mateo Countywide Water Pollution Prevention Program (SMCWPPP). STOPPP takes a broad-based approach to the reduction of stormwater pollution by addressing

activities in municipal maintenance, commercial and industrial business, construction and new development, illicit discharges, and public information. Its strategy is to keep pollution from entering the storm drain system and the Bay.

San Mateo Creek is the largest channel crossing the City; almost 75% of the creek's length is above ground and well vegetated. The Water Quality Control Plan for the San Francisco Bay Basin Region recognizes San Mateo Creek for its current value as groundwater recharge, wildlife habitat, and fish migration. The upper Creek, however, is dammed, and the creek carries only seasonal flows.

San Mateo Creek is the only channel for which a concentrated planning effort has been undertaken. Pursuant to the 1985 Downtown Plan, a comprehensive study of the Creek was completed and includes recommendations regarding flood control improvements. The Shoreline Park Master Plan addresses the east end of the Creek by proposing improvements from US 101 to the Bay.

The upper reaches of Laurel Creek are within the Sugarloaf Mountain area. The natural character of Sugarloaf Mountain helps to reduce runoff and erosion into Laurel Creek. The Creek divides into two branches, each flanking Sugarloaf and having a flood control dam in place. The two significant interruptions of the riparian corridor occur in the vicinity of El Camino Real and through the center of the San Mateo Village area. There appear to be opportunities for enhancement of other stretches of Laurel Creek since the Creek passes through or is adjacent to a number of public facilities -- parks, schools, and a library.

Other notable creeks are the scenic Cherry Canyon Creek, which parallels Edgewood Road as it crosses along private yards, Borel Creek that runs from the Western Hills to the 19th Avenue Channel, and the small but relatively natural Beresford Creek, which flows from the canyons south of Campus Drive to the 19th Avenue Channel. Other channels, partially lined or artificial, flow through the City; potential for aesthetic and habitat improvement is generally thought to exist but has not been studied.

Sugarloaf Mountain

In 1977, the Sugarloaf Specific Plan was adopted proposing that approximately 225 acres be maintained as general open space and public recreation. In 1988 the City purchased the site. The proximity of this open space to intense urban development and its relationship to Laurel Creek makes Sugarloaf the City's most valuable inland natural resource, having scenic value, potential for outdoor recreation, and valuable wildlife habitat, and serving public



health and safety by reducing runoff and erosion in the Laurel Creek watershed. The City's 37-acre Laurelwood Park is part of Sugarloaf Mountain and occupies the upper reaches and north side of Laurel Creek.

Within this area, there occurs five vegetative communities each contributing valuable wildlife habitat: grassland, shrub-chaparral, woodland, oldfield succession, and riparian. A management plan for Sugarloaf Mountain was adopted by the City in 2007.

Private Lands/Western Hills

Among the City's private or semi-public land holdings, there are a few significant reservoirs of vegetation and habitat. Within the City's sphere of influence there are roughly 400 acres of open space, grasslands and woodlands in the unincorporated Highlands area.

Approximately 7 acres of undeveloped oak and shrub land are located on the northeast side of Campus Drive adjacent to the 5 acre Verona Ridge development. On the south side of Campus Drive is approximately 20 acres of undeveloped land; this steep canyon includes oak and shrub acreage connecting with the Beresford Creek riparian corridor to provide valuable habitat.

Finally, extensive woodlands in and around the College of San Mateo continue the habitat and open spaces of Hillsborough into the City of San Mateo.

Threatened and Endangered Species

A variety of plant, bird, reptile, insect, and mammal species of concern have been associated with the San Mateo area. Figure C/OS-3 displays areas in which conditions exist such that species could possibly be found. The status and general habitat of each plant and animal species of concern can be found in Appendix G.

Many of the animal species of concern exist in marsh and shoreline habitat, a resource area that the City has jurisdiction over in terms of enhancement, interpretation, and access. The remaining animal species and most of the plant species exist in grasslands, creeks and canyons. Jurisdiction over these remaining areas is variable. Nevertheless, the City of San Mateo has management control over Sugarloaf Mountain, City parkland, and parts of San Mateo Creek and other creeks. The City can make decisions regarding development on public and private lands, and may review and provide comments on developments in unincorporated areas.



URBAN RESOURCES

Urban resources significant to San Mateo are "Heritage Trees", street trees, public open spaces, pedestrian trails, scenic roadways, and archaeological and historical resources.

Heritage Trees

In 1968, the City adopted a Heritage Tree ordinance. The ordinance, which has been amended several times since 1968, established the intent of preserving as many of these significant trees as possible through the regulation of removal and pruning. A Heritage Tree is defined, in part, as one which is of historical significance or which has a trunk with a diameter of 10 inches or more, if indigenous, and 16 inches or more for all other trees, as measured at 48 inches above natural grade. The ordinance also applies to a stand of trees, the nature of which makes each tree dependent upon the others for survival. These regulations affect both undeveloped and developed properties.



When a tree qualifying as a Heritage Tree is removed for new construction, the owner must plant additional vegetation on site or pay a fee to the City based on the calculated value of the tree removed per City ordinance.

Street Trees

The planting, maintenance care, and removal of street trees is governed by the City's Municipal Code. The intent of the Street Trees Ordinance is to foster the planting of trees, to promote aesthetic value of streets, and to provide an orderly means of maintaining the trees. The Parks and Recreation Department is responsible for administering the street tree program, which includes over 20,000 trees on roadway medians in street-side planter strips, and in the public right-of-way behind monolithic sidewalks.

No person may trim, remove, or plant a street tree without a permit from the Parks and Recreation Department. When a permit for removal is granted, the tree must be replaced. A Street Tree Master Plan has been prepared pursuant to the Ordinance; the Plan stipulates the specific species that may be planted on each block throughout the City.

Public Open Space in Private Developments

The City of San Mateo Zoning Code includes open space requirements for planned developments (residential and non-residential), projects in a variety of multi-family zones, and

projects in the Central Business District. Open space plazas for public use are required for large buildings in the Central Business District. These plazas must be located on the ground floor adjacent to the public sidewalk. The Zoning Code offers bonuses for the provision of open spaces in the R-5 multi-family district and requires landscaped open space in the executive office districts.

The Bay Meadows Phase I development provided approximately 4.6 acres of privately owned and maintained park space. In addition, there is significant open space within the Franklin Templeton Office Campus. The Bay Meadows Phase II development provides approximately 15 acres of public park land. Along with Bay Meadows Phase II, the City should seek additional urban open space at the intersections of El Camino Real with 28th Avenue, 31st Avenue, and Hillsdale Boulevard, as well as along Laurel Creek. These locations and concepts for urban open space are described in the Hillsdale Station Area Plan.

Pedestrian Trails

Convenient, safe, and scenic walking trails and pedestrian routes serve citizens by providing for travel, recreation, and exercise. There are two significant trails within the City limits: Bayfront (Shoreline) and Laurelwood. The Bayfront trail is part of the City's Shoreline Park and the 400 mile San Francisco Bay Trail system now being constructed around San Francisco and San Pablo Bays. Two trails cross through Laurelwood Park and will connect with Sugarloaf Mountain area and be a potential Bay Area Ridge Trail link. Other significant trails related to San Mateo, but outside the City, include Sawyer Camp and Crystal Springs. San Mateo Creek, crossing the City from the DeAnza Expedition Site to the Bay, is a potential pedestrian and bicycle amenity to the Downtown, a link to Caltrain, and a connection to the Shoreline in conjunction with the Third Avenue/US 101 interchange. Crystal Springs Road is also a significant potential pedestrian trail. If made more useable and safe for pedestrians, Crystal Springs would be a key link between the City and the Reservoir trails, and in combination with San Mateo Creek, a key link between the developing Bay and Ridge Trails. The Circulation Element of this General Plan reviews the entire Bikeways system in San Mateo.

Scenic Roadways

The City of San Mateo does not contain any officially designated State of California scenic highways. The County of San Mateo General Plan states that Alameda de las Pulgas, Crystal Springs Road, Polhemus Road, and State Route 92 are County designated scenic roads. These notable roadways, and J. Hart Clinton Drive, within and adjacent to the City (Figure C/OS-4) offer views of creeks, hillsides, the Bay, and San Francisco and East Bay skylines among other sights. Visual liabilities include inconsistent vegetation and poorly screened development.

Historical Resources

The establishment of the Downtown at B Street and Third Avenue as a result of the arrival of the railroad is one key to the development character and history of the City. The second key is the

establishment of estates and country homes in San Mateo during the 1800's and then the subdivision of those estates in the early 1900's. As a result of this early start in suburbanization, San Mateo has many historically significant buildings, structures, and landmark sites. Individual buildings of distinction are important to San Mateo's economy and quality of life. These structures contribute to neighborhood identity and cultural diversity; they add to the overall character of the City and the viability of the City for new businesses. Over the years, significant buildings have been lost to fire, demolition, or neglect. Interest in preservation of these structures among City residents has grown over the last few years.

In 1988 a historic building survey was commissioned by the City Council and performed by a private consultant in conjunction with the San Mateo County Historical Association. This survey work confirms that San Mateo is a "mature" community; with many properties over 50 years old. The Survey identified some 200 historically significant buildings. Approximately 37 of these structures are individually eligible for the National Register of Historic Places. The final Survey Report (1989) identified these structures along with all buildings of local significance and areas which could be classified as historic districts; all surveyed structures are mapped in the Report.

Because of the large number of structures, the Survey focused primarily on the oldest neighborhoods, most of which are located east of El Camino Real. Survey efforts were concentrated in the traditional downtown area, particularly along B Street and Third Avenue, and the neighborhoods of Central, East San Mateo, Hayward Park, San Mateo Heights, and North Central. Other areas west of El Camino Real and south of Hayward Park through 25th Avenue were visually surveyed only. One area of particular note not included in the full Survey is San Mateo Park. This neighborhood includes some 900 structures and warrants further study as a historic district in the future.

In addition to the historic building survey work done in 1989, there have been other historic evaluations performed on structures in the City. These evaluations typically coincided with planning applications for alterations or substantial removal of dwellings and commercial buildings. These evaluations have led to additional buildings being added to the City's data base for historic structures. Historic buildings and structures are shown on Figure C/OS 5, along with their respective ratings of potential significance. It should be noted that there are five buildings in the City that are listed on the National Register of Historic Places (listed by official name of resource): Ernest Coxhead House on East Santa Inez; De Sabla Teahouse and Tea Garden on De Sabla Avenue; Hotel Saint Matthew on Second Avenue; National Bank of San Mateo on B Street; and the US Post Office on South Ellsworth Street.

Archaeological Resources

The City of San Mateo has an exciting past. It was initially the home of Ohlone Indians, on the path of Spanish explorers, the first European settlement in San Mateo County, and incorporated as a town before 1900.

It is known that the Ohlone congregated near San Mateo Creek and the Bay Marshes. A 1983 archaeological survey concluded that while soil removal and construction have eliminated most aboveground shellmounds, good potential still exists for the presence of undisturbed subsurface archaeological deposits at surveyed sites. It was also concluded that high research potential exists for sites adjacent to San Mateo Creek.

The City has been mapped for "archaeological sensitivity". The "high sensitivity" zone includes recorded archaeological sites and the immediate area which are favorable sites. The "medium sensitivity" zone includes areas surrounding the high sensitivity areas and other locales where, while no sites are recorded, the settings are similar to those where recorded sites do occur. The majority of the City is in a "low sensitivity" zone wherein archaeological resources are not generally expected but may occur. (Because of concerns over the looting of sites, this map is available only for inspection in the Planning Division office.)

PARKS AND RECREATION

The City operates a variety of park facilities including playgrounds, ballfields, turf areas, courts, picnic areas, and gardens along with five community centers, a senior center, two swim centers, the Marina Lagoon, and Poplar Creek Golf Course. Diverse programs are offered year round at these facilities for pre-schoolers, youths, teens, adults, and seniors.



Recreation Programs

The Parks and Recreation Department strives to provide a comprehensive program of activities for all age groups serving five critical Service Outcomes:

- Active and Healthy Lifestyles
- Child and Youth Development
- Creative Outlets
- Enrichment and Lifelong Learning
- Creating Community

Fees for service are an integral part of the system of programs, and a Cost Recovery Policy has been adopted by the City Council to provide a balance between service values and cost recovery. Critical to the mission of Parks and Recreation is to provide access for all in this increasingly diverse community, reducing financial, language and disability barriers to participation.

City resources to meet the Parks and Recreation mission are augmented by leveraging community organizations and resources through cooperative, collaborative and sponsorship relationships with other stakeholders in the identified Service Outcomes. In addition, in some cases community non-profits are the service provider, and the City's role is to facilitate and support their efforts (e.g. youth sports organizations such as Little League, AYSO, etc.)

City Community Centers and Pool Facilities

The current inventory of community centers was built on a neighborhood services model primarily to meet the drop-in needs of neighborhood children with low and no cost programs that were prevalent during the 1950's and 1960's, the period during which nearly all of the facilities were constructed. As such, the centers are generally small and have almost entirely multi-use rooms. Table C/OS 1 provides the year of construction, and gross and programmable square footage for each center.

This pattern of use is no longer prevalent and these facilities are no longer configured or adequate to meet current or future needs. Moreover, multiple small facilities are not operationally efficient due to higher square footage maintenance and operations costs and limited opportunity for cost recovery.

Both swim centers were constructed in the 1960's, and neither meets the operational or programmatic standards or codes for community aquatic centers being built today. The current facilities operate with inadequate water circulation systems, undersized mechanical rooms and without the benefit of family locker or restroom facilities. Programmatically, each pool is significantly limited. Current contemporary aquatic center installations support multiple skill and interest levels with multi-activity configurations, including warm water (for play, lessons, therapy) and cool water (for exercise), zero-depth entry, and water play features.

Table C/OS 1

Center/Pool	Year Constructed	Gross Square Feet	Programmable Square Feet
Beresford Center	1966	15,600	8,165
Central Center	1967	5,700	3,115
Central Studios	Circa 1950's	2,000	1,900
King Center	1969	24,500	10,370
Lakeshore Center	1967	3,700	1,940
Shoreview Center	1958 (expanded 1971)	4,800	2,560
Senior Center	1990	14,100	6,750
Joinville Pool	1968		
King Pool	1969		

Three studies of the needs for community center and pool spaces have been conducted. Younger and Pros was engaged in 2002 to conduct and develop a comprehensive assessment and strategic plan for Parks and Recreation facilities and programs. The above descriptions of current facilities are the result the Younger and Pros assessment and a specific study of Joinville Swim Center conducted by Jones Madhaven in 2001. Younger and Pros' recommendations for community centers and pools were further refined in a 2004-05 analysis by Sports Management Group of appropriate sizes, configurations and locations to provide adequate facilities to meet current and future needs. Their study concluded that a total of 175,000 square feet of community center and aquatics space, in a combination of multi-use and specialized-use spaces, would be needed to meet current and future need.

City Parks and Open Space

The City has 40 park sites, two open space areas, and one inaccessible open space area. Figure C/OS-6 displays the locations and classification of existing and currently planned park facilities. Table C/OS-2 outlines acreage information, and the Standards section includes a description of park classifications.

An accepted method of evaluating the adequacy of recreation facilities is through the establishment of standards relating facilities to population. These standards can be acreage general or facility specific. This Plan sets a goal of an overall acreage standard of 6.0 acres/1,000 population. San Mateo's 6.0-acre goal consists of 1.5 acres of neighborhood parkland per 1,000 persons and 4.5 acres of community and regional parkland per 1,000 persons.

Recent City projections of population for the year 2030 estimate approximately 119,800 residents in the City and sphere of influence areas. With this population and the currently identified inventory of designated neighborhood and community parkland, the City would have 3.88 acres/1,000 persons (Table C/OS-3).



**TABLE C/OS- 2
PARK ACREAGES AND CLASSIFICATIONS**

Park Type and Name	Developed Acreage	Undeveloped Acreage
Mini Parks		
Bay Tree	.4	-
Concar	.4	-
Dale	-	1.1
DeAnza	1.4	-
Hayward Park	.2	-
Sunnybrae	.4	-
Washington	<u>1.1</u>	<u>-</u>
	3.9	1.1
Neighborhood		
Bay Meadows Linear Park (Phase 1) ¹	1.3	-
Bay Meadows 2 Linear Park ²	-	1.5
Bay Meadows 2 Neighborhood Park ²	-	1.5
Borel	-	1.6
Casanova	1.4	-
East Hillsdale	2.1	-
Fiesta Meadows	4.7	-
Gateway	1.9	-
Harborview ³	2.5	-
Indian Springs	2.7	-
Laguna Vista	-	2.0
Laurie Meadows	5.3	-
Mariner's Island	4.0	-
Meadow Square ¹	1.4	-
Saratoga Square ¹	2.0	-
Trinta	2.0	-
Upper Laurelwood	7.0	-
West Hillsdale	<u>1.6</u>	<u>-</u>
	39.9	6.6

¹ Privately owned and maintained parks with public access

² A development agreement has been approved for these park sites to be dedicated to the City.

³ Part of the Shoreline Park system.

**TABLE C/OS- 2
PARK ACREAGES AND CLASSIFICATIONS**

Park Type and Name	Developed Acreage	Undeveloped Acreage
Park Type and Name	Developed Acreage	Undeveloped Acreage
Community		
Bay Meadows Community Park ²	-	12
Bayside/Joinville	20.5	-
Beresford	18.5	-
Central	16.3	-
King	6.1	-
Lakeshore	4.2	-
Los Prados	12.6	-
Parkside Aquatic	3.4	-
Senior Center	1.3	-
Shoreview	4.8	-
Tidelands	<u>-</u>	<u>10.9</u>
	87.7	22.9
Regional		
Poplar Creek Golf Course	105.0	-
Bayfront Nature Area ³	5.3	28.5
Seal Point ³	60.3	-
Ryder ³	<u>2.80</u>	-
	173.4	28.5
Open Space		
Bay Marshes ³	-	54.5
Sugarloaf/Laurelwood	-	218.3
Timberland (inaccessible)	=	<u>1.8</u>
	0	274.6
Total	426.8	333.7

¹ Privately owned and maintained parks with public access.

² A development agreement has been approved for these park sites to be dedicated to the City.

³ Part of the Shoreline Park system.

**TABLE C/OS-3
ACREAGE AND POPULATION ANALYSIS**

**Year 2030 Population Projection: 119,800 Residents
City and Unincorporated Area**

Neighborhood and Mini-Parks ¹	51.5 Acres	0.43/1,000 Residents
	Standard	1.50/1,000 Residents
Community and Regional Parks ²	412.5 Acres	3.45/1,000 Residents
	Standard	4.50/1,000 Residents
Neighborhood and Community Total	464.0 Acres	3.88/1,000 Residents
	Standard	6.00/1,000 Residents
Open Space Total	274.6 Acres	2.30/1,000 Residents
	Standard	0

¹ Mini-Parks are considered part of Neighborhood Parkland.

² Regional Parks are considered part of Community Parkland. Includes 100 acres of Coyote Point Park in the total.

Many of the City's planning areas lack one or more of the recreation facilities considered desirable in a neighborhood. Neighborhoods south of SR 92 between El Camino Real (SR 82) and US 101, west of El Camino Real (SR 82) and north of SR 92, east of the railroad tracks between SR 92 and the Downtown, and northwest of downtown San Mateo in particular have inadequate parkland.



The northwest sector of the City (located north of SR 92 and west of US 101) will likely experience the greatest increase in population and density, exacerbating the acreage per population deficit unless additional parkland is acquired. It is likely that the best acquisition and dedication opportunities will be available within the San Mateo Rail Corridor Transit-Oriented Development Plan.

Park Maintenance and Infrastructure Management

Equally important as developing or redeveloping park and recreation facilities is the necessity to provide on-going maintenance and infrastructure management. Parks are a collection of living components that in some cases, require daily attention. The impacts that result from public usage, such as trash, vandalism and/or overuse add to the list of tasks that must be integrated into an overall maintenance plan.

As fiscal resources become more constrained, it is even more important to establish both the priority and frequency of maintenance cycles in concert with park users. Unfortunately, not all landscaped areas are able to receive the same level of maintenance; therefore, a set of standards that provides tiered levels of service that can be adjusted based on the financial capacity of the organization becomes a necessity.

In addition to maintenance, consideration must be given to insuring that all park and recreation assets, but especially those with a defined lifecycle, are managed in such a way as to extend their useful life and insure that sufficient funds are available to replace or significantly rehabilitate the asset once it reaches the end of its lifecycle. Ideally, an on-going funding stream, i.e. sinking fund, should be created that would incrementally set aside money for improvements rather than attempting to accrue funds at the time of a specific project.

As the primary stewards for the city's natural environment including parks, open spaces, landscaped medians and islands, and the urban forest it is important to effectively manage those assets in such a way as to insure they are protected for the long term benefit and enjoyment by the community.

School Sites

San Mateo's parkland, while providing for diverse interests, is significantly inadequate to meet current and future community recreation needs. (For specific requirements, see the Standards Section following Parks and Recreation Policies.) School facilities have been heavily relied upon to augment City facilities. More than one-half of the soccer, tennis, swimming, and adult hardball facilities and all but one of the gymnasiums are located at schools.

Unfortunately, in most cases school sites are of reduced value in addressing community recreational needs because of restricted accessibility and availability; inadequate maintenance; prohibitive user fees; or limited facilities that are not designed for park usage; or bureaucratic user policies and regulations. Schools are frequently located within the service areas of parks which do little to improve the geographic imbalance of facilities' distribution throughout the city. Even considering all school facilities available, the inventory of active facilities is inadequate to meet current and future needs in several key areas.

Several means for improving the quality and availability of school facilities exist, including cooperative maintenance and operating agreements, partnering in school improvement projects, valuing city provided services such as public safety as a consideration towards enhancing community access, and purchase of closed school sites when available. Table C/OS- 4 outlines the ranking of priorities of issues to be considered when evaluating school properties. These priorities would be applied in future consideration of City participation in school property use, maintenance, and redevelopment.

TABLE C/OS-4	
EVALUATION CRITERIA FOR SCHOOL FACILITIES	
This table outlines the criteria to be considered when evaluating the priority of City involvement with school facilities as recreational resources. The lettered items are relevant issues; the numbered items are the priorities of certain impacts within those issues.	
A. Accessibility by Community	
1.	Provides substantial access by community
2.	Provides moderate access by community
3.	Provides limited access by community
B. Impact on Standards.	
1.	Reduces deficit in standard.
2.	Contributes to meeting standard.
3.	Clear surplus of facility type exists.
C. Status of Facility and Type of Action.	
1.	Prevent facilities from becoming unusable.

TABLE C/OS-4	
EVALUATION CRITERIA FOR SCHOOL FACILITIES	
2.	Make unusable facilities usable.
3.	Prevent facilities from becoming marginal.
4.	Add new facilities.
5.	Upgrade marginal facilities.
6.	Prevent good facilities from degrading.
7.	Upgrade adequate facilities.
D.	Classification of Facility.
1.	Meets Citywide and neighborhood needs.
1.	2a. Meets Citywide needs.
2.	2b. Meets neighborhood needs.
E.	Cost Type.
1.	Capital outlay only.
2.	Ongoing maintenance only.
3.	Capital outlay and ongoing maintenance.
F.	Cost Contribution Ratio.
1.	School major, City minor.
2.	School/City 50%/50%.
3.	School minor, City major.
4.	City 100%
G.	Cost Benefit Ratio.
1.	Benefit +.
2.	Balance.
1.	3. Cost +.

In-Lieu Fees, Taxes, and Dedications

Pursuant to the Subdivision Map Act, local governments may exact land dedications, in-lieu fees, or a combination of both for park and recreation purposes as a condition of approving a subdivision map. The City has done so, through ordinance, for residential projects since 1969 and most recently revised in 2008. The amount of in-lieu fees collected is based upon the size and nature of the project.

Various residential construction projects are subject to Park and Recreation Land and Facilities tax and/or a Park Impact Fee that applies to residential construction projects not covered by the In-Lieu Fee provision. Parkland fees on commercial development are also allowed in California; strict requirements are in place, which require a clear connection between the impact of commercial development on facility needs, the fee, and the use of the fee. San Mateo does not have such a fee. Day care fees have also been designed to mitigate development impacts on

community services. The City of San Mateo has a Child Care Development fee applicable to commercial development that has been designated to assist in funding the development of child care facilities.

A limited number of sites have been acquired through the City's dedication ordinance. Most future growth of San Mateo will occur as a result of redevelopment, since there is little vacant land available in the City. Redevelopment may provide smaller scale opportunities for dedications adjacent to existing parks or schools.

C. GOALS AND POLICIES

ENVIRONMENTAL STEWARDSHIP

GOAL 1: Protect and enhance the City's natural resource areas which provide plant and animal habitat.

GOAL 2: Conserve and manage the City's natural resources to ensure that current and future generations will enjoy the environmental, social and economic benefits derived from our urban forest, parks and open spaces.

POLICIES:

1. BAY SHORELINE AND MARINA LAGOON

C/OS 1.1: Lagoon Habitat. Enhance the wildlife habitat value of Marina Lagoon, whenever possible, in conjunction with recreational use and flood control management activities.

C/OS 1.2: Bird Island. Maintain "Bird Island" as a bird nesting and breeding site.

Management decisions regarding Marina Lagoon have focused on recreational uses and flood control needs. Decisions regarding access, boating, water levels, chemical use, and construction, among others, also impact wildlife habitat; Policy 1.1 directs that habitat values also be considered in decision making and that enhancement is an objective of management. The companion Policy 1.2 directs that Bird Island be managed for its habitat value.

C/OS 1.3: Interpretive Opportunities. Promote public awareness of the value and care of the Shoreline through on-site interpretive programs or outdoor displays which are in character with the adjacent open spaces.

Greater public understanding of the Shoreline is key to maintaining habitat values, water quality, safety, and public support of City programs; Policy 1.3 promotes interpretive programs.

C/OS 1.4: Shoreline Parks Master Plan. Continue to seek funding for the implementation of the remaining phases of the Shoreline Parks Master Plan through RDA and grant funding.

The implementation of the remaining phases of the Shoreline Parks Master Plan that was adopted in 2000 will require time, effort and funding. Policy 1.4 directs the City to continue to seek funds through Redevelopment Agency Funds and grants.

Implementation: C/OS 1.1 Lagoon Habitat, C/OS 1.2 Bird Island, C/OS 1.3 Interpretive Opportunities, and C/OS 1.4 Shoreline Parks Master Plan

The 1999 Marina Lagoon Management Plan incorporates preservation of wildlife habitat as a primary purpose in the management of the Lagoon. Remaining phases of the Shoreline Parks Master Plan to be completed include the Bayfront Nature Area, Tidelands Park, remaining improvements along San Mateo Creek east of Highway 101 and improvements along J. Hart Clinton Drive.

The City has implemented the Stormwater Pollution Prevention Program (STOPPP) to increase the quality of runoff flowing into Marina Lagoon, and thus improve the quality of the lagoon for all users.

Lead: Public Works Department and Parks and Recreation Department.
(Ongoing)

C/OS 1.5: Conversion of Incompatible Uses. Encourage the conversion of existing land uses which are not compatible with adjacent Lagoon or wetlands to permitted compatible uses.

The adopted Land Use Element and Shoreline Park and Detroit Drive Plans, as well as the Shoreline Zoning District allow for a limited number of recreation related land uses. Some land uses not directly related to recreation or marine areas can be compatible with the shoreline and Lagoon environment. Similarly, uses and development types which are not compatible due to concerns about noise, runoff, habitat, and aesthetics should be restricted.

Implementation: C\OS 1.5 Conversion of Incompatible Uses

This policy is implemented as specific development proposals are processed. However, existing legal, nonconforming uses would be allowed to continue for the life of the use.

Lead: Planning Division and Parks and Recreation Department.
(Ongoing)

C/OS 1.6: Public Access. Continue to require public access from new developments adjacent to the Lagoon and Shoreline consistent with the Shoreline Park Specific Plan.

Conditions requiring access to and along the bank of the Lagoon have been required of new developments since 1979. Policy 1.6 affirms the importance of public access; no change in existing access requirements is being made. However, access requirements must conform to current legal constraints.

Implementation: C/OS 1.6 Public Access

Public access is required as a condition of approval for any planning application located adjacent to the Lagoon or Shoreline.

Lead; Planning Division and Parks and Recreation Department
(Ongoing)

2. CREEKS AND CHANNELS

C/OS 2.1: Aesthetic and Habitat Values -- Public Creeks. Preserve and enhance the aesthetic and habitat values of San Mateo, Laurel and Beresford creeks and other City-owned channels in all activities affecting these creeks.

C/OS 2.2: Aesthetic and Habitat Values – Private Creeks. Preserve and enhance the aesthetic and habitat values of privately owned sections of all other creeks and channels, shown in Figure C/OS-2, whenever cost effective or whenever these values outweigh economic considerations.

San Mateo, Laurel, and Beresford creeks have been identified as having significant natural values. Policy 2.1 directs that aesthetic and habitat considerations be a part of all activities affecting these creeks; revegetation, erosion control, and adequate setbacks are among the possible actions. Further, while other City-owned channels have not been considered as providing much scenic or wildlife opportunities, significant potential exists; Policy 2.1 directs that these values be a part of channel management. Other creeks that cross through private property are worthy of protection and enhancement; implementation of such measures is promoted by Policy 2.2 with consideration of cost in the development process.

C/OS 2.3: Hydrologic Impacts. Ensure that improvement to creeks and other waterways do not cause adverse hydrologic impacts on upstream or downstream portions of the subject creek; comply with Safety Element Policy S-2.1 regarding flood control.

Any alteration within or adjacent to a creek may affect upstream or downstream channel conditions; Policy 2.3 directs that adverse hydrologic impacts be avoided or mitigated.

Implementation: C/OS 2.1 Aesthetic and Habitat Values -- Selected Creeks, C/OS 2.2 Aesthetic and Habitat Values -- General, C/OS 2.3 Hydrologic Impacts

These policies are implemented on a project by project basis as development adjacent to creeks and waterways is proposed. Compliance with San Mateo Countywide Stormwater Pollution Prevention Program (STOPPP) is emphasized.

Lead: Planning Division, Public Works Department, and Parks and Recreation Department.

(Ongoing)

C/OS 2.4: New Creekside Development Requirements. Require that new creekside development include the following:

- a. Adequate setback from the creek bank for flood control as directed by the Safety Element Policy S-2.2.
- b. Protection or enhancement of riparian vegetation and water (including stormwater) quality.
- c. Dedication of maintenance/bank stabilization easement in exchange for City assumption of maintenance responsibility.
- d. Dedication of a public access easement where possible and desirable.

C/OS 2.5: Creekside Development Density. Require that new development on creekside lots be of a bulk and density appropriate to the buildable portion of the subject lot in conformance with the City's creek and slope standards.

In order to ensure safe, sensitive treatment of creekside development, Policy 2.4 directs that habitat enhancement, maintenance, flood control, and access be accounted for in the design and construction of projects adjacent to creeks. Creekside lots are impacted to varying degrees by the size and location of the creek channel which generally represents unbuildable area of a parcel; inclusion of this area in density calculations results in overbuilding on the remaining portion of the parcel.

Implementation: C/OS 2.4 New Creekside Development Requirements, C/OS 2.5 Creekside Development Density

San Mateo Creek setbacks were established as part of the Revised Downtown Specific Plan in 1993. The Site Development Code and Zoning Code were revised in 1993 to address slope and creek setback, floor area, and density issues. Development adjacent to creeks is reviewed on a case by case basis with respect to setbacks, protection of the environment, and maintenance easements.

Lead: Planning Division, Public Works Department, and Parks and Recreation Department.
(Ongoing)

C/OS 2.6: Water Quality. Continue to strive for the highest possible level of water quality reasonable for an urban environment in City creeks, channels, Marina Lagoon, and the Bay through the provision of administrative, maintenance, and treatment measures. At a minimum, water quality levels must meet Environmental Protection Agency (EPA) standards, allow for limited water recreation and sustain aquatic/wildlife habitat appropriate to the water flow. The more stringent requirements applicable to contact water recreation would apply to Marina Lagoon and beach areas.

The City's creeks and channels (including Marina Lagoon) carry urban runoff and solid waste through the City degrading aesthetic, habitat, and recreation values. Impacts on water quality are most likely to come from urban runoff which enters creeks, channels, and the Bay. The runoff is assumed to include significant amounts of oils, grease, heavy metals, sediment, pesticides, nutrients, litter, and bacteria. Policy 2.6 directs that water quality be a management objective. The minimum acceptable level of water quality is set by the EPA and includes the ability to maintain aquatic and aquatic dependant habitat and to allow at least limited water recreation. Non-contact recreation includes picnicking, hiking, boating, sightseeing, and interpretive study. Contact recreation includes swimming.

Implementation: C/OS 2.6 Water Quality

The City has implemented the Stormwater Pollution Prevention Program (STOPPP) and the Integrated Pest Management policy to increase the quality of runoff flowing into creeks, channels, Marina Lagoon, and the Bay which will improve the quality of these bodies of water for all users. The Public Works Department maintains water quality of Marina Lagoon adequate for recreational use (swimming and boating) by pumping in sea water to keep the Lagoon water from stagnating. This helps to prevent mosquitoes, algae growth and siltation.

Lead: Public Works Department
(Ongoing)

3. HILLSIDES

C/OS 3.1: Hillside Development Principles. Minimize the impact of hillside development through conformance with the City's Zoning and Site Development Codes, and by utilizing the following principles:

- a. Limit the development of steep slopes through conformance with City regulations which consider slope in the determination of appropriate

minimum lot area for subdivisions and parcel maps, permitted floor area ratio (FAR), and density of multi-family development.

- b. Cluster development to preserve steep slopes as private or common open spaces.
- c. Preserve the form of the existing topography by limiting cuts and fills, and the height and visibility of new development.
- d. Comply with Safety Element Policies S 1.1, S 1.2, and S 1.3 regarding site stability.

C/OS 3.2: Low-Impact Development. Regulate the location, density, and design of development throughout the City in order to preserve topographic forms and to minimize adverse impacts on vegetation, water, and wildlife resources.

Great care is needed in the design and construction of development on hillside properties if stability, aesthetics, and habitat are to be maintained. Policy 3.1 directs that subdivision and development potential be determined, in part, by the steepness of slope on this subject site. It further directs that development proposals be designed to minimize grading, and adverse visual impacts. Policy 3.2 directs that alteration of topography and habitat be minimized on all terrain in the City.

Implementation: C/OS 3.1 Hillside Development Principles, C/OS 3.2 Low Impact Development

The Land Use Plan, Building Height Plan and Building Intensity Plan take into account topographic forms and natural features in designating appropriate land uses, building heights and intensities/densities. The City's Site Development Code, Zoning Code, and environmental review process are used on a project-by-project basis to implement these policies during the planning application and building permit process.

Lead: Planning Division, Public Works Department, and Building Division.

(Ongoing)

4. SUGARLOAF MOUNTAIN

C/OS 4.1: Sugarloaf Mountain Management Plan. Proceed with implementation of the adopted management plan for Sugarloaf Mountain and Laurelwood Park, beginning with the first phase improvements to Upper Laurelwood Park.

C/OS 4.2: Public Uses. Provide for public access, study, and recreation opportunities on Sugarloaf Mountain consistent with its natural setting consistent with the adopted management plan which ensures that significant natural qualities and habitat are protected.

C/OS 4.3: Interpretive Opportunities. Promote public awareness of the value and care of Sugarloaf Mountain through on-site interpretive programs or displays which are in character with the open space consistent with the adopted management plan.

Sugarloaf Mountain is a significant regional resource. Policy 4.1 calls for the implementation of phase one improvements to Upper Laurelwood Park and designates management as a City priority once funds become available and demands for improvements to higher priority existing facilities is reduced. Policies 4.2 and 4.3 direct that Sugarloaf be managed as open space but remain accessible to the public and include interpretive opportunities to promote further appreciation of the site.

Implementation: C/OS 4.1 Sugarloaf Mountain Management Plan, C/OS 4.2 Public Uses, C/OS 4.3 Interpretive Opportunities

Implementation of the Sugarloaf Management Plan will begin with the Phase One improvements to Upper Laurelwood Park and that other improvement and management activities consistent with the management plan will be implemented as funds become available. Policies pertaining to public uses and interpretive opportunities will be implemented consistent with the management plan.

Lead: Parks and Recreation Department
(Ongoing).

5. RARE, THREATENED, AND ENDANGERED SPECIES

C/OS 5.1: Interjurisdiction Coordination. Promote coordination with adjacent jurisdictions to protect critical wildlife habitat.

Many species of concern have habitat crossing City boundaries, in the San Mateo sphere of influence, or which could otherwise be affected by adjacent city development. Policy 5.1 directs coordination and shared information with San Mateo's neighbors.

C/OS 5.2: Site Evaluations. Require independent professional evaluation of sites during the environmental review process for any public or private development located within known or potential habitat of species designated by state and federal agencies as rare, threatened, or endangered, as shown in Appendix G, and as amended if new species are so designated.

The site evaluation required shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the evaluation shall be conducted for proper identification of the species. The evaluation will consider the potential for significant impacts on special-status plant and animal species and will identify feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service and California Department of Fish and

Game). Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values and functions. In lieu of the site evaluation, presence of special status plant and animal species may be assumed and mitigation requiring “no net loss” of sensitive habitat acreage may be applied.

Policy 5.2 affirms the City's commitment to protecting rare, threatened or endangered species, and ensuring the protection of sensitive habitats. In addition, this policy provides the requirement for an environmental analysis for development proposals in areas where these resources may be found. Figure C/OS-3 shows the various biological communities, and Appendix G provides a listing of special status species that may occur in the San Mateo area related to these biological communities.

Implementation: C/OS 5.1 Interjurisdiction Coordination, C/OS 5.2 Site Evaluations

Impacts on wildlife habitats and rare, threatened or endangered species are assessed on a project-by-project basis, during the environmental review phase of the development review process. Environmental documents for projects located adjacent to City boundaries are reviewed by those jurisdictions regarding wildlife issues.

Lead: Planning Division
(Ongoing)

C/OS 5.3 Special-Status Species. The City shall seek to preserve wetlands, habitat corridors, sensitive natural communities, and other essential habitat areas that may be adversely affected by public or private development projects where special-status plant and animal species are known to be present or potentially occurring based on City biological resource mapping or other technical material.

C/OS 5.4 Sensitive Natural Communities. Seek to protect against direct and indirect impacts to riparian habitat and other sensitive natural communities by taking the following actions:

1. Restrict or modify proposed development in areas that contain wetlands or waters of the U.S., as defined by U.S. Army Corps of Engineers delineations, as necessary to ensure the continued health and survival of special-status species and sensitive habitat areas. Development projects shall preferably be designed to avoid impacts on sensitive resources, or to adequately mitigate impacts by providing on-site replacement or (as a lowest priority) off-site replacement at a higher ratio. Modification in project design shall include adequate avoidance measures to ensure that no net loss of wetland acreage, function, water quality protection, and habitat value occurs. This may include the use of setbacks, buffers, and water quality, drainage control features, or other measures to maintain existing habitat and hydrologic functions of retained wetlands and waters of the

U.S.

2. Design public access to avoid or minimize disturbance to sensitive resources, including necessary setback/buffer areas, while facilitating public use, enjoyment, and appreciation of wetlands.
3. Avoid wetlands development where feasible (as defined under State CEQA Guidelines Section 15364). Where complete avoidance of jurisdictional wetlands is not feasible (as defined under State CEQA Guidelines Section 15364), require provision of replacement habitat on-site through restoration and/or habitat creation that would ensure no net loss of wetland acreage, function, water quality protection, and habitat value. Allow restoration of wetlands off-site only when an applicant has demonstrated that no net loss of wetlands would occur and that on-site restoration is not feasible. Off-site wetland mitigation preferably will consist of the same habitat type as the wetland area that would be lost.

Although the City of San Mateo is a mostly built-out community, a variety of plant, bird, reptile, insect, and mammal species of concern have been associated with the San Mateo area. It is important to recognize the contributions that wildlife, plants, and habitat areas make to the quality of life enjoyed by the residents of the City and adjacent communities. It is the City's intent to preserve and protect special status species, sensitive natural communities, wetlands, and other habitat areas that may be affected by development. Policies 5.3 and 5.4 discuss preservation of these resources and avoidance or minimal disturbance to these resources. Figure C/OS-3 shows the various biological communities, and Appendix L provides a listing of special status species that may occur in the San Mateo area related to these biological communities.

Implementation: C/OS 5.3 Special-Status Species and C/OS 5.4 Sensitive Natural Communities

The City shall protect sensitive biological resources and habitat corridors through environmental review of development applications in compliance with CEQA provisions, participation in comprehensive habitat management programs with other local and resource agencies, and continued management of open space lands that provide for protection of important natural habitats and sensitive natural communities. Protect wetlands and waters of the United States in accordance with the regulations of the U.S. Army Corps of Engineers and other appropriate agencies.

Lead: Planning Division and Parks and Recreation Department
(Ongoing)

URBAN RESOURCES

GOAL 3: Protect heritage trees and human-made elements of the urban environment which reflect the City's history and contribute to the quality of life.

GOAL 4: Expand the aesthetic and functional contributions made to the urban environment by public open spaces, trail systems, scenic roadways, and street trees and plantings.

POLICIES:

6. HERITAGE TREES

C/OS 6.1: Tree Preservation. Preserve heritage trees in accordance with the City's Heritage Tree Ordinance.

C/OS 6.2: Replacement Planting. Require significant replacement planting when the removal of heritage trees is permitted.

Preservation of heritage trees is a major concern in San Mateo; Policy 6.1 directs that these trees be preserved according to the regulations adopted as part of the City's Heritage Tree Ordinance. The ordinance requires review and approval of pruning and/or removal of heritage trees by the Director of Parks and Recreation or designee. Factors such as tree condition (disease, threat to public health, safety, and welfare), topography, reasonable economic enjoyment of the property, and impacts on soil erosion and on the number of trees in the neighborhood are evaluated in the determination made by the Director of Parks and Recreation or designee. Policy 6.2 directs that when heritage trees must be removed, significant replacement trees, of a species and a size as to have an optimum opportunity for survival, must be planted; the determination of size and species will be made by the Director of Parks and Recreation or designee.

C/OS 6.3: New Development Requirements. Require the protection of heritage trees during construction activity; require that landscaping, buildings, and other improvements located adjacent to heritage trees be designed and maintained to be consistent with the continued health of the tree.

C/OS 6.4: Tree and Stand Retention. Retain the maximum feasible number of trees and preserve the character of stands or groves of trees in the design of new or modified projects.

Even trees scheduled to remain on site may be damaged during construction or later through the maintenance of other landscaping. Policy 6.3 directs that plans demonstrate both the protection of trees during construction and the siting of structures and the selection of landscape materials so as to not adversely affect remaining heritage trees. Policy 6.4 similarly directs that designs for new development preserve stands of trees.

C/OS 6.5: Public Awareness. Pursue public awareness/education programs concerning the identification, care, and regulation of heritage trees.

All efforts at protecting heritage trees will be aided by increased public knowledge as directed by Policy 6.5.

C/OS 6.6: New Development Street Trees. Require street tree planting as a condition of all new developments in accordance with the adopted Street Tree Master Plan, El Camino Real Master Plan, or Hillsdale Station Area Plan, as applicable.

C/OS 6.7: Street Tree Planting. Encourage the planting of new street trees throughout the City and especially in gateway areas such as Third Avenue, Fourth Avenue, El Camino Real (SR 82), Hillsdale Boulevard, and 42nd Avenue; encourage neighborhood participation in tree planting programs; explore non-City funded tree planting programs.

C/OS 6.8: Street Tree Preservation. Preserve existing street trees; ensure adequate siting, selection, and regular maintenance of City trees, including neighborhood participation, for the purpose of keeping the trees in a safe and aesthetic condition.

San Mateo is a "Tree City". In order to enhance the visual quality and enjoyment of City streets, policies 6.6, 6.7, and 6.8 direct efforts at a more coordinated and comprehensive street planting plan. Creative private and joint-venture planting programs should be considered. Strong neighborhood commitment to keeping trees in good condition and discouraging illegal removal is needed for an expanded program to work.

7. ARCHAEOLOGICAL RESOURCES

C/OS 7.1: Resource Protection. Preserve, to the maximum extent feasible, archaeological sites with significant cultural, historical, or sociological merit.

Known and potential sites of archaeological resources have been identified in the 1983 Chavez investigation. The critical time for protection of these sites is prior to the construction process. In order to assist property owners, developers, and the City make an appropriate decision when archaeological resources may be affected, specific procedures for investigation of high and medium sensitivity sites must be established. All determinations of level of sensitivity are to be based on the 1983 Chavez investigation unless superseded by future investigation. An additional source of the degree of significance along with the type of research needed is the California Archaeological Inventory Northwest Information Center. By agreement with the State of California Office of Historic Preservation, the Center is the official repository of archaeological site information for San Mateo County. The Inventory conducts project-specific reviews which evaluate the potential for impact on archaeological resources and determines whether or not further study is warranted.

8. HISTORICAL RESOURCES

C/OS 8.1: Historic Preservation. Preserve, where feasible, historic buildings as follows:

- a. Prohibit the demolition of historic buildings until a building permit is authorized subject to approval of a planning application.
- b. Require the applicant to submit alternatives on how to preserve the historic building as part of any planning application and implement methods of preservation unless health and safety requirements cannot be met.
- c. Require that all exterior renovations of historic buildings conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures.
- d. Historic building shall mean buildings which are on or individually eligible for the National Register of Historic Places, California Register of Historical Resources, or Downtown Historic District contributor buildings as designated in the 1989 Historic Building Survey Report, or as determined to be eligible through documentation contained in a historic resources report.

Policy C/OS 8.1 confirms the City's commitment that the protection, enhancement, perpetuation, and use of historic structures are of economic, cultural, and aesthetic benefit to the City of San Mateo. In addition, the California Environmental Quality Act (CEQA) requires public agencies to consider the effects of actions on historic resources. Under CEQA, a historic resource is any resource that is listed in or determined to be eligible for listing in the California Register of Historical Resources. Any resource that is eligible for listing in the California Register of Historical Resources is considered significant for the purposes of CEQA. The California Register of Historical Resources also includes resources listed in or eligible for listing in the National Register of Historic Places. Properties that are designated significant in an adopted local survey are also presumed to be eligible for the California Register, and are considered significant.

C/OS 8.2: Historic Districts. Consider the protection of concentrations of buildings which convey the flavor of local historical periods or provide an atmosphere of exceptional architectural interest or integrity, after additional study.

The City currently has two identified historic districts, the Downtown Historic District and the Glazenwood Historic District. The Downtown area is of particular importance and interest with respect to historic structures. Overall, the Downtown maintains a 1930's character. The residential neighborhood of Glazenwood has remained a striking early 1920's development of Spanish Colonial Revival homes. Other areas of the City may contain buildings of exceptional architectural interest or capture the flavor of local historical periods. In consideration of future historic districts, specific regulations to maintain historic character shall be developed. To preserve the integrity of the City's historic resources, the Zoning Administrator may require a historic report and a planning application for modifications and alterations to individually

eligible or contributor buildings, and buildings that may be eligible for listing as historic resources.

C/OS 8.3: Structure Rehabilitation. Promote the rehabilitation of historic structures; consider alternative building codes and give historic structures priority status for available rehabilitation funds. (Note: Related Safety Policy S 1.5.)

Historic buildings generally warrant special consideration when structural alterations are planned (or required, as in the case of unreinforced masonry buildings) or the site is planned for redevelopment. Policy 8.3 directs that alternative codes that have been developed by the State of California and the International Conference of Building Officials be considered for application with designated structures. Policy 8.3 also requires that such buildings be given a priority for City rehabilitation loans or grants.

C/OS 8.4: Inventory Maintenance. Establish and maintain an inventory of architecturally, culturally, and historically significant structures and sites.

C/OS 8.5: Public Awareness. Foster public awareness and appreciation of the City's historic, architectural, and archaeological resources.

The 1989 Historic Building Survey is the first and critical step in establishing and maintaining a record of the City's remaining historic resources. The Survey inventory provides a reliable source of documentation for City staff and the public when creating a preservation ordinance, reviewing development proposals in historically sensitive areas, and educating the community about its history. Without maintenance, the inventory becomes unreliable and unusable. Other direct measures of public awareness are available to the City particularly through the County Historical Association and interested groups of residents and business persons. An awareness among residents that preservation is important and possible is necessary for the City to maintain its special identity and its continuity with the past.

9. SCENIC ROADWAYS AND BICYCLE/PEDESTRIAN TRAILS

C/OS 9.1: Development Requirements. Require new developments to protect and enhance the character of scenic roadways and trails designated on Figure C/OS-4, including but not limited to treatment of signs and screening, land uses, and preservation of view corridors.

New development or redevelopment on parcels adjacent to scenic roadways or trails is an opportunity for design which protects the existing scenic qualities of the roadway or improves on those qualities. Policy 9.1 directs that developments avoid or mitigate adverse visual impacts which might be created particularly by grading, signage, and heights above the ridgeline.

Implementation: C/OS 9.1 Development Requirements

This policy is implemented on a project-by-project basis as individual planning applications are reviewed by the City.

Lead: Planning Division.

(Ongoing)

C/OS 9.2: Enhancement of Gateways. Enhance all City gateways. In particular, create a gateway statement at Third Avenue/US 101, J. Hart Clinton Drive at the Foster City city limit, El Camino Real (SR 82) at Peninsula Avenue and 42nd Avenue, SR 92 at El Camino Real (SR 82), and Hillsdale Boulevard. (Note: Related Urban Design Policy UD-1.3.)

Major entrances to San Mateo create an image of the City. Policy 9.2 directs that positive gateway statements be created to foster a positive image of the City. Gateways may be constructed in a variety of ways: a prominent landscape or architectural feature, a notable open area or possibly an arch to pass through. All gateways should have some common element or feature to give San Mateo a unique and consistent image. Gateway features should include landscaping and signage and would apply to public and private projects.

Implementation: C/OS 9.2 Enhancement of Gateways

Gateway features have been constructed at Third Avenue and Humboldt Street and along J. Hart Clinton Drive as part of the Shoreline Park Master Plan. As funds become available, or through private development at entrances to the City, gateway features shall be designed and constructed to promote a positive City image.

Lead: Public Works Department, Planning Division

(Ongoing)

C/OS 9.3: Crystal Springs Road Access. Pursue safe pedestrian/bicycle access to San Francisco Water District lands via Crystal Springs Road through coordination with the Town of Hillsborough and with State and County assistance.

Crystal Springs Road represents a significant link between San Mateo and the watershed trails. Policy 9.3 directs the City to pursue cooperative methods of creating a safe, attractive trail. The Circulation Element contains policies for bicycle and pedestrian mobility, safety and connectivity, and the development of pedestrian and bicycle master plans. These plans will provide strategies for improving recreational and transit related use of bicycle and pedestrian connections, as well as addressing safety issues.

C/OS 9.4: Interjurisdiction Coordination. Support the coordination of adjacent jurisdictions in the development of bicycle and pedestrian trails, the connection of trails in San Francisco watershed lands, the development of Bay Trail and Ridge Trail systems, and potential connections into the City of Belmont in the development of a trail system with Sugarloaf Mountain.

All of the major trails in the San Mateo area require cooperation of several jurisdictions. Policy 9.4 affirms the City's support for trail development. The City will seek the cooperation of other jurisdictions in the development of future bicycle and pedestrian master plans.

Implementation: C/OS 9.3 Crystal Springs Road Access, C/OS 9.4 Interjurisdiction Coordination

The City's Public Works Commission is the Bicycle Advisory Committee for the City of San Mateo. One of the duties of the Committee is to make recommendations to the City Council in the development of comprehensive bicycle and pedestrian circulation networks that provide safe recreation opportunities as well as alternatives to automobile travel. Cooperation with other jurisdictions in the development of bicycle and pedestrian trails occurs on a regular basis as funds become available for trail design and construction.

Lead: Public Works Department.
(Ongoing)

10. URBAN OPEN SPACES

C/OS 10.1: Public Open Space Design. Review planning applications for opportunities to promote exceptional design and use of public open spaces in new developments and new public buildings. (Note: Related Urban Design policies UD-2.9, 2.10.)

Streetside, public open spaces are an important element in the urban environment both functionally and aesthetically. New developments should consider location, amenities, exposure, visual interest, and landscaping in the design of public open space areas

Implementation: C/OS 10.1 Public Open Space Design Criteria

Both the Planning Division and Parks and Recreation Department review project plans for new development in the City. The plan check process entails review of open space areas, landscaping, and amenities pertaining to a development's visual and useable public open space areas. In addition, the Zoning Code contains standards for public open space in the Central Business District and Central Business District Support District for larger developments. Specific plans developed for various areas of the City contain provisions for public open space areas and/or amenities.

Lead: Planning Division, Parks and Recreation Department.
(Ongoing)

PARKS AND RECREATION

GOAL 5: Provide a comprehensive park and recreation system of programs and facilities based on the needs of the City's residents for all ages and interests by including active, passive, social, educational, and cultural opportunities that insures access for all.

- GOAL 6:** Develop a balanced program of acquisition, cooperative school agreements, development and redevelopment to preserve open space and to improve community recreation opportunities, particularly in areas determined to have unmet needs.
- GOAL 7:** Maintain and upgrade park infrastructure to optimize its value in meeting community recreation needs and cost effectiveness of its operation.
- GOAL 8:** Support the continued utilization of school sites to augment City recreation facilities, meet community needs, and encourage school agencies to adopt reasonable user fees and operating practices that allow continued community access.
- GOAL 9:** Provide stable and adequate operational and capital funding for the parks and recreation system by maximizing all available financial resources, implementing efficient management practices and leveraging community partnership opportunities.

POLICIES:

11. RECREATION PROGRAMS

C/OS 11.1: Active and Healthy Lifestyles. Active living, physical development and a healthy body and mind are among the most critical elements of a fulfilled life. We provide the tools necessary to begin, sustain and expand active and healthy lifestyles and to incorporate health and wellness practices into everyday life.

Implementation: C/OS 11.1 Active and Healthy Lifestyles

Insure that a wide array of direct services are provided that contribute to health and fitness serving broad age and interest groups and that support continuing participation; promote and expand awareness of the benefits of active and healthy lifestyles; promote healthy eating and nutrition education through program and services; promote water safety through learn to swim programs and water safety education; and promote youth fitness through standards for active play in all camp, child care and pre-school activities.

Lead: Parks and Recreation Department.

(Ongoing)

C/OS 11.2: Child and Youth Development. Healthy children, in mind and body, are indicative of a community committed to an environment in which youth can flourish. We aspire to provide youth a variety of experiences that nurture individuality, spark imagination, and build the skills needed to ensure success in the next stage of development.

Implementation: C/OS 11.2 Child and Youth Development

Provide experiences for pre-school age children that provide and promote early socialization, exploration, learning, literacy and school readiness; provide families with safe places and enriching activities for school age children and adolescent youth during non-school hours that meet both child care and recreational needs; provide esteem and skill building activities and positive socialization experiences for teenage youth with particular focus on adventure, personal and leadership development; and promote the positive youth development values of sports by partnering with community sports organization to adopt, promote and train positive coaching approaches and spectator philosophies.

Lead: Parks and Recreation Department.
(Ongoing)

C/OS 11.3: Creative Outlets. Opportunities to express oneself through the creative arts can result in great self-discovery and the enrichment of mind, body and spirit. Skill development and performance opportunities provide the outlets to nurture this creative discovery.

Implementation: C/OS 11.3 Creative Outlets

Provide introductory opportunities and a continuum of recreational skill development within each of the major art forms, including dance, music, drama and fine arts and with an emphasis on promoting lifelong enjoyment; provide performance opportunities for all patrons enrolled in creative activities; enrich pre-school, camp and child care programming with introduction to and appreciation of the arts.

Lead: Parks and Recreation Department.
(Ongoing)

C/OS 11.4: Enrichment and Lifelong Learning. Community members benefit from a wide array of enriching and lifelong learning opportunities that provide mental stimulation, self-improvement, exploration, educational opportunities and skills that can be applied at home or business.

Implementation: C/OS 11.4 Enrichment and Lifelong Learning

Provide an array of adventure, exploration and learning activities and summer camps for youth; coordinate with other lifelong learning providers such as the College of San Mateo, San Mateo Adult School and the Public Library to identify appropriate service targets and provide activities within those identified targets.

Lead: Parks and Recreation Department.(Ongoing)

C/OS 11.5: Creating Community. Opportunities to come together as a community, to celebrate our heritage, cultures and milestones, and to have social supports

available are keys to creating a sense of community.

Implementation: C/OS 11.5 Creating Community

Ensure access to all through fee assistance, mainstreaming for those with disabilities and appropriate bi-lingual support; provide culturally relevant programming and expanded awareness and appreciation of our diverse cultures through programs and events; provide referral and easy access to the wide array of information and services provided by the city, other agencies and the community non-profit sector; support the community's need for and enjoyment of its park and recreation facilities, i.e. picnic areas, ballfields, community centers through an efficient reservation system; provide and facilitate a wide array of community events.

Lead: Parks and Recreation Department.

(Ongoing)

C/OS 11.6: Aging Adults. Facilitate an aging-friendly community that meets the interests of older adults in the areas of housing, mobility and transportation, active and healthy living, lifelong learning, civic engagement and community connections, lifestyle planning, and information and resource support through direct city services, cooperative and collaborative partnerships, and encouraging services by other community service providers.

Implementation: C/OS 11.6 Aging Adults

Complete both phases of a two-part strategic planning process, Aging Well San Mateo and implement, as resources allow, the recommended strategies in order to enhance the provision of aging adult services.

Lead: Parks and Recreation Department.

(Ongoing)

12. MAXIMIZING PARKS AND OPEN SPACE

C/OS 12.1: Balanced Park System. Provide the appropriate mix of parkland that balances the needs of active and passive facilities, formal and informal uses and that are accessible for all residents, and meet existing and future recreation needs.

As new development or redevelopment of existing parkland occurs, it is important to insure that design considerations achieve a balance between formal, active and organized use areas and less formal, passive and drop-in areas.

C/OS 12.2: Facility Standards. Adopt and use the Park and Recreation Facility Standards to assess the adequacy of existing facilities, designing, developing and redeveloping sites, and acquiring or accepting new sites.

Standards are established to provide a guide for the types of facilities that a community ought to have. Specific standards for San Mateo directed by Policy 12.2 have been developed that are based upon general norms and the unique needs of San Mateo. (Standards Section following Policies.)

Implementation: C/OS 12.2 Facility Standards

These standards were adopted as part of the Parks and Recreation Element of the General Plan and will be used in developing priorities for the long term capital improvement.

Lead: Parks and Recreation Department (Ongoing)

C/OS 12.3: Maximizing Park Assets: Create an asset management plan that identifies the highest and best use of undeveloped parcels or underutilized areas within existing parks to insure they are best positioned to meet current and future needs and where appropriate, consider options for alternate non-park uses. Ensure that appropriate value or credit is restored to the park system for loss of land.

Undeveloped parcels and under-utilized areas within existing parks need to be evaluated to insure they can provide the highest and most appropriate value.

C/OS 12.4: Parks as Learning Environments: Enhance the role of parks as learning environments by providing interpretive opportunities to increase public awareness of their unique cultural, historical and environmental characteristics.

Park settings provide a unique opportunity to educate the community on a variety of special interest topics that highlight the diversity and uniqueness of San Mateo's past heritage as well as the surrounding ecological environment.

Implementation: C/OS 12.4 Parks as Learning Environments

In partnership with community organizations, such as the San Mateo County Historical Society, Coyote Point Museum, etc. develop interpretive signage, brochures and other collateral material that facilitates public education of our park system.

Lead: Parks and Recreation Department.
(Ongoing)

C/OS 12.5: Compatible Public Use. Provide for public access, study, and recreation opportunities at the Shoreline, Sugarloaf Mountain, San Mateo and Laurel creeks that are compatible with their setting and natural attributes; ensure that significant natural qualities and habitat are protected.

Natural and habitat areas are limited in San Mateo; what exists should be protected. Policy 12.5 directs that compatible recreational uses be incorporated where possible and used to enrich our understanding and appreciation of the environment.

Implementation: C/OS 12.5 Compatible Public Use

The master plan for Sugarloaf Mountain will consider public use opportunities. The Shoreline Parks Master Plan includes public access with pedestrian and bicycle trails, and identifies wetlands areas to be enhanced thereby providing future educational opportunities. The Gateway Park project incorporates public access and recreational opportunities along San Mateo Creek. Construction of these facilities will incorporate master plan amenities, while preserving natural attributes, qualities, and habitats.

Lead: Parks and Recreation Department.

(Ongoing)

C/OS 12.6: Resident Access. Provide use and reservation policies that give priority to residents of San Mateo; in particular, ensure that regional usage of Sugarloaf and Shoreline does not diminish resident opportunities to use these facilities.

Many City park and recreational facilities are regionally popular. Policy 12.6 directs that San Mateo residents receive ample, priority opportunities to use such areas.

C/OS 12.7: Park Preservation. Preserve existing parklands, open spaces and the golf course for open space and recreational use as directed by ordinance.

Existing parkland has been found to be inadequate to meet community needs, and protection of what is available is of significant importance. City ordinance allows for the dedication of parkland that is four acres or more such that a majority vote of the electorate is required to convert the parkland to a different use.

13. PARK MAINTENANCE AND INFRASTRUCTURE MANAGEMENT

C/OS 13.1: Maintenance Standards. Maintain the park system by a set of maintenance standards that reflect community values and in a manner that maintains, promotes, and optimizes positive use, and prevents degradation of facilities and ensures that particular equipment and facilities are maintained in a safe condition.

Poorly maintained facilities and uncorrected vandalism encourage further degradation and inhibit positive uses; prompt action directed by Policy 13.1 helps to stem further destruction.

C/OS 13.2: Rehabilitation Priorities. Give priority to Capital Improvement Program projects that rehabilitate facilities that have become or will become costly to maintain, only marginally usable, or located in neighborhoods that are in the greatest need of quality of life improvements.

C/OS 13.3: Site Modification. When existing parks undergo reconstruction or rehabilitation the site facilities and layout must be reviewed to determine if they effectively meet community needs, and whether modification would provide significant benefits in relation to costs.

The need to rehabilitate existing, aging infrastructure is critical, particularly in a relatively mature park system. Policy 13.3 directs that at the time of any major rehabilitation, an examination be conducted of how appropriate and effective the existing facilities and layout are, and whether new needs have evolved that should be addressed.

C/OS 13.4: Lifecycle Management: Utilize an infrastructure lifecycle management program that extends the useful life of all park and recreation assets and insures that sufficient funds are available for replacement or major rehabilitation.

Once in place, an infrastructure lifecycle management program will allow park and recreation assets to be managed over a long-term basis and can help establish priorities when developing the department's Capital Improvement Program.

Implementation: C/OS 13.1 Maintenance Standards, C/OS 13.2 Rehabilitation Priorities, C/OS 13.3 Site Modification, and C/OS 13.4 Lifecycle Management

Maintenance standards have been developed and their use will be further supported with the implementation of computerized maintenance management software.

Priority within the long term Capital Improvement Program has been given to renovation and rehabilitation projects which upgrade children's playgrounds and enhance their safety and accessibility. These policies will be used during the Capital Improvement Program budget preparation process and the master plan process for future park renovation projects.

Lead: Parks and Recreation Department.
(Ongoing)

C/OS 13.5: Community Partnerships. Promote City and community partnerships for clean-up and development assistance at park sites and landscaped areas.

Neighborhood involvement increases pride and sense of ownership of facilities which can supplement City resources; Policy 13.5 directs City promotion of such involvement.

Implementation: C/OS 13.5 Community Partnerships

The park system has benefited greatly from a variety of neighborhood and community partnerships that have lead to improvements at Bay Tree Park, Rotary Picnic Grove in Central Park and island beautification projects in the San Mateo Park neighborhood. As

fiscal resources become more constrained, the City will increase its efforts to seek neighborhood support for enhancement and beautification projects.

Lead: Parks and Recreation Department (Ongoing)

C/OS 13.6: Sustainability Practices. Establish management and operating practices that are environmentally, socially and economically sustainable.

Policy 13.6 responds to the community's expectation that more pro-active efforts need to be implemented to reduce the dependency on consumable resources such as water and energy and to encourage the expansion of recycling and waste reduction practices in park facilities.

Implementation 13.6: Sustainability Practices

Utilize native and drought tolerant plant species to the greatest extent possible where compatible with use and aesthetic considerations; employ efficient irrigation systems, including the use of reclaimed water where technically and economically feasible and expand the use of environmentally sustainable maintenance practices such as the City of San Mateo's adopted Integrated Pest Management policy. Expand efforts to improve recycling opportunities in all parks and implement trash reduction measures, especially during large community events.

Lead: Parks and Recreation Department.

(Ongoing)

14. CAPITAL IMPROVEMENTS

C/OS 14.1: Acreage Standards. Acquire or accept for dedication parkland acreage in accordance with the Park and Recreation Facility Standards.

C/OS 14.2: Acquisition. Consider the location of potential parkland in determining whether to acquire or accept a particular site. Consider locations which are centrally located, easily accessible, adjacent to existing park sites or located in neighborhoods that are in greatest need of quality of life improvements.

C/OS 14.3: Active Use Facilities: Provide sufficient active use facilities to support current needs and future trends including at least three new multi-use athletic turf areas; an evaluation of existing turf fields for possible conversion to synthetic turf; a tennis complex that optimizes revenue generation; and a system of pedestrian and bike trails that will provide interconnectivity between parks.

C/OS 14.4: Community Recreation. Implement a vision for community recreation spaces that include the development of a multi-use leisure lifestyle center, including a year-round aquatics facility and the reconfiguration of existing recreation facilities to better support the stated Service Outcomes.

C/OS 14.5: Central Park. Enhance Central Park's character as the city's signature park and community gathering place.

Central Park's unique character and its proximity to downtown necessitate that future improvements preserve its historical nature, improve its visual image and sense of open space, enhance its value in support of downtown vitality and extend its utilization as a venue for community special events.

C/OS 14.6: Regional Facilities. Explore the feasibility of developing regional recreational and sports complexes with neighboring cities.

A comparison of available facilities and reasonable community standards uncovers a number of deficits which are identified in Policies 14.2, 14.3, and 14.4. In attempting to address those deficits, it must be recognized that available open space with park and recreation potential is very limited. Creative ways of meeting our unmet needs such as partnering with neighboring cities to provide regional sports complexes will need to be employed. When acquisition opportunities do become available, it will be critical to ensure that the properties meet the acreage standard as directed by Policy 14.1. (Standards Section following Policies)

Implementation: C/OS 14.2 Acquisition, 14.3 Active Use Facilities, C/OS 14.4 Community Recreation Facilities, C/OS 14.5 Central Park, and C/OS 14.6 Regional Facilities

With the exception of new development at Shoreline Park, all recent efforts have been directed towards improving existing infrastructure. The master planning for the 12 acre community park at Bay Meadows will lead to the creation of new parks and recreation facilities that may address one or more of the identified deficiencies.

The series of images created through the Central Park design charrette process should continue to serve as guiding principles when re-master planning the park and prioritizing future capital improvements.

Lead: Parks and Recreation Department
(Ongoing)

C/OS 14.7: Area Studies and Specific Plans. Include direction in Area Studies and Specific Plans, prepared for new development or redevelopment of portions of the City, that adverse impacts on existing park sites and recreation services will be avoided or mitigated.

Policy 14.7 intends that in-progress and future planning efforts for specific portions of the City take a comprehensive view of impacts on recreation facilities and services resulting from increased worker or resident population pursuant to the plans and that the plans provide for the prevention or mitigation of such impacts.

Implementation: C/OS 14.7 Area Studies and Specific Plans

The Downtown, Bay Meadows, Hillsdale Station Area, Rail Corridor, Sugarloaf, Mariner's Island, and Shoreline Specific plans include policies both calling for the provision of adequate open space in new developments and protection of existing open space areas, such as Central Park. Individual projects and area-wide master or specific plans are reviewed on a case-by-case basis as to impacts on recreation facilities and services.

Lead: Planning Division, Parks and Recreation Department.
(Ongoing)

C/OS 14.8: Master Planning. Adopt a master plan for all undeveloped parks and for those parks over 2 acres in size prior to development or major redevelopment. Consult with residents and users prior to initiating improvements that impact major use areas, i.e. playgrounds, ballfields; interim uses may be conducted if such uses will not adversely impact or limit potential permanent uses.

Prior to permanent redevelopment of parklands over 2 acres in size and the development of new parks, a master plan incorporating community input should be developed and adopted to maximize the value of the improvements and ensure that they meet community needs. On smaller parks less than 2 acres, the key to providing needed services for the immediate community is to interact with the neighbors surrounding the parks, rather than prepare a full park master plan.

Implementation: C/OS 14.8 Master Planning

Resident input will be solicited for all park improvements in accordance with this policy.
Lead: Parks and Recreation Department
(Ongoing)

C/OS 14.9: Design Principles. Establish design principles for all new or renovated parks to maximize productivity, efficiency and community value.

Establishing design principles that reflect the interests of stakeholders and the financial capacity of the organization will result in more efficiently designed projects and reduced long-term maintenance costs.

C/OS 14.10: Park Image. When master planning or significantly redeveloping existing facilities, develop an image plan that includes the effective use of signage, color schemes, lighting and plant material which meets both aesthetic and maintenance needs.

Providing consistent signs, lighting, plant material and other visual amenities within facilities improves the visitor experience, provides higher public recognition value and may ultimately lessen vandalism incidents.

15. SCHOOL FACILITIES AS RECREATION RESOURCES

C/OS 15.1: Shared Use. Encourage schools to make their facilities available for City and community-sponsored activities to the greatest extent possible.

C/OS 15.2: Cooperative Agreements. Where possible, enter into joint use agreements or any other appropriate agreements that will encourage the schools to provide reasonable access and fees for use of school facilities by community organizations.

C/OS 15.3: Rehabilitation or Purchase of School Sites. Consider contributions towards rehabilitation or the purchase of surplus school sites based upon an evaluation of their value as community recreation resources and consistency with policies 14.1 through 14.5. (Note: Related Land Use Policy LU-4.15.)

School facilities are heavily relied-upon to meet community recreation needs; however, their maximum community benefits are not being realized. Schools provide perhaps the best opportunities to address deficits in facilities and a multi-faceted strategy for increasing their use and maintaining their usability should be employed. Policies 15.1 - 15.3 direct methods of making use of these opportunities.

16. REVENUE AND RESOURCE DEVELOPMENT

C/OS 16.1: Program Fees and Cost Recovery. Establish and maintain program fees consistent with the City Council adopted Cost Recovery and Pricing Policy.

C/OS 16.2: Recreation Fee Assistance. Provide program fee assistance to qualifying low income families consistent with the Park and Recreation Commission endorsed administrative policy for fee assistance.

C/OS 16.3: Accessible Facilities. Continue to provide general park facilities that are free and open to the public, except for reservations of specific facilities by groups or individuals, or for facilities that traditionally charge fees (e.g., Golf Course, Marina Lagoon).

The Cost Recovery and Pricing Policy noted in Policy 16.1 provides a balance between service values and cost recovery expectations, providing lower cost recovery expectations for core and youth services, and higher cost recovery expectations for adult and specialty activities. Access for All is a core principle of the Parks and Recreation Department mission, and Policy 16.2 addresses access for those with financial barriers to participation. In addition, informal use of

park facilities should continue to be free to the public as directed by Policy 16.3.

C/OS 16.4: Maintenance and Operating Costs. Consider long-term maintenance and operating costs in acquisition, development, and redevelopment decisions.

Consideration of installation costs is only part of the Capital Improvements decision process. In some cases, high future maintenance costs may diminish the desirability of certain improvements. In others, particularly rehabilitation of infrastructure, a particular capital expenditure may be very cost effective by reducing costly continued repairs or inefficient maintenance processes.

Implementation: C/OS 16.4 Maintenance and Operating Costs

Require that maintenance and operating costs be included within the development of a park master plan or major facility upgrade and evaluated prior to the recommendation for contract award for any major park or facility rehabilitation or improvement project.

Lead: Parks and Recreation Department
(Ongoing)

C/OS 16.5: Development Fees. Assess appropriate fees and taxes to ensure that new development contributes adequate funding to compensate for its impacts on recreation facilities and services.

The citizens of San Mateo have contributed significant tax dollars to provide their park system. New developments increase the demands upon these facilities and the need for additional services. Policy 16.5 directs that appropriate development fees be assessed to ensure that new populations contribute to and maintain the service level of this system.

C/OS 16.6: Cooperative Service Delivery. Utilize opportunities for cooperative acquisition, development, operation, and programming with private organizations or other public agencies that will provide more effective or efficient service delivery.

The City is continuously seeking to establish partnerships for the provision of services and programs. Recent examples include the San Mateo Marlins for the provision of masters swimming; Mills Peninsula Health Services as a partner for promoting fitness and healthy lifestyles; and partnering with the Police Department to provide programs and activities through the Police Activities League.

C/OS 16.7: Non-Profit Community Support Organization. Encourage the establishment of a non-profit community support organization, e.g. Parks and Recreation Foundation that will expand non-city resource opportunities, i.e. money and volunteers.

Non-profit community support organizations have been successful in raising public awareness on behalf of park and recreation programs and services as well as lead successful campaigns to increase both volunteers and support dollars.

Implementation: C/OS 16.7 Non-Profit Community Support Organization

The City's role is to support and encourage the creation of a non-profit community support organization by providing the proper framework for establishing goals, objectives and priorities in order to insure its success.

Lead: Parks and Recreation Department
(Ongoing)

C/OS 16.8: Redevelopment Areas. Utilize Redevelopment Agency funding for parkland capital improvements that promote the goals of the redevelopment areas, as appropriate in relation to other priorities and the availability of funds within the redevelopment area.

Park facilities are among the public improvements that may contribute to the goals of a Redevelopment Area. The implementation of the initial phases of the Shoreline Parks Master Plan was funded through Redevelopment Agency funding and grants. Central Park has also received such funding. Policy 16.8 directs continued consideration of park capital improvements located within the Redevelopment Area for such funds.

Implementation: C/OS 16.8 Redevelopment Areas.

Implementation of the remaining portions of the Shoreline Parks Master Plan.
Development of a Master Plan for Central Park.

Lead: Parks and Recreation Department, Housing and Economic Development Division
(Ongoing)

17. COMMUNITY ADVOCACY AND AWARENESS

C/OS 17.1: Public Information. Communicate the benefits and value park and recreation services bring in making San Mateo a more livable, economically viable, and socially responsible community. Maximize publicity in programs and services that promote public knowledge of the services available.

C/OS 17.2: Customer Service. Adopt policies and practices that create satisfied customers and develop life-long relationships with our users.

C/OS 17.3: Strategic Community Partnerships. Develop and maintain positive partnership relations with schools, businesses, community groups and civic organizations in order to maximize resources, eliminate duplication of effort and reach common goals.

The value and benefits derived from park and recreation programs and facilities are apparent to users but may not be as obvious to the general public. The goals contained within C/OS 17.1 Public Information, C/OS 17.2 Customer Service and C/OS 17.3 Strategic Community Partnerships attempt to enhance the value of parks and recreation as an essential community service and highlight its role in maintaining the quality of life in the community by taking a customer driven, outcome oriented and collaborative approach to service delivery.

PARK AND RECREATION FACILITY STANDARDS

A. Facility Classifications

Mini-Parks: These are the smallest of the City's neighborhood parks. They are generally limited in facilities to essentially a single use. Any park that is less than one acre is categorized as a mini-park. The general service radius of such parks is 1/4 mile.

Neighborhood Parks: These parks are generally less than five acres in size and frequented by neighboring patrons. There may be some City-wide usage that takes place at neighborhood parks; however, the main focus is to serve nearby residents. Neighborhood parks generally serve multiple uses. The optimum neighborhood park should be at least four acres in size and include a multi-purpose turf area, a children's play area that includes pre-school and youth apparatus, seating areas, preferably including picnic tables, the opportunity for passive enjoyment of a landscaped space, and a multi-use court. The general service radius of a neighborhood park is 1/3 mile, aside from any usage on a City-wide basis.

Community Parks: These are major, multi-use facilities that focus on providing for City-wide needs. Community parks also serve neighborhood needs and should include all of the desirable elements of a neighborhood park. Their primary function, however, is to accommodate City-wide needs and serve a much broader patronage. Uses that might be found in a community park include athletic game facilities, community centers, large group picnic areas, swimming pools; large children's play areas, outdoor performing facilities, and tennis or other game court areas. Community parks are generally greater than five acres in size, though small facilities that include a major City-wide function, or multiple City-wide facilities, may be included. Sizes of community parks may vary widely, from approximately 5 acres to 25+ acres. The service radius of a community park ranges from one mile to the entire City. Some regional use may also take place in the community parks.

Regional Parks: These are major facilities that provide for City-wide community needs, and also draw significant patronage from non-resident users.

Open Space: The park areas described in the four preceding definitions are generally characterized by usable space. Though some undeveloped or inaccessible areas may exist in them, they are generally highly developed urban parks with mostly usable space.

Open Space areas, on the other hand, are parklands whose scenic, environmental, and open space values predominate. These are areas that are generally left in a natural state without facilities for intensive urban recreational activities. Where public access is provided, activity is compatible with the natural state of the area, and significant areas may be inaccessible due to terrain or environmental sensitivity.

B. Facility and Acreage Standards

1. Citywide Acreage Standards: Government Code Section 66477 (Quimby Act) establishes specific standards for determining the proportion of a subdivision to be dedicated, or fees paid in lieu of dedication, for “community or neighborhood” park or recreational purposes. The standards pertain to the population of the City (based on the latest census data) and the amount of existing neighborhood and community recreation facilities. The standards allow a minimum of 3 acres per 1,000 population for dedication/in-lieu fee purposes. A higher standard is also allowable up to a maximum of 5 acres per 1,000 population as long as it does not exceed the City’s inventory of “community or neighborhood” parkland. The City requires 2 acres per 1000 population from residential development projects. Although this is lower than our current inventory, the City’s concern regarding the impact on the cost of housing has limited this requirement from increasing. As of 2009 (based on a population of 95,500), the ratio of existing neighborhood and community (including mini, regional and Coyote Point County Park) park and recreational facilities to population is 4.90 acres per 1,000 population. With a population projected at 119,800 if no additional neighborhood or community parklands are acquired, the City would have 3.88 acres per 1,000 persons by the year 2030.

Facility and acreage goal:

Neighborhood	1.50 acres/1,000 people
Community/Regional	4.5 acres/1,000 people
Total for Neighborhood and Community Purposes	6.0 acres/1,000 people

2. Well designed communities should provide accessible public park and recreational opportunities that are within reasonable walking distance (approximately 1/3 miles) of residents without travel over significant barriers (e.g., highways, railroad tracks, etc.). When characterizing accessibility, parks, schools, open spaces and landscaped spaces should all be considered. Ideally, one or more of the following amenities should be available: multi-purpose turf area, children's play area with pre-school and youth apparatus, seating areas, picnic areas, a multi-use court, and an opportunity for passive enjoyment of an aesthetic landscaped space.
3. The optimal neighborhood park, discounting consideration of other nearby facilities (schools, private facilities, etc.) should be at least 4 acres in size, include those items

identified in Standard #2, and include other facilities that address specific neighborhood or City-wide needs.

4. Specific Facility Standards:

Facility	Unit of Measure	Number Per Population
Athletic Fields		
Rectangular	Each	1/7,700
Softball	Each	1/46,300
Fast Pitch Softball	Each	1/13,300
Youth Baseball	Each	1/8,400
Adult Baseball	Each	1/18,500
Tennis Courts	Each	1/2,000
Community & Aquatics Centers	Gross Square Feet	See Narrative Below
Reservable Group Picnic	Table	1/900
Golf Courses	Each	See Narrative Below

Athletic Fields: The 2004 Strategic Plan Needs Analysis by Younger and Pros determined the market populations for the community sports that take place on 22 fields within our parks and schools, most of which are multi-purpose fields. Based on the market populations, the analysis determined a needs ratio of the number of field types to population (see above table) and concluded that 3 unlighted or 2 lighted rectangular fields and 2 youth baseball fields were needed over and above the current field inventory.

Using the same field to population needs ratio, it is determined that with a projected population of 119,800 there will be a need for 12 to 14 fields over and above the City’s current inventory (4 lighted or 6 unlighted rectangular, 1 softball, 2 fast pitch softball, and 5 youth baseball fields, with at least 1 and preferably 2 of the 3 additional softball and fast pitch softball fields lighted).

Tennis Courts: Based on a recently conducted tennis usage analysis there is a sufficient supply of tennis courts in the City (including all city and school sites) that are available for play. Projecting the current ratio of courts to population (1/2000) to 2030, an additional 13 courts would be needed with at least 4 of the additional available for night play.

Community and Aquatic Centers: A study conducted in 2005 by Sports Management Group to determine appropriate sizes, configurations and locations for community and aquatic centers concluded that a total of 175,000 gross square feet of community center and aquatics space, in a combination of multi-use and specialized-use spaces, would be needed to meet current and future need. Gross square feet includes interior floor space and outdoor areas within the confines of the facility & excludes parking lot and other external areas.

Reservable Group Picnic Facilities: Based on current supply (102 reservable picnic tables) and demand for group picnic areas the current ratio of 1 table per 900 people should be maintained into the future. An additional 31 reservable picnic tables will therefore be needed by 2030. It should be noted that City policy requires that there be at least 25% of the total picnic tables with each park to be non-reservable for drop-in use.

Golf Course: The Poplar Creek Municipal Golf course draws from a much greater area than the City; however it adequately supplies the demand for public golf within the City.

5. Other Specialized Standards:

Community Gardens: When there is a need and interest from the public for community gardens, it is an appropriate use of City public lands, however, the priority assigned community gardens is lower than that of other Park and Recreation uses. Consequently, it is appropriate to use suitable park areas for community gardens when not required for other park purposes.

Restrooms: Restrooms should be provided in all community parks and in neighborhood parks with a children's play area and where the facilities provided encourage usage by the public that is long-term in nature. Examples of facilities that encourage long duration usage are athletic game facilities and picnic areas that may be reserved.

Specialized Facilities: The use of City Park and Recreation lands to provide for special interests, such as croquet, racquetball, bocce ball courts, mini-skate parks and dog parks, is appropriate when sufficient community-wide interest is evident.

6. Acquisition and Dedication:

Generally, acquired or dedicated parkland should be a minimum of four acres in size, be accessible, and have a demonstrated potential for meeting identified community recreation needs and standards. A site of less than four acres may be acceptable if it meets one or more of the following criteria:

- a. Adjacent sites are or may become available for purchase which would increase the total size of the parkland.
- b. The site can be assimilated into an existing adjacent parkland.
- c. The site can accommodate demonstrated needs and the value of the site in meeting these needs outweighs any maintenance requirements that will be greater due to the limited size of the site.
- d. The site is environmentally or culturally sensitive or significant.