
SAN MATEO

EXISTING CONDITIONS REPORT

PARKS, RECREATION, AND CULTURAL RESOURCES

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Existing Conditions Report: Parks, Recreation, and Cultural Resources

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Existing Conditions Report: Parks, Recreation, and Cultural Resources

This report discusses existing conditions for parks and recreation and cultural resources in San Mateo.

Appendix A compiles links to the sources for all federal, State, regional, and local regulations cited below.

A. FEDERAL REGULATIONS

There are no federal regulations applicable to California general plan authority over land use or parks and recreation. Therefore, this section only discusses federal regulations that pertain to cultural resources.

1. Federal Regulations Relevant to Cultural Resources

National Historic Preservation Act of 1966 – National Register of Historic Places

The National Historic Preservation Act of 1966 established the National Register of Historic Places (National Register) as the official federal designation of historical resources, including districts, sites, buildings, structures, and objects. Resources less than 50 years in age, unless of exceptional importance, are not eligible for the National Register. Properties that are 50 or more years in age may be eligible for the National Register if one or more criterion for historic significance is met and physical integrity is retained. Though a listing in the National Register does not prohibit demolition or alteration of a property, the California Environmental Quality Act (CEQA) requires the evaluation of a project's effects and feasible mitigations on properties that are listed in, or determined eligible for listing in, the National Register.

According to 36 Code of Federal Regulations (CFR) part 60.4, the criteria for inclusion on the National Register, which are worded in a manner to provide for a wide diversity of resources, are based on the resources' quality of significance in American history, architecture, archeology, engineering, as well as the significance of the culture present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The following aspects are used to evaluate the eligibility of potential resources for listing in the National Register:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

Executive Order 11593

Executive Order 11593, Protection of the Cultural Environment, orders the protection and enhancement of the cultural environment through providing leadership, establishing State offices of historic preservation, and

developing criteria for assessing resource values. It was issued on May 13, 1971 and is included in 36 Code of Federal Regulations, Section 8921 as incorporated into Title 7, United States Code.

American Indian Religious Freedom Act

The American Indian Religious Freedom Act, Title 42 United States Code, Section 1996 protects Native American religious practices, ethnic heritage sites, and land uses.

Native American Graves Protection and Repatriation Act

Native American Graves Protection and Repatriation Act (NAGPRA), Title 25, United States Code (1990), defines “cultural items,” “sacred objects,” and “objects of cultural patrimony;” establishes an ownership hierarchy; provides for review; allows excavation of human remains, but stipulates return of the remains according to ownership; sets penalties for violations; calls for inventories; and provides for return of specified cultural items.

B. STATE REGULATIONS AND PROGRAMS

1. State Regulations Relevant to Parks and Recreation

Quimby Act

Since the passage of the 1975 Quimby Act (California Government Code §66477), cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through Quimby Act ordinances cannot be used for the operation and maintenance of park facilities.¹ A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed. Cities with a high ratio of park space to inhabitants can set a standard of up to 5 acres per 1,000 persons for new development. Cities with a lower ratio can require the provision of up to 3 acres of park space per 1,000 people. The calculation of a city’s park space to population ratio is based on a comparison of the population count of the last federal census to the amount of City-owned parkland.

2. State Regulations Relevant to Cultural Resources

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archeological resources. The State Historical Resources Commission (SHRC) designed the California Register program for use by state and local agencies, private groups, and citizens to identify, evaluate, register, and protect California's historical resources.

While the California Register eligibility criteria and standards are very similar to that of the National Register, the California Register differs in some respects.² For instance, the California Register may consider for listing a

¹ Westrup, Laura, 2002, *Quimby Act 101: An Abbreviated Overview*, Sacramento: California Department of Parks and Recreation, <https://www.parks.ca.gov/pages/795/files/quimby101.pdf>, accessed on July 10, 2018.

² Public Resources Code Section 5024.1.

property less than 50 years old if it can be demonstrated that sufficient time has passed to understand its historical importance. The State Office of Historic Preservation (OHP) has recommended that properties 45 years or older may be of historical or cultural value. Similarly to the National Register, a listing in the California Register does not prohibit demolition or alteration of a property.

According to California Public Resources Code (PRC) Section 5020.1 (j), the criteria for inclusion of any object, building, structure, site, area, place, record, or manuscript in the California Register are based on the resources' quality of significance in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. A historic resource may be determined eligible to be listed in the California Register if it meets one or more of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- It is associated with the lives of persons important in California's past.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value.
- It has yielded, or is likely to yield, information important in prehistory or history.

Additionally, for a resource to be eligible for the California Register, it must retain sufficient integrity to be recognizable as a historic resource and to convey its significance.

The California Register automatically includes properties that are listed or have been formally determined eligible for listing in the National Register, as well as California Historical Landmarks and eligible California Points of Historical Interest. Other resources that are eligible for the California Register include historic landmarks and districts designated under a local ordinance consistent with SHRC procedures and historical resources identified in historic surveys conducted in accordance with OHP procedures.

California Environmental Quality Act

Section 15064.5 of the CEQA Guidelines states that projects which may cause a substantial adverse change in the significance of a historical resource may also have a significant effect on the environment. The CEQA Guidelines define four ways that a property can qualify as a historical resource for purposes of CEQA compliance:

- The resource is listed in or determined eligible for listing in the California Register of Historical Resources, as determined by the SHRC.
- The resource is included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- The lead agency determines the resource to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, as supported by substantial evidence in light of the whole record.
- The lead agency determines that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1 (CEQA Guidelines Section 15064.5) which means, in part, that it may be eligible for the California Register.

In addition, Public Resources Code Section 21083.2 and Section 15126.4 of the CEQA Guidelines specify lead agency responsibilities in determining whether a project may have a significant effect on archaeological resources. If it can be demonstrated that a project will damage a unique archaeological resource, reasonable efforts may be required of the lead agency so the resources are preserved in place or left in an undisturbed state. Preservation in place is the preferred approach to mitigation. The Public Resources Code also details required mitigation if unique archaeological resources are not preserved in place.

Section 15064.5 of the CEQA Guidelines specifies procedures to be used in the event of an unexpected discovery of Native American human remains on non-federal land. These provisions protect such remains from disturbance, vandalism, and inadvertent destruction by establishing procedures to be implemented if Native American skeletal remains are discovered during construction of a project and establish the Native American Heritage Commission (NAHC) as the authority to identify the most likely descendant (MLD) and mediate any disputes regarding disposition of such remains.

California Historical Building Code, California Code of Regulations, Title 24, Part 8

The California Historical Building Code (CHBC) (as set forth in Sections 18950 to 18961 of Division 13, Part 2.7 of Health and Safety Code and as subject to the rules and regulations set forth in 24 CCR Part 8), provides alternative building regulations and standards for permitting repairs, alterations, and additions necessary for the rehabilitation, preservation, restoration (including related reconstruction), or relocation of historical buildings, structures, and properties deemed by any level of government as having importance to the history, architecture, or culture of an area. The CHBC was updated in 2013 as a part of the adoptions, amendments and repeal of administrative regulations to California Code of Regulations, Title 24, also known as the California Building Standards Code.

California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65560, and 65562.5

California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65560, and 65562.5 (enacted by Senate Bill 18 in 2004) set forth requirements for local governments (cities and counties) to consult with Native American tribes to aid in the protection of traditional tribal cultural places through local land use planning upon amendment of a general plan.³ The intent of California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65560, and 65562.5 is to provide California Native American tribes an opportunity to participate in local land use decisions at an early stage of planning for the purpose of protecting, or mitigating impacts to, cultural places. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy prior to individual, site-specific, project-level land use designations are made by a local government.

California Health and Safety Code Section 7052 and 7050.5

Section 7052 of the Health and Safety Code states that the disinterment of remains known to be human, without authority of law, is a felony. Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the County coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC.

³ SB 18 amends Government Sections (GC) 65040.2, 65092, 65351 and 65560, while adding GC sections 65352.3, 65352.4 and 65562.5.

California Public Resources Code Section 5097

Public Resources Code Section 5097 specifies the procedures to be followed in the event of the unexpected discovery of human remains on non-federal public lands. The disposition of Native American burials falls within the jurisdiction of the NAHC, which prohibits willfully damaging any historical, archaeological, or vertebrate paleontological site or feature on public lands.

California Public Resources Code Section 21074, 21080.3.1, 21084.2, and 21084.3

California Public Resources Code Sections 21074, 21080.3.1, 21084.2, and 21084.3 (enacted by Assembly Bill 52 in 2014) establish the requirements and procedures for Native American tribal consultation before or upon initiation of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report. The purpose of the tribal consultation is to help identify potential impacts to tribal cultural resources early in the planning process. Tribal cultural resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe.” A lead agency must provide written notice about the proposed project to the affected tribes and consult on potential mitigation measures (if any).

C. CITY REGULATIONS AND PROGRAMS

1. City Regulations Relevant to Parks and Recreation

City of San Mateo Vision 2030 General Plan

The Conservation Open Space, Parks and Recreation Element of the General Plan include goals and policies related to parks and recreation. Policies relevant to parks and recreation are listed in Table 1.

The Conservation and Open Space Element specifies the following facility and acreage standards:

- Neighborhood Park: 1.50 acres/1,000 people.
- Community/Regional Park: 4.50 acres/1,000 people.
- Total for Neighborhood and Community: 6.0 acres/1,000 people.

City of San Mateo Municipal Code

Title 2, Chapter 2.45 of the Municipal Code, describes the powers and duties of the City of San Mateo’s Parks and Recreation Department. It also provides descriptions of the role of the Director of the Department. Title 13, Chapter 13.01, covers the core business of the Parks and Recreation Department. Chapter 13.5 describes the regulations relating to park impact fees.

Heritage Tree and Street Tree Ordinances

The City Council adopted the Heritage Tree and Street Tree Ordinances in order to preserve significant trees for the enjoyment and betterment of future generations to come. The Heritage Tree Ordinance protects mature trees within the City, including those on private property, in order to protect the character of San

Mateo and maintain the backbone of the City’s urban forest.⁴ The Street Tree Ordinance regulates street and other trees within the public right-of-way in order to enhance the character of the street and provide health and microclimate benefits.

Street Tree Master Plan – Planting

The Street Tree Master Plan identifies the designated street trees for plantings along the public right-of-way (typically in sidewalk planting strips) of San Mateo’s local street network. New plantings are reviewed for consistency with the Master Plan; however, alternative trees may be recommended due to disease or other problems.

Recreation Facilities Strategic Plan

The Recreation Facilities Strategic Plan (RFSP) emerged in 2016 as a result of broader facility planning needed for the Central Park Master Plan. The goals of the RFSP are to ensure facilities are up to date with codes, especially Americans with Disability Act (ADA), address programming to meet the community’s desires and needs, increase revenue generation capabilities, and provide direction for a community building within the Central Park Master Plan.⁵

Central Park Master Plan

San Mateo’s Central Park is one of the most treasured and visited public places in the City.⁶ The Central Park Master Plan, adopted in May 2017, retains the historic character of Central Park, while proposing new additions to improve community gathering and recreation spaces. The Plan calls for additional facilities, as well as renovations of current park amenities.⁷

Shoreline Specific Plan

The Shoreline Specific Plan, adopted in 1971 and revised in 1990, sought to implement goals and policies established by the General Plan for the San Mateo shoreline area. This Plan also extended certain General Plan elements specifically for the shoreline planning area, including expansion upon Land Use, Circulation, Urban Design, Conservation, Open Space Parks and Recreation and Safety elements.⁸ The scope of this plan ranges from Burlingame City limits to the north to Foster City to the south and includes five major areas for a total of 885 acres. The five areas include Shoreland Parks and Recreation, Seal Point, Seal Cove, Marina Lagoon, and San Mateo Creek, along with the public streets associated with each.⁹

Other Park Planning Documents

In addition to the Central Park Master Plan and Shoreline Specific Plan, the City has developed the following park planning documents:

- Bayside/Joinville Park Master Plan
- Beresford Park Master Plan

⁴ City of San Mateo website, <https://www.cityofsanmateo.org/650/Heritage-Tree-Ordinance>.

⁵ City of San Mateo Department of Parks and Recreation, *Recreation Facilities Strategic Plan 2016*, page 7.

⁶ City of San Mateo, *Central Park Master Plan Update*, Executive Summary.

⁷ City of San Mateo, *Central Park Master Plan Update*, page 35.

⁸ The City of San Mateo, 1971, *The Shoreline Park Specific Plan*, page 1.

⁹ The City of San Mateo, 1971, *The Shoreline Park Specific Plan*, page 6.

- Gateway Park Master Plan
- Harborview Park Master Plan
- Martin Luther King Park Master Plan
- Lakeshore Park Master Plan
- Laurelwood Park Master Plan
- Laurie Meadows Park Master Plan
- Paddock Park Design Guidelines
- Parkside Aquatic Park Master Plan
- Ryder Park Master Plan
- Sugarloaf Park Master Plan
- Shoreview Park Master Plan
- Tidelands Park Master Plan
- Trinta Park Master Plan

2. City Regulations Relevant to Cultural Resources

City of San Mateo Vision 2030 General Plan

The Land Use and Conservation and Open Space sections of the City of San Mateo Vision 2030 General Plan includes goals and policies relevant to cultural resources, as listed in Table 2. These goals and policies call for the maintenance and protection of cultural resources.

A 1983 study conducted by archaeologist David Chavez mapped areas of cultural or of historical significance and categorized the areas as follows:¹⁰

- “High Sensitivity” zones included recorded archaeological sites and the immediate area which are favorable sites.
- “Medium Sensitivity” zones included 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.
- “Low Sensitivity” zones indicate areas where archaeological resources are not generally expected, but may occur.

City of San Mateo Municipal Code

Chapter 27.66 Historic Preservation of the City of San Mateo Municipal Code establishes “requirements to insure the preservation and maintenance of the City’s historic structures and the Downtown historic district.” No building permit for an exterior façade modification, exterior alteration, or building addition will be issued until a planning application for Site Plan and Architectural Review (SPAR) has been approved. Upon the Zoning Administrator’s discretion, an independent analysis by an architectural historian may be required, and the report’s findings and recommendations may be incorporated as conditions of approval.¹¹

¹⁰ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-5 to 4.10-6.

¹¹ City of San Mateo, *San Mateo City Charter and Municipal Code*, Section 27.66.030 Review Required

The Historic Preservation ordinance applies to all buildings that are classified as individually eligible for the National Register and all contributor buildings within the Downtown Historic District.

- **Downtown Area**
 - 215-229 Second Avenue
 - 36 E. Third Avenue
 - 51 E. Third Avenue
 - 205-221 E. Third Avenue (220 E. Third Avenue, URM Building)
 - 100 S. B. Street
 - 113 S. B. Street (URM Building)
 - 164 S. B. Street
 - 201 S. B. Street
 - 709 S. B. Street
 - 16 Baldwin Avenue
 - 415 S. Claremont Street
 - 940 S. Claremont Street
 - 273 Railroad Avenue
- **Outside the Downtown**
 - 353 N. Claremont Street
 - 5 N. Delaware Street
 - 12 N. Delaware Street
 - 40 N. Delaware Street
 - 501 N. Delaware Street
 - 506 N. Delaware Street
 - 2 S. Delaware Street
 - 45 S. Delaware Street
 - 150 N. El Camino Real
 - 212 S. El Camino Real
 - 2454 S. El Camino Real
 - 20 El Cerrito Avenue
 - 100 N. Ellsworth Avenue
 - 117 N. Ellsworth Avenue
 - 202 N. Ellsworth Avenue
 - 137 Elm Street
 - 245 Grand Avenue
 - 510 S. Grant Street
 - 510-512 S. Idaho Street
 - 809 Lawrence Road
 - 1312 Palm Avenue
 - 1641 Palm Avenue
 - 37 E. Santa Inez Avenue

Another section of the Municipal Code pertaining to cultural and historic resources is Chapter 23.33 Floodplain Management, which contains requirements of Alternate Design Standards aimed at preserving, repairing, or rehabilitating “historic structures.”

TABLE 1 GENERAL PLAN POLICIES RELEVANT TO PARKS AND RECREATION

Goal/Policy Number	Goal/Policy
Conservation Open Space, Parks, and Recreation	
Policy 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.
Policy 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 42 nd Avenue; encourage neighborhood participation in tree planting programs; explore non-City funded tree planting programs.
Policy 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.
Policy 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.)
Policy 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.
Policy 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.
Policy 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.

Source: City of San Mateo, 2010, General Plan 2030.

TABLE 2 GENERAL PLAN GOAL AND POLICIES RELEVANT TO CULTURAL RESOURCES

Goal/ Policy Number	Goal/Policy
Land Use	
Policy LU 3.2	Significant Historic Structures. Protect key landmarks, historic structures, and the historic character that exists in parts of downtown as defined in the Conservation/Open Space Element.
Policy LU 4.9	Cultural and Entertainment Facilities. Encourage the establishment of cultural and entertainment facilities in the downtown core and allow these types of uses to fulfill retail frontage requirements.
Conservation and Open Space	
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.
Policy C/OS 7.1	Resource Protection. Preserve, to the maximum extent feasible, archaeological sites with significant cultural, historical, or sociological merit.
Policy C/OS 8.1	Historic Preservation. Preserve, where feasible, historic buildings as follows: <ul style="list-style-type: none"> 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 Historic 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 8.2	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.
Policy 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.
Policy C/OS 8.4	Inventory Maintenance. Establish and maintain an inventory of architecturally, culturally, and historically significant structures and sites.
Policy C/OS 8.5	Public Awareness. Foster public awareness and appreciation of the City's historic, architectural, and archaeological resources.

Source: City of San Mateo, 2010, General Plan 2030.

D. PARKS AND RECREATION

1. Existing Parks

The City of San Mateo has a variety of parks and recreational facilities including more than a dozen neighborhood parks, nine larger community parks, six recreation/community centers, two pools, the Shoreline regional park system, a number of small “mini” parks, and an estuary lagoon for boating. Figure 1 shows the location of the parks within San Mateo and Table 3 provides a short description of the park amenities.

As shown in Table 3, there are approximately 423 acres of City parks and open space in San Mateo. Assuming the City’s 2018 population of 104,490, the existing park acres per 1,000 people ratio is 4.05 acres of park per 1,000 people which is below the City’s adopted standard of 6 acres of Community/Neighborhood parks per 1,000 people. However, if you add the 155-acre Coyote Point Recreation Area owned and operated by the County, the park acres per 1,000 people ratio is 5.53 acres of park per 1,000 people which is closer to the City’s adopted target.

2. Recreational Facilities

The San Mateo Parks and Recreation Department offers a variety of recreation facilities including six recreation/community centers, an estuary lagoon for boating, two pools, and the Poplar Creek 18-hole Golf Course. The City’s parks and recreation services provide opportunities for people of all ages to participate in community activities, including youth and family aquatics, children summer camps, adult fitness programs, youth programs for teens, and interactive classes for older adults and seniors. The City of San Mateo released a Recreation Facilities Strategic Plan in 2016 to establish a vision and roadmap for establishing what the community’s future facilities needs are and improvements to existing facilities. The City hosts special community events throughout the year, including Eggstravaganza, the Holiday Festival of Dance, National Night Out, and the Central Park Music Series, and are long-standing traditions that help to build community and provide family-friendly fun for San Mateo residents.

3. Urban Forestry and Tree Protection

As noted above, the San Mateo City Council adopted the Heritage Tree (SMMC 13.52), Landscape Ordinance (27.71) and Street Tree Ordinances (SMMC 13.35) in order to preserve significant trees for the enjoyment and betterment of future generations. These regulations help protect community-significant trees and the urban forest. As per Landscape Ordinance SMMC 27.71, new trees are required as part of new development and projects must have landscaping. Furthermore, the City’s Street Tree Planting Program encourages residents to request a free street tree to be installed in front of their house within the street right-of-way. All street trees are subject to the Street Tree Master Plan.

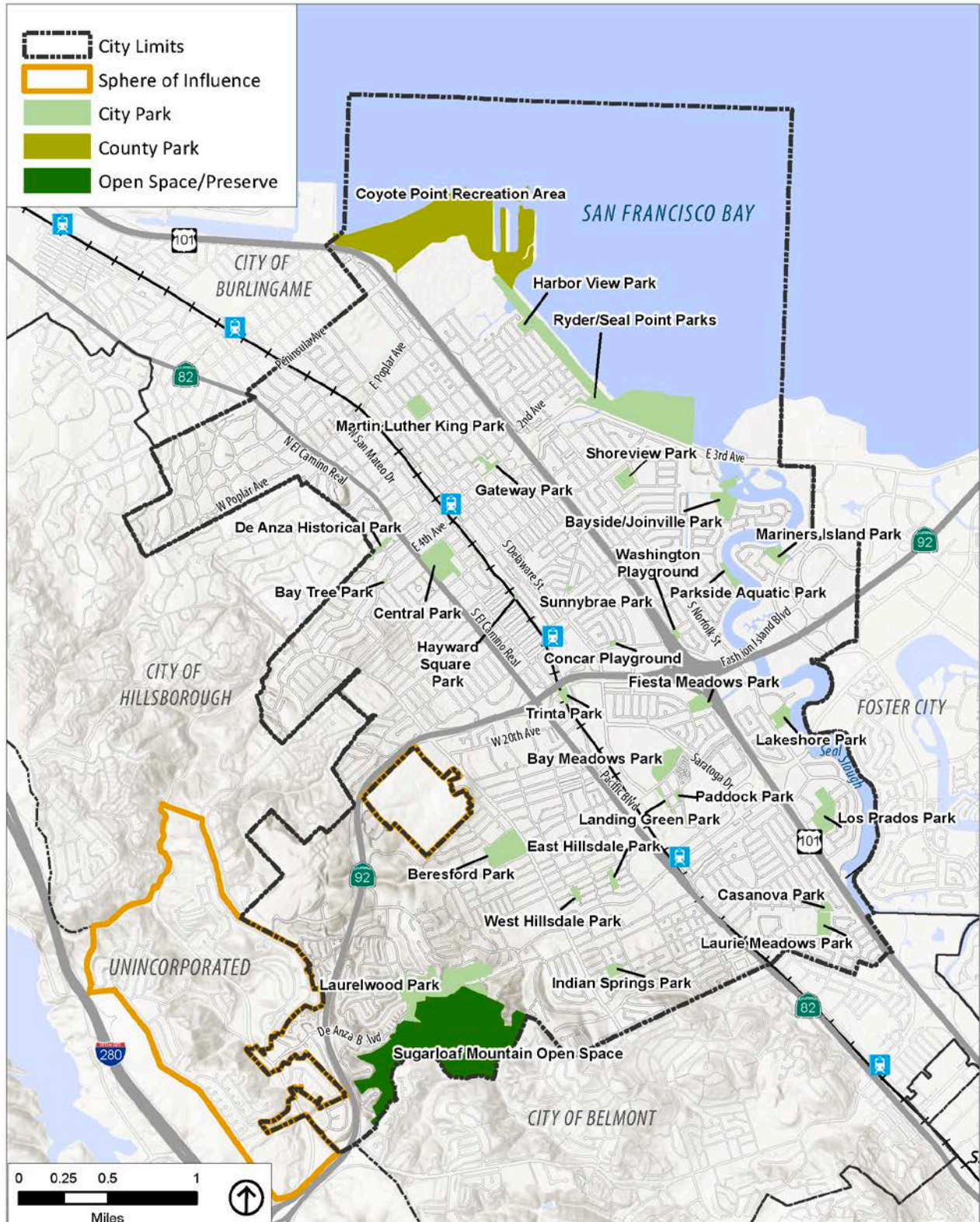
4. Future Park Improvements

The City of San Mateo’s Park and Recreation Department recently completed an update of the Central Park Master Plan (2018) that incorporates retention of the historic characters of Central Park and provides opportunities for new additions to improve community gathering and recreation spaces. The Plan also proposes construction of additional facilities as well as renovations of current park amenities.

The Park and Recreation Department is also developing a plan for future improvements of the undeveloped Borel Park. The 1.1-acre Borel Park is adjacent to the proposed location for the new Fire Station #25. The park

improvement plans include amenities such as a playground, oak glades, and grass lawns. More information is available on the City's website (www.cityofsanmateo.org/whats happening).

FIGURE 1 PARKS AND OPEN SPACE IN SAN MATEO



Source: City of San Mateo, 2018; San Mateo County, 2018; Esri, 2018; PlaceWorks, 2018

TABLE 3 PARKS AND OPEN SPACE IN SAN MATEO

Park	Description	Acres
Regional Parks		
Ryder Park	Ryder Park, which is within the Shoreline Parks along the San Francisco Bay, includes picnic facilities, an outdoor classroom, a boardwalk through marshland, and interpretive panels on native history.	4.1
Seal Point Park	Seal Point Park, also located along the San Francisco Bay, includes walking and biking pathways, a 3-acre dog park, and a boardwalk through marshland	61.0
Community Parks and Centers		
Bay Meadows Park	Bay Meadows Park includes a soccer field, picnic and restroom facilities, a lawn area, and a walking path that rings the park.	11.4
Bayside/Joinville Park	Bayside/Joinville Park, within walking distance of Seal Point Park, includes a playground, ball fields, tennis courts, picnic areas, and the Joinville Swim Center.	16.6
Beresford Recreation Center & Park	Beresford Park and Community Center includes a variety of recreation opportunities including a playground, tennis courts, a baseball diamond, skate area, bocce ball area, and basketball court. The park also houses the City's sole community garden plots.	18.0
Central Park & Center	Central Park, the 16.3-acre former Kohl Mansion property in the downtown, includes a Japanese Garden, rose garden, mini train, picnic facilities, playground, restrooms, tennis courts, baseball field, restrooms, and community center.	16.3
Martin Luther King Park, Center, & Pool	Martin Luther King Park includes a baseball field, soccer field, basketball court, picnic areas, playground, community center, and swimming pool.	6.1
Lakeshore Recreation Center & Park	Lakeshore Park includes a playground, basketball court, baseball diamond, picnic areas, and restrooms.	4.8
Los Prados Park	This park includes lighted tennis and basketball courts, a playground, baseball diamond, soccer/multipurpose field, picnic areas, and restrooms.	12.5
Parkside Aquatic Park	This park is bordered by the Marina Lagoon and is the site of the City's only boating launch ramp.	3.9
Shoreview Park & Center	This park offers a playground, tennis courts, a basketball court, a baseball field and a skate board plaza. It has one sheltered picnic area.	4.8
Neighborhood Parks		
Casanova Park	This neighborhood park is connected to Laurie Meadows by a pedestrian/bicycle bridge over Laurel Creek that splits the two parks. It contains a small children's play area, restroom, basketball hoop, and a picnic area with shade.	1.4
Harborview Park	Part of the Shoreline park system, Harborview has a ball-field, play areas, half basketball court, and restrooms, plus drop-in picnic areas that can also be reserved.	2.8
Indian Springs Park	Indian Springs Park was recently updated to include two climbing structures in the playground and also includes picnic areas, restrooms, and a passive lawn.	2.7
Laurelwood/Sugarloaf Mountain	This large open space parkland has many nature trails providing a variety of hiking opportunities.	228.2
Laurie Meadows	This 7.5-acre park includes a large lawn area containing a softball backstop, a walking path around the perimeter, and two separate playground areas with picnic tables.	5.3
Mariners Island Park	This neighborhood park includes two play areas, a grassy area, a baseball diamond, and picnic tables.	4.0
Paddock Park	This new neighborhood park provides a playground, picnic tables, restrooms, an open lawn area, and even a half basketball court.	1.2

TABLE 3 PARKS AND OPEN SPACE IN SAN MATEO

Park	Description	Acres
Trinta Park	Park amenities include two baseball diamonds, playground, and half basketball court.	1.9
Small Neighborhood and Mini Parks		
Bay Tree Park	This pocket park is named after the huge bay tree on the corner and has grassy areas and a few park benches.	0.4
Concar Playground	This park contains a children's playground, a sandbox, and picnic areas. There are different play structures for toddlers and older children.	0.4
DeAnza Historical Area/Arroyo Park	Located along the San Mateo Creek, this park is the historical camping spot of Juan Bautista of the de Anza expedition, 1776.	1.4
East Hillsdale Park	This neighborhood park includes a playground and tennis courts.	2.0
Fiesta Meadows	This park has a soccer field and an asphalt pathway around the perimeter of that soccer field allowing for walking and jogging.	6.2
Gateway Park	Located along the San Mateo Creek, this park has grassy lawns, a few benches and picnic tables, a small playground, and a gateway pavilion. It includes the Gateway Park West Trail with a pedestrian bridge over the creek.	1.5
Hayward Square Park	This small neighborhood park has a picnic table, trees, and a grassy central lawn.	0.2
Landing Green Park	This slim park has grassy lawns, picnic tables, benches, trellis, a bocce ball court, and plenty of vegetation.	0.9
Sunnybrae Playground	This neighborhood park contains swings, slides, picnic areas, and separate playgrounds for toddlers and older children.	0.4
Washington Playground	This park includes a full basketball court, trees, swings, picnic benches, and play structures for both toddlers and older children.	1.1
West Hillsdale Park	This park includes a playground, basketball court, and passive lawn.	1.6
Total		423.1

Source: City of San Mateo, 2018.

E. CULTURAL AND HISTORIC RESOURCES

This section provides an overview of the cultural and historic resources in San Mateo.

1. Paleontological Resources

Paleontological resources (fossils) are the remains and/or traces of prehistoric plant and animal life exclusive of human remains or artifacts. Fossil remains such as bones, teeth, shells, and wood are found in the geologic deposits (rock formations) in which they were originally buried. Paleontological resources represent a limited, non-renewable, sensitive scientific and educational resource. The potential for fossil remains at a location can be predicted through previous correlations established between the fossil occurrence and the geologic formations where they were buried. For this reason, geologic knowledge of a particular area and the paleontological resource sensitivity of particular rock formations make it possible to predict where fossils will or will not be encountered.

A search of the University of California Museum of Paleontology Specimen Search database indicated there are 727 recorded paleontological specimens within the County of San Mateo, most of which were found in the Woodside Area or at beach locations such as Moss Beach and San Gregorio Beach.¹³

2. Archaeological Resources

According to an archaeological study conducted in 1983 by David Chavez, the Costanoan people, commonly referred to as Ohlone Indians, are estimated to have been some of the earliest inhabitants in the general area between 5,000 and 7,000 years ago.¹⁴ The study concluded with findings of mortars, pestles, manos, charmstones, bone and deer/elk horn tools, projectile points (including obsidian), and shell ornaments.¹⁵

As a result of the 1983 archaeological survey, the City of San Mateo *Vision 2030 General Plan's* Conservation and Open Space Elements concluded that a majority of the City is in a “low sensitivity” zone wherein archaeological resources are not generally expected, but may occur.¹⁶ According to the General Plan Update EIR, the 1983 archaeological survey concluded that soil removal and construction have eliminated most above-ground shell mounds; however, the potential exists for the presence of undisturbed subsurface deposits.

3. Historical Resources

Local Historical Context

As mentioned previously, San Mateo area's earliest known inhabitants were the Ohlone Indians. During the 1760s and 1770s, Spanish explorers were the first to traverse the San Francisco Peninsula. In 1776, Colonel Juan Bautista De Anza and Father Pedro Font set out to travel from Monterey to San Francisco in search of settlement sites, and a recorded diary entry belonging to Font dated Tuesday, March 26, 1776, referenced the existence of “a good-sized village situated on the banks of the arroyo of San Mateo.”¹⁷ On March 29, 1776, the party had set up camp along the banks of the creek. Settlement of the land ensued with a variety of

¹³ University of California Museum of Paleontology, Specimen Search, http://ucmpdb.berkeley.edu/cgi/ucmp_query2, accessed on July 25, 2013.

¹⁴ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-1 to 4.10-2.

¹⁵ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-2.

¹⁶ City of San Mateo, *Vision 2030 General Plan*, page VI-9.

¹⁷ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-3.

institutions used to settle the land, including the missions, the presidios, the pueblos, and the ranchos, of which the missions were the most successful.¹⁸ By 1823, 21 missions were established along the California coast from San Diego to Sonoma. Around 1793, an adobe building was constructed on the north bank of San Mateo Creek, which specialized in producing wool, salt, grain, and vegetables.¹⁹ By 1833 the missions were secularized and lands were divided as land grants and by the end of the Mexican-American War in 1848, the beginning of the American period in California had begun.²⁰ On September 3, 1894, an overwhelming majority of 150 people voted in favor to 25 against, incorporation to and became the town of San Mateo.²¹

During 1861, construction commenced on the railroad to connect San Francisco with San Jose, with the first train service in San Mateo on October 17, 1863. The City of San Mateo was largely developed surrounding the railroad and became a popular destination for wealthy San Franciscans who developed large estates. Because of the wealthy and the large estates they had built, much of the population was made up of people who serviced the newly constructed mansions.²² Following an increase in population and becoming a weekend destination for the wealthy, the Crystal Springs dam was completed in 1889 as means of providing quality drinking water to the area.²³ With population increasing, came the need for schools, utilities and other public services. On March 18, 1889, San Mateo's first fire department was officially organized.²⁴ Following World War II, population growth and development increased significantly; with a population in 1940 at 19,405 persons, and by 1960 the population had grown to 69,870.²⁵ By the close of the twentieth century, the City had reached a population of over 92,000.

As a result of the early patterns of suburbanization in the late 1800s, the City of San Mateo has identified a number of historically significant buildings, structures, and landmark sites.²⁶ The archaeological survey conducted in 1983 classified San Mateo as a "mature" community, with many properties over 50 years old.²⁷ Additionally, 200 buildings were identified as historically significant, of which, approximately 37 are individually eligible for the National Register of Historic Places.²⁸ Five buildings in the City are listed on the National Register of Historic Places: Ernest Coxhead House on the East of 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.²⁹

Federally and State Recognized Historic Resources

The National Register requires that buildings be 50 years or older or prior to eligibility for a listing, while the State Office of Historic Preservation (OHP) has determined that buildings, structures, and objects 45 years or older may be of historical value and therefore eligible for inclusion on the California Register.

As mentioned above, the following historic resources in San Mateo are listed on the National Register:

- Ernest Coxhead House

¹⁸ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-4.

¹⁹ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-4.

²⁰ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-4.

²¹ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-6.

²² City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-4 to 4.10-6.

²³ City of San Mateo, *General Plan Update Draft EIR*, pages 4.10-6.

²⁴ City of San Mateo Website, <http://www.cityofsanmateo.org/index.aspx?NID=291>, accessed on June 12, 2018.

²⁵ City of San Mateo, *Vision 2030 General Plan*, pages II-1.

²⁶ City of San Mateo, *Vision 2030 General Plan*, pages VI-7 to VI-8.

²⁷ City of San Mateo, *Vision 2030 General Plan*, pages VI-7 to VI-8.

²⁸ City of San Mateo, *Vision 2030 General Plan*, pages VI-8.

²⁹ City of San Mateo, *Vision 2030 General Plan*, pages VI-8.

- Eugene De Sabla J. Jr. Teahouse and Tea Garden
- Hotel St. Matthew
- National Bank of San Mateo
- US Post Main Office – San Mateo

The following historic resources in San Mateo are listed on the State Register:

- Anza Expedition Camp location
- Central Park
- Ernest Coxhead House
- Eugene De Sabla J. Jr. Teahouse and Tea Garden
- Hospice (outpost of Mission Dolores)
- Hotel St. Matthew
- Jepson Laurel
- National Bank of San Mateo
- Parrot Estate Gatehouse
- Portola Expedition Camp location
- Sunshine Cottage
- Templeton Crocker Home “Uplands”
- US Post Main Office

Locally Recognized Historic Resources

The City of San Mateo’s 1989 Historic Building Survey includes information regarding a variety of historic resources as well as contributors to a historic district. The Historic Building Survey identified approximately 200 historically significant structures. Of the 200 structures, approximately 37 structures are eligible for the National Register of Historic Places.³⁰ To establish the historic significance of buildings, the Survey utilized the evaluation standards adopted by the California State Office of Historic Preservation. The Historic Building Survey focused on areas east of El Camino Real because this is where the oldest neighborhoods mostly occurred.³¹

The Historic Building Survey also identified two historic districts, the Downtown Historic District and the Glazenwood Historic District. In addition to any individual buildings, common areas, or historic sites within these Districts, the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees and other landscaping together establish the character of the District.³²

Historic resources in the Downtown Historic District are mainly concentrated along East Third Avenue and South B Street, though historic structures exist throughout the Downtown.³⁴ Historic structures in the Downtown Historic District were built before 1900 to the late 1930s.³⁵ The Glazenwood Historic District is a residential area that includes 1920’s Spanish Colonial Revival homes. To support the preservation of these historic resources, the City has codified protection of historic buildings in the General Plan and Zoning Code as cited in Section C.2 of this report.

³⁰ City of San Mateo, *Historic Resources Handout*, page 1.

³¹ San Mateo County Historical Association, *City of San Mateo Historic Building Survey*, 1989, page 4.

³² <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

³⁴ San Mateo County Historical Association, *City of San Mateo Historic Building Survey*, 1989, page 19.

³⁵ San Mateo County Historical Association, *City of San Mateo Historic Building Survey*, 1989, page 20.

Appendix A
Parks, Recreation, and Cultural Resources
Regulatory Setting Links

A. STATE REGULATIONS

1. National Historic Preservation Act of 1966 – National Register of Historic Places
 - <https://www.nps.gov/history/local-law/nhpa1966.htm>
2. 36 Code of Federal Regulations part 60.4
 - <https://www.law.cornell.edu/cfr/text/36/60.4>
3. Executive Order 11593, Protection of the Cultural Environment
 - <https://www.archives.gov/federal-register/codification/executive-order/11593.html>
4. American Indian Religious Freedom Act, Title 42 United States Code, Section 1996
 - <https://www.gpo.gov/fdsys/pkg/USCODE-2010-title42/pdf/USCODE-2010-title42-chap21-subchapl-sec1996.pdf>
5. Native American Graves Protection and Repatriation Act
 - <https://www.nps.gov/archeology/tools/laws/nagpra.htm>

B. STATE REGULATIONS

1. 1975 Quimby Act
 - https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201320140AB1359
2. California Register of Historical Resources (Office of Historic Preservation)
 - http://ohp.parks.ca.gov/?page_id=27961
 - <http://ohp.parks.ca.gov/ListedResources/>
3. California Environmental Quality Act (CEQA)
 - <http://resources.ca.gov/ceqa/more/faq.html>
 - [https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=\(sc.Default\)&bhcp=1](https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I95DAAA70D48811DEBC02831C6D6C108E&originationContext=documenttoc&transitionType=Default&contextData=(sc.Default)&bhcp=1)
 - <http://resources.ca.gov/ceqa/guidelines/art1.html>
4. California Historical Building Code, California Code of Regulations, Title 24, Part 8
 - <http://ohp.parks.ca.gov/pages/1074/files/2016%20CA%20CHBC.pdf>
5. California Government Code Sections 65040.2, 65092, 65351, 65352.3, 65560, and 65562.5 (enacted by SB 18)
 - http://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=200320040SB18
6. California Health and Safety Code Section 7052 and 7050.5
 - https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=7.&title=&part=1.&chapter=2.&article=
7. California Public Resources Code Section 5097
 - http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=PRC&division=5.&title=&part=&chapter=1.7.&article
8. California Public Resources Code Section 21074, 21080.3.1, 21084.2, and 21084.3 (enacted by AB 52)
 - https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201320140AB52
 - https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201320140AB52

C. LOCAL REGULATIONS

1. City of San Mateo 2030 General Plan
 - <https://www.cityofsanmateo.org/2021/2030-General-Plan>
 - <https://www.cityofsanmateo.org/DocumentCenter/View/7165/COS-PR-Element-?bidId=>
2. City of San Mateo Municipal Code
 - <http://qcode.us/codes/sanmateo/>
 - https://qcode.us/codes/sanmateo/view.php?topic=27-27_66
3. Heritage Tree and Street Tree Ordinances
 - <https://www.cityofsanmateo.org/650/Heritage-Tree-Ordinance>
4. Street Tree Master Plan - Planting
 - <https://www.cityofsanmateo.org/DocumentCenter/View/66274/Street-Tree-Masterplan-revised-3-2-11-2>
5. Recreation Facilities Strategic Plan
 - <https://www.cityofsanmateo.org/3249/Recreation-Facilities-Strategic-Plan>
 - https://www.cityofsanmateo.org/DocumentCenter/View/49565/16_07_06-Rec-Facilities-Strat-Plan-Full-Report?bidId=
6. Central Park Master Plan
 - <https://www.cityofsanmateo.org/2735/Central-Park-Master-Plan>
 - https://www.cityofsanmateo.org/DocumentCenter/View/61324/CPMPU_FINAL-May-26-17_17_10_16v1?bidId=