

4.12 PARKS AND RECREATION

This chapter describes the regulatory framework and existing conditions of the City of San Mateo Environmental Impact Report (EIR) Study Area and evaluates the potential parks and recreation impacts from adopting and implementing the proposed General Plan 2040 and proposed Climate Action Plan update, and from future development and activities that could occur under the proposed project. A summary of the relevant regulatory framework and existing conditions is followed by a discussion of potential impacts and cumulative impacts related to implementation of the proposed project.

4.12.1 ENVIRONMENTAL SETTING

4.12.1.1 REGULATORY FRAMEWORK

State Regulations

The 1975 Quimby Act (California Government Code Section 66477) authorizes cities and counties to adopt ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act cannot be used for operation and maintenance of park facilities. A 1982 amendment (Assembly Bill [AB] 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or parkland 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 only require the provision of up to 3 acres of park space per 1,000 persons.¹ 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.

Regional Regulations

In 1969, the McAteer-Petris Act designated the Bay Conservation and Development Commission (BCDC) as the agency responsible for the protection of the San Francisco Bay and its natural resources. BCDC fulfills this mission through the implementation of the *San Francisco Bay Plan* (Bay Plan), an enforceable plan that guides the future protection and use of San Francisco Bay and its shoreline.² The Bay Plan includes a range of policies on public access, water quality, project design, and dredging and fill. The Bay Plan also designates shoreline areas that should be reserved for water-related sports, industry, and public recreation; airports; and wildlife areas. Note that the City of San Mateo is within BCDC's jurisdiction. Impacts related to aesthetics, biological resources, water quality, and land use and planning are discussed in Chapter 4.1, *Aesthetics*, Chapter 4.3, *Biological Resources*, Chapter 4.9, *Hydrology and Water Quality*, and Chapter 4.10, *Land Use and Planning*, of this Draft EIR.

¹ California Legislative Information, 2015, Assembly Bill No. 1191, Chapter 276, https://leginfo.ca.gov/faces/billTextClient.xhtml?bill_id=201520160AB1191, accessed July 29, 2022.

² San Francisco Bay Conservation and Development Commission, May 5, 2020, *San Francisco Bay Plan*, <https://bcdc.ca.gov/pdf/bayplan/bayplan.pdf>, accessed August 9, 2022.

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Local Regulations

San Mateo General Plan 2030

The City of San Mateo General Plan 2030 goals, policies, and actions that are relevant to parks and recreation are primarily in the Conservation, Open Space, Parks and Recreation Element. As part of the proposed project, some existing General Plan goals, policies, and actions would be amended, substantially changed, or new policies would be added. Applicable goals, policies, and actions are identified and assessed for their effectiveness and potential to result in an adverse physical impact later in this chapter under Section 4.12.3, *Impact Discussion*.

City of San Mateo Municipal Code

The San Mateo Municipal Code (SMMC) includes various directives pertaining to parks and recreation. The SMMC is organized by title, chapter, and section, and in some cases, articles. Most provisions related to parks and recreation impacts are included in Title 13, *Parks and Recreation*, and Title 26, *Subdivisions*.

- Section 13.05.070, *Park Impact Fee*, establishes a park impact fee for residential units. The park impact fee is to be based on the value of real property in the City of San Mateo and is calculated in the same manner as the land dedication or in-lieu park fee.
- Section 13.05.080, *Park Master Plans*, lays the procedural framework for the Community Development Department to review master plans of park properties and facilities.
- Chapter 26.64, *Dedication of Land for Community Purposes*, establishes standards for the dedication of land or payment of a fee in lieu thereof or a combination of both, at the option of the City, for park and recreation facilities. Two acres are needed for each 1,000 people. The in-lieu fee is determined by the Parks and Recreation Director and is calculated using the fair market value of land in the city.

Recreation Facilities Strategic Plan

The Recreation Facilities Strategic Plan (RFSP) of 2016 establishes a vision for the future of San Mateo's Recreation Facility Centers. In the RFSP, recreation facilities include structures, recreation centers, community buildings and pools intended to serve recreational and social interests.

The RFSP summarizes multiple studies and plans to create 18 strategic directions for the San Mateo City Parks and Recreation Department. Some of the strategic directions included developing a new District Center at the current site of Joinville Pool, remodeling King Center, and installing a new community building at Central Center and Central Studios. Other overarching plans and design principles include designing for maximum interior flexibility and ensuring that the spaces created are adequate to meet the needs/interests and be consistent with the size and layout standards needed for the activity.

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Central Park Master Plan

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.³ The Plan calls for additional facilities, as well as renovations of current park amenities. When fully implemented, Central Park is anticipated to have better visual and pedestrian connection to downtown, increased space for flexible community use and events, and a greater emphasis on the park's role as the city's gathering place for residents.

Laurelwood Park and Sugarloaf Mountain Open Space Management Plan Amendment

Adopted in 2015, this amendment proposes two revisions to the Laurelwood Park and Sugarloaf Mountain Management Plan that was adopted in 2007. The two revisions to the 2007 plan are to replace the trail routing component of the existing Management Plan, and to realign Habitat Compartmentalization Zones to coordinate them with the trails and the access they provide. Besides these adjustments, all other programs in the Laurelwood Park and Sugarloaf Mountain Management Plan remain unchanged.

Shoreline Parks Specific Plan

The *Shoreline Park Specific Plan* was adopted in May 1971 and was last revised in July 1990.⁴ The plan focuses on the Shoreland, Seal Point, Seal Cove, Marina Lagoon and San Mateo Creek areas and aims to establish as much open space as possible, provide as much public access as possible to the shoreline, cluster compatible recreational facilities, and develop areas for multi-purpose use.

4.12.1.2 EXISTING CONDITIONS

Parks

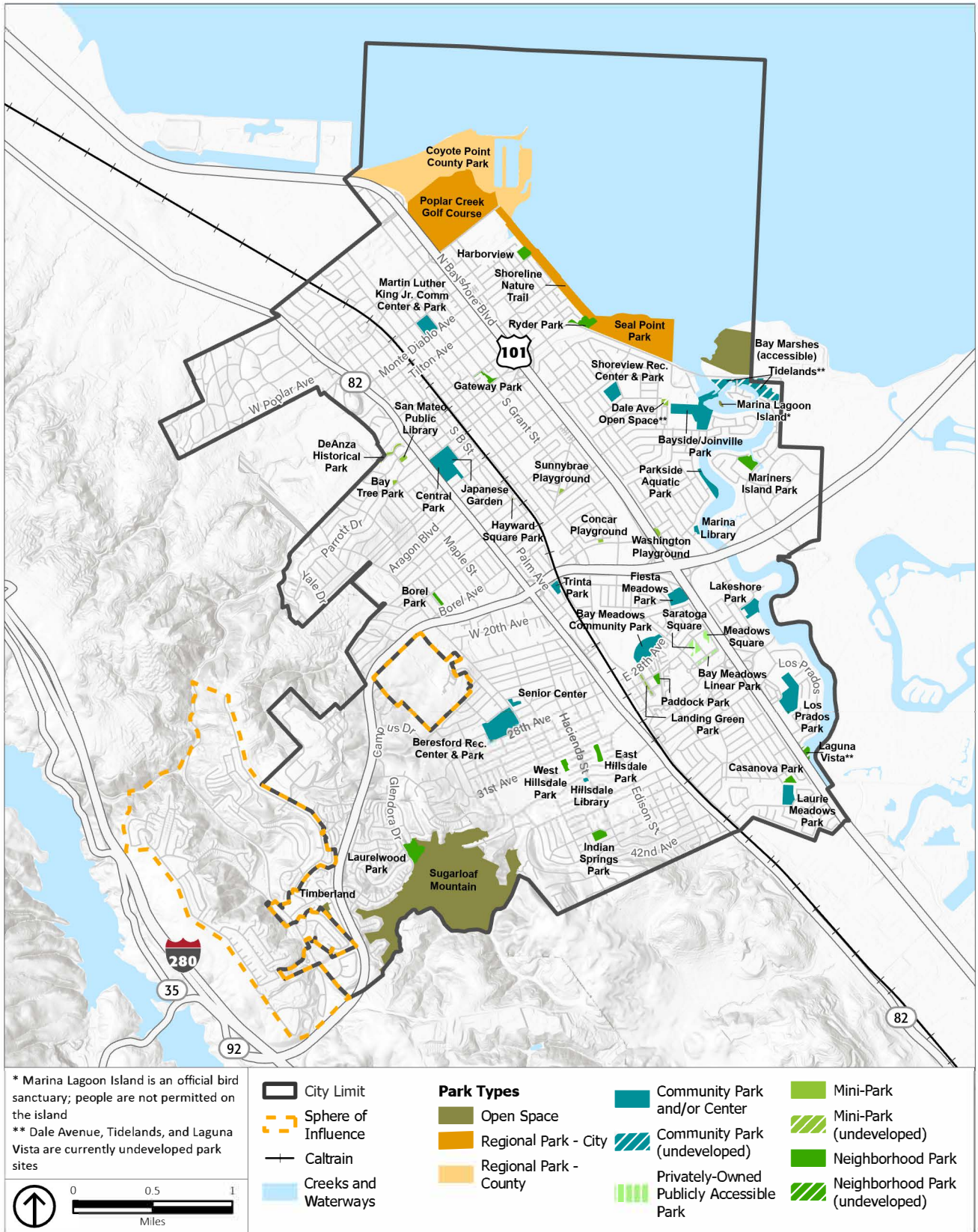
The City of San Mateo has a variety of parks, including sixteen neighborhood parks, eleven larger community parks, six recreation/community centers, the Shoreline and Sugarloaf regional park system, and several small "mini" parks.⁵ Figure 4.12-1, *Public Parks and Recreation Sites*, shows the location of the parks within San Mateo.

³ City of San Mateo, May 2017, *Central Park Master Plan Update*, https://www.cityofsanmateo.org/DocumentCenter/View/61324/CPMPU_FINAL-May-26-17_17_10_16v1?bidId=, accessed July 29, 2022.

⁴ City of San Mateo, 1990, *Shoreline Park Specific Plan*, [cityofsanmateo.org/DocumentCenter/View/2486/Shoreline-Park-Specific-Plan?bidId=](https://www.cityofsanmateo.org/DocumentCenter/View/2486/Shoreline-Park-Specific-Plan?bidId=), accessed August 19, 2022.

⁵ City of San Mateo, 2021, *Parks and Facilities*, <https://www.cityofsanmateo.org/559/Parks-and-Facilities>, accessed July 27, 2022.

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Source: City of San Mateo, 2022; PlaceWorks, 2023.

Figure 4.12-1
Public Parks and Recreation Sites

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As shown in Table 4.12-1, *Parks and Open Space in San Mateo*, there are approximately 794 acres of parks and open space in San Mateo. Using the proposed project’s existing baseline conditions of 108,020 residents, the existing total park and open space ratio is 7.35 acres of parks per 1,000 residents.⁶

Table 4.12-1 Parks and Open Space in San Mateo

Park	Description	Acres
Open Space		
Bay Marshes Tidelands	Bay Marsh Tidelands is an estuary wetland on the San Francisco Bay. It has an elevated boardwalk over the area with informational signage explaining the delicate nature of wetlands and identifying some of the unique inhabitants of the area.	54.5
Marina Lagoon Island	This is an unofficial bird sanctuary and people are not allowed on the island. Water activities around the island are permitted.	
Sugarloaf Mountain	This large open space parkland has many nature trails providing a variety of hiking opportunities.	218.3
Timberland	Timberland Open Space is inaccessible open space with native trees and a wet weather creek sandwiched between 2 groups of houses.	1.8
Subtotal – Open Space		274.6
Regional Park - County		
Coyote Point County Park	Coyote Point County Park has many trails, drop in picnic areas, a playground, as well as group picnic areas and RV camps.	155.2
Subtotal – Regional County Parks		155.2
Regional Parks - City		
Bayfront Nature Area/Shoreline Nature Trail	This trail is in a working marsh environment. The trail is paved, open to bicycling and hiking and is 0.5 miles in length.	33.8
Poplar Creek Golf Course	This is an 18-hole golf course that is run through the city.	105
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	60.3
Subtotal – Regional City Parks		203.2
Community Parks and Centers		
Bay Meadows Community Park	Bay Meadows Park includes a soccer field, picnic and restroom facilities, a lawn area, and a walking path that rings the park.	12
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.	20.5
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.	18.5

⁶ 108,020 San Mateo residents / 1,000 residents = 108.02; 794 acres / 108.2 = 7.35 acres per 1,000 residents

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Table 4.12-1 Parks and Open Space in San Mateo

Park	Description	Acres
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.	15.3
Japanese Garden	The Japanese Garden was designed by landscape architect, Nagao Sakurai of the Imperial Palace of Tokyo, and features a granite pagoda, tea house, koi pond and a bamboo grove.	1
Lakeshore Park	Lakeshore Park includes a playground, basketball court, baseball diamond, picnic areas, and restrooms.	4.2
Los Prados Park	This park includes lighted tennis and basketball courts, a playground, baseball diamond, soccer/multipurpose field, picnic areas, and restrooms.	12.6
Martin Luther King Jr. Community Center and Park	Martin Luther King Park includes a baseball field, soccer field, basketball court, picnic areas, playground, community center, and swimming pool.	6.1
Parkside Aquatic Park	This park is bordered by the Marina Lagoon and is the site of the City's only boating launch ramp. Parkside Aquatic has the following amenities: bathroom facilities, roped-off swim area, beach and park area, playground apparatus and boat launch.	3.4
Shoreview Recreation Center & Park	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
Tidelands	Tidelands Open Space is an undeveloped estuary associated with the lagoon and has been preserved for wetland habitat. The Bay Trail bike path runs through and along the site.	10.9
Subtotal – Community Parks and Centers		109.3
Neighborhood Parks		
Borel Park	This park offers two children's play areas, ADA compliant pathways, three shade structures, seating areas including picnic tables, two passive lawns, and new landscaping, irrigation and drainage.	1.6
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
East Hillsdale Park	This neighborhood park includes a playground and tennis courts.	2.1
Fiesta Meadows Park	This park has a soccer field and an asphalt pathway around the perimeter of that soccer field allowing for walking and jogging.	4.7
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.	1.9
Harbor View 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.	2.5
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
Laguna Vista	Laguna Vista Open Space has the Bay Trail bike path making a loop around an open grassy undeveloped area.	2.0
Laurelwood Park	This park is adjacent to Sugarloaf Mountain and has serene walking areas and a playground as well as trails leading into Sugarloaf Mountain.	7.0

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Table 4.12-1 Parks and Open Space in San Mateo

Park	Description	Acres
Laurie Meadows Park	This 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
Meadows Square	Meadow Square has play equipment, a walking path around the park, trees, and a lawn for passive use.	1.4
Paddock Park	This new neighborhood park provides a playground, picnic tables, restrooms, an open lawn area, and even a half basketball court.	1.5
Saratoga Square	This park has a playground structure with swings and a large grassy area. There is a track around the park for bikes and public restrooms.	2.0
Trinta Park	Park amenities include two baseball diamonds, playground, and half basketball court.	2.0
West Hillsdale Park	This park includes a playground, basketball court, and passive lawn.	1.6
Subtotal – Neighborhood Parks		43.7
Mini Parks		
Bay Meadows Linear Park	This park is an elegant parkway with a rich array of gathering spaces set within a beautiful garden. This park has a large open central lawn and arbors covering the picnic tables.	1.5
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
Dale Ave Open Space	Dale Avenue Open Space is a vacant lot currently being use by the Wastewater Treatment Plant during the construction of the new facilities.	1.1
DeAnza Historical 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
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.	1.5
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
Subtotal – Mini Parks		8.0
Grand Total		794 acres

Source: Joanne Magrini (Director), March 15, 2023, email to PlaceWorks, City of San Mateo Parks and Recreation.

Recreational Facilities

The San Mateo Parks and Recreation Department offers a variety of recreation facilities, including six recreation/community centers, two pools, two community gardens, an estuary lagoon for boating, and

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the Poplar Creek 18-hole Golf Course.⁷ The City’s 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 hosts special community events throughout the year, including Eggstravaganza, the Winter Wonderland, Movies in the Park, and the Central Park Music Series. These events are long-standing traditions that help to build community and provide family-friendly fun for San Mateo residents.

4.12.2 STANDARDS OF SIGNIFICANCE

The proposed project would result in a significant park and recreation impact if it would:

1. Result in substantial adverse physical impacts associated with the provision of new or physically altered parks or recreation facilities, need for new or physically altered parks or recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks or recreation facilities.
2. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
3. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
4. In combination with past, present, and reasonably foreseeable projects, result in cumulative parks and recreation impacts in the area.

4.12.3 IMPACT DISCUSSION

REC-1	The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered parks or recreation facilities, need for new or physically altered parks or recreation facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for parks or recreation facilities.
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As discussed in Section 4.12.1, *Environmental Setting*, the EIR Study Area currently provides 7.35 acres of parks per 1,000 residents. Implementation of the proposed project could introduce new residents, which would increase the demand for parks and recreational facilities. If no further parkland is added by 2040, and the existing 794 acres of parkland serve the projected total 2040 population of 160,040 people, then the ratio of parkland per 1,000 population would decrease to 4.96 acres of parks per 1,000 residents.⁸ However, this is a very conservative assumption (i.e., it represents a “worst case” scenario); it is expected

⁷ City of San Mateo Website, 2021, Parks and Facilities, <https://www.cityofsanmateo.org/559/Parks-and-Facilities>, accessed July 27, 2022.

⁸ 160,040 population / 1,000 = 160; 794 acres / 160 = 4.96 acres per 1,000 population.

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that parks will be acquired, expanded, and/or made publicly accessible as part of private development over the horizon of the proposed General Plan.

The Conservation, Open Space, and Recreation (COS) Element of the proposed General Plan contains goals, policies, and actions that require local planning and development decisions to consider and mitigate impacts that potential future development could have on available parkland and the quality of facilities. The following General Plan 2040 goals, policies, and actions would serve to reduce impacts to parks, recreation, and open space in the EIR Study Area:

- **Goal COS-2:** Ensure that current and future generations will enjoy the environmental, social, health, and economic benefits derived from access to our urban forest, parks, and open spaces.
 - **Policy COS 2.1: Preservation of Open Space.** Preserve, protect, and enhance open space areas in San Mateo that provide health benefits and access to nature for all residents.
 - **Policy COS 2.2: Sustainable Access.** Continue to design and manage public access to the City's natural resources, including open space areas, in a way that promotes public health and connection to nature while avoiding or minimizing disturbance and sustaining these resources into the future.
 - **Policy COS 2.3: Equitable Conservation.** Prioritize preservation, restoration, rewilding, and enhancement of natural landscapes in or near underserved communities for their role in improving air quality and community health.
 - **Policy COS 2.5: Marina Lagoon and Shoreline Public Access.** New development having frontage on Marina Lagoon shall provide and retain public access to provide a connection to the Marina Lagoon.
 - **Policy COS 2.6: Sugarloaf Mountain Management.** Improve, maintain, and manage the natural qualities and habitat of Sugarloaf Mountain and Laurelwood Park, including management of public access, study, recreation, and wildland fire hazards.
 - **Policy COS 2.7: Sugarloaf Mountain Interpretive Opportunities.** Promote public awareness of the value and care of Sugarloaf Mountain through on-site interpretive programs or displays that are in character with the open space, consistent with the adopted management plan.
 - **Action COS 2.8: Improvements to Bayfront Nature Area.** Review plans for the remaining uncompleted portions of Shoreline Park, including the Bayfront Nature Area, Bay Marshes, and J. Hart Clinton Drive to ensure they reflect current environmental and programmatic needs.
- **Goal COS-5:** Provide a comprehensive system of park and recreation programs and facilities based on the needs of the city's residents to encourage healthy lifestyles and ensure access for all.
 - **Policy COS 5.9: Conservation and Nature Awareness.** Increase public awareness of the importance of and appreciation for conservation opportunities and the value of connecting children to nature with enhanced programs and public outreach.
 - **Policy COS 5.10: Community Gardens.** Support community gardens on sites with quasi-public uses and on publicly owned land, such as City parks or facilities, or as part of new private development, where feasible and appropriate.

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- **Policy COS 5.11: Central Park.** Promote Central Park’s character as the City’s signature park and community gathering place.
- **Goal COS-6:** Provide equitable and convenient access to parks, recreational programs, and facilities so that all residents experience the physical and mental health benefits of parks and open space.
 - **Policy COS 6.1: 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 boat access). Address the lack of access to recreational facilities for neighborhoods east of El Camino Real, especially east of US Highway 101.
 - **Policy COS 6.2: Recreation Fee Assistance.** Continue to provide program fee assistance to qualifying families and older adults consistent with the Park and Recreation Commission-endorsed administrative policy for fee assistance.
 - **Policy COS 6.3: Privately Owned Public Spaces.** Require privately owned publicly accessible open space to be designed in a way that is welcoming for all, including public access signage and minimal physical or visual barriers, to ensure that the space is open and available to the community.
 - **Policy COS 6.4: Equitable Access Analysis.** When developing park master plans, include an equitable access analysis to identify deficiencies and potential solutions to address deficiencies found in the analysis.
 - **Action COS 6.6: Inclusion and Accessibility.** Create policies, programs, and facility designs that are age-integrated, inclusive, respectful, and supportive for all members of the community. Expand cultural awareness and appreciation through culturally relevant programs and special events.
 - **Action COS 6.7: Privately Owned Public Spaces Inventory.** Develop and maintain a list of all publicly accessible private open space in the city.
 - **Action COS 6.8: Resident Input.** Solicit a broad spectrum of resident input for major park improvements or park master plans. Conduct multilingual and culturally sensitive outreach to ensure all voices are included in park planning efforts and that San Mateo’s parks reflect the diversity of the community.
 - **Action COS 6.9: Public Information.** Communicate through diverse channels and in multiple languages the benefits and value park and recreation services bring in making San Mateo a more livable, economically viable, and socially responsible community.
 - **Action COS 6.10: Technology Innovation.** Identify and incorporate technology innovations as an ongoing strategy to better serve the public, e.g., virtual trail maps, digitalized park signage, virtual programming.
- **Goal COS-7:** Provide the appropriate mix of parks and facilities that balances the needs of active and passive facilities, allows formal and informal uses, is accessible for all residents, and meets existing and future recreation needs.

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- **Policy COS 7.1: Facility Standards.** Use the Park and Recreation Facility Standards to assess the adequacy of existing facilities; to design, develop, and redevelop sites; and to acquire or accept new sites.
- **Policy COS 7.2: Acreage Standards.** Acquire or accept for dedication two acres of neighborhood and community parks per 1,000 residents.
- **Policy COS 7.3: Walkable Parks and Amenities.** Provide accessible public park or other recreational opportunities that are within approximately one-third of a mile (a 15-minute walk) of residents without travel over significant barriers. Ideally, one or more of the following amenities should be available: multipurpose turf area, children's play area with preschool and youth apparatus, seating areas, picnic areas, a multiuse court, and an opportunity for passive enjoyment of an aesthetically landscaped space.
- **Policy COS 7.4: Passive Recreation.** Support efforts to create a passive recreation system that connects parks and nodes in the city to increase connectivity on select public rights-of-way for pedestrians.
- **Policy COS 7.5: Active Use Facilities.** Provide sufficient active-use facilities to support current needs and future trends, including, but not limited to, multiuse athletic turf areas; court games; action sports, e.g., bicycling; and a system of pedestrian and bicycle trails that will provide interconnectivity between parks.
- **Policy COS 7.6: Master Planning.** Continue to prepare and maintain master plans for all undeveloped parks and for those parks over two acres prior to development or major redevelopment. Allow interim uses if such uses will not adversely impact or limit potential permanent uses.
- **Policy COS 7.7: Rehabilitation or Purchase of School Sites.** Consider contributions towards rehabilitation or the purchase of recreational facilities on surplus school sites based on an evaluation of their value as community recreation resources.
- **Action COS 7.8: Regional Facilities.** Explore the feasibility of developing regional recreational and sports complexes with neighboring cities.
- **Action COS 7.9: Bay Meadows Community Park.** Complete the master planning for Bay Meadows Community Park to reflect its value as a city-wide asset that can address one or more identified facility deficiencies.
- **Goal COS-8:** Plan and develop well-designed parks and recreation facilities compatible with surrounding uses that promote accessibility, efficient use, and practical maintenance.
 - **Policy COS 8.1: Rehabilitation Priorities.** Prioritize parks and recreation facilities projects that rehabilitate facilities that have become or will become costly to maintain, only marginally usable, meet the highest community needs, provide significant benefits in relation to costs, or are in equity priority communities.
 - **Policy COS 8.2: Park Preservation.** Preserve existing parklands, open spaces, and the golf course for open space, habitat, and recreational use.

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- **Policy COS 8.3: Shared Use.** Encourage schools to make their facilities available for City and community-sponsored activities to the greatest extent possible and encourage school agencies to adopt reasonable user fees and operating practices that allow improved community access.
- **Policy COS 8.4: Optimum Cost-Effectiveness.** Proactively maintain and upgrade park infrastructure to optimize its cost-effectiveness and value in meeting community recreation needs.
- **Policy COS 8.5: Sustainability Practices.** Operate park and recreation facilities using environmentally, socially, and economically sustainable management and operating practices that proactively reverse the impacts of climate change or better prepare for its effects.
- **Policy COS 8.6: Maintenance Standards.** Maintain the park system by a set of maintenance standards that reflects community values; maintains, promotes, and optimizes positive use; reduces wildfire risk; and ensures that equipment and facilities are maintained in a safe condition.
- **Policy COS 8.7: Environmentally Sound Park Operations.** Use native and drought-tolerant plant species, efficient irrigation systems, reclaimed water, and sustainable management practices. Expand efforts to improve recycling opportunities in all parks and implement trash-reduction measures, especially during large community events.
- **Policy COS 8.8: San Mateo City Parks and Recreation Foundation.** Continue to support the San Mateo City Parks and Recreation Foundation efforts to expand non-city resource opportunities, such as funding and volunteers, in support of park development, improvements, and maintenance.
- **Action COS 8.9: Recreation Facility Infrastructure.** Implement the highest-priority improvements identified from the Recreation Facilities Master Plan with special focus on improvements that address safety and accessibility, geographic equity, childcare, aquatics, and multigenerational programming.
- **Action COS 8.10: Design Principles and Park Image.** Establish design principles for all new or renovated parks to maximize productivity, efficiency, and community value, including adding the potential for flexible use for emergency shelters and disaster response. Develop an image plan that includes the effective use of signage, color, lighting, and plant material that meets both aesthetic and maintenance needs.
- **Action COS 8.11: Maximized Park Assets.** Review and update the Asset Management Plan to identify the highest and best use of undeveloped parcels or underutilized areas within existing parks to ensure they are best positioned to meet current and future needs.
- **Action COS 8.12: Strategic Community Partnerships.** Develop and maintain positive partnership relations with schools, businesses, community groups, and civic organizations for park access, maintenance, and enhancement to maximize resources, eliminate duplication of effort, and reach common goals.
- **Action COS 8.13: Neighborhood-Supported Projects.** Increase efforts to seek neighborhood support for enhancement and beautification projects as the City's fiscal resources become constrained. Prioritize enhancement and beautification efforts in equity priority communities.

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- **Action COS 8.14: School Facility Access.** Partner with local school districts to explore ways to expand public access to school facilities, including gymnasiums and swimming pools.
- **Goal COS-9:** Provide stable and adequate operational and capital funding for the parks and recreation system.
 - **Policy COS 9.1: Program Fees and Cost Recovery.** Maintain and periodically update program fees to recover costs.
 - **Policy COS 9.2: Maintenance and Operating Costs.** Consider long-term maintenance and operating costs in acquisition, development, and redevelopment decisions.
 - **Policy COS 9.3: Park Equipment and Maintenance.** Phase out the use of gas-powered equipment and increase the use of more environmentally friendly fertilization options in City parks and facilities over time.
 - **Policy COS 9.4: Parks and Facilities in Major Projects.** Factor park and facility maintenance and operating costs into park master plans or major facility upgrades.
 - **Policy COS 9.5: Development Fees.** Assess appropriate fees and taxes to ensure that new development contributes proportional funding to compensate for its impacts on recreation facilities and services.
 - **Policy COS 9.6: Cooperative Service Delivery.** Use opportunities for cooperative acquisition, development, operation, and programming with private organizations or other public agencies that will provide more effective or efficient service delivery.

Additionally, SMMC Chapter 26.64 would continue to require residential subdivisions to either provide parkland or pay in-lieu fees for the City to dedicate parkland elsewhere. This would result in an incremental addition of parkland if a residential subdivision is proposed in the city.

As shown in the proposed General Plan goals, policies, and actions listed above, the City would update existing parks and acquire new parks in San Mateo over the 2040 horizon of the proposed project. In addition, new residential development would be required to pay park impact fees to generate revenue to fund the park facilities needed to serve new development. New residential development is required to pay the City's impact fees that are adopted at the time of future project approval. Implementation of the proposed General Plan goals, policies, and actions listed above, and ongoing collection of impact fees, would help to ensure that acceptable service levels are maintained.

As indicated above, new residents from development allowed by the proposed project would increase the demand for park facilities, and park standards would require the construction of new or expanded neighborhood or community parks in order to continue meeting the City's parkland standard of 2 acres per 1,000 residents. The proposed General Plan is a policy-level document and does not propose specific development projects. The estimated timing or location of such facilities or the exact nature of these facilities are not known, so project-specific environmental impacts that would occur from their construction and operation cannot be determined at this time. However, depending on the type, size, and location of new parks, the construction of new parks would be subject to environmental review and the mitigating policies and mitigation measures described in this EIR to ensure the impacts from the construction would be less than significant. The construction of project-specific parks would require

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permitting and review in accordance with City standards, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. Therefore, the impact is considered *less than significant*.

Significance without Mitigation: Less than significant.

REC-2 **The proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.**

Future development in San Mateo would result in increased population, which would increase demands for parks and recreational facilities in the EIR Study Area and regional parks in the larger San Mateo County area. The increased number of residents and workers anticipated by 2040 could increase park use and cause physical deterioration of park facilities. However, population increases in San Mateo would occur incrementally over time. As described in Section 4.12.1, *Environmental Setting*, the SMMC establishes parkland dedication and/or fee requirements for new residential development, helping to ensure that new park and recreation facilities are provided as growth occurs and that individual park and recreation facilities are not overburdened by use. However, as discussed in impact discussion REC-1, even if no additional parkland is added, buildout of the proposed project would result in a parkland ratio of 4.96 acres of parks per 1,000 residents⁹ and would continue to exceed the City's parkland standard of 2 acres per 1,000 residents.

As described in impact discussion REC-1, the Conservation, Open Space, and Recreation (COS) Element of the proposed General Plan contains goals, policies, and actions that require local planning and development decisions to consider and mitigate impacts that potential future development could have on existing parks and the quality of the facilities.

While potential future development under implementation of the proposed project would result in an increased population with an increased demand for parks and recreational facilities, buildout would occur incrementally throughout the 20-year horizon, and future development would be subject to the proposed General Plan goals, policies, and actions listed in impact discussion REC-1; therefore, impacts would be *less than significant*.

Significance without Mitigation: Less than significant.

⁹ 160,040 population / 1,000 = 160; 794 acres / 160 = 4.96 acres per 1,000 population.

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REC-3 The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

A significant impact would result if the proposed project would cause the construction or expansion of recreational facilities.

The Conservation, Open Space, and Recreation (COS) Element of the proposed General Plan contains goals, policies, and actions that require local planning and development decisions to consider and mitigate impacts that potential future development could have on parks and recreation facilities. Several proposed General Plan goals, policies, and actions, as listed under impact discussion REC-1, ensure that parks and recreational facilities are provided, and that facilities are maintained. While potential future development under implementation of the proposed project would result in an increased population with an increased demand for parks and recreational facilities, buildout would occur incrementally throughout the 20-year horizon, and future development would be subject to these proposed General Plan goals, policies, and actions to plan for and provide recreational facilities for existing and future users. New residents from development allowed by the proposed project would increase the demand for recreational facilities, and recreational facility standards would require the construction of new or expanded recreation facilities. The proposed General Plan is a policy-level document and does not propose specific development projects. The estimated timing or location of such facilities or the exact nature of these facilities are not known, so project-specific environmental impacts that would occur from their construction and operation cannot be determined at this time. The construction of project-specific recreational facilities would require permitting and review in accordance with City standards, which would ensure that any environmental impacts are disclosed and mitigated to the extent possible. Therefore, the impact is considered *less than significant*.

Significance without Mitigation: Less than significant.

REC-4 The proposed project would not, in combination with past, present, and reasonably foreseeable projects, result in cumulative parks and recreation impacts in the area.

As discussed in Chapter 4, *Environmental Analysis*, of this Draft EIR, the cumulative analysis takes into account growth from development under the proposed project within the City combined with the estimated growth in the service areas of each service provider. Parks and recreation services in the EIR Study Area are provided by the City, and regional parks are provided by the County of San Mateo's Parks and Recreation, California Department of Parks and Recreation, California Fish and Wildlife Service, and the United States Fish and Wildlife Service.

Future growth in the area would result in increased demand for parks and recreational facilities throughout the city and region. As a result, and as described in impact discussion REC-1 and REC-2, the City would need to expand and construct additional parks and other recreational facilities to meet the increased demand and maintain existing service levels. State law allows jurisdictions to require additional development to fund park improvements, and the City requires new residential development

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to pay development impact fees to help fund parks and recreation. Proper implementation of the proposed General Plan goals, policies, and actions listed under impact discussion REC-1 would also help provide new parklands along with new development. The final location and size of additional facilities would be determined as part of future development activity, and as specific parkland expansion or improvement projects are identified. Additional project-specific environmental analysis would be completed at that future time. As a result, the proposed project would not result in a cumulatively considerable impact to parks and recreational facilities and cumulative impacts would be *less than significant*.

Significance without Mitigation: Less than significant.