

Midcoast Action Plan for Parks and Recreation

Planning Team Report



July 31, 2007

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Executive Summary

This report, prepared by the Midcoast Recreation Planning Team, is an Action Plan for providing neighborhood and community recreation services and facilities on the Midcoast. The Action Plan outlines near and long term objectives and a strategy for implementation.

This plan focuses on actions that finally implement recommendations from three assessments conducted over the past 30 years beginning with the adopted *Midcoast Community Plan* from 1978. Preparation of this plan for a Midcoast park and recreation system also meets the *Shared Vision 2010 The Promise of the Peninsula* prepared by the County Board of Supervisors. Six commitments and eleven goals outlined in the County's shared vision are directly applicable to implementing a Midcoast park system. (See Appendix C for the Shared Vision 2010 Goals and Commitments.)

The process for developing this report included holding public meetings to assess the local community needs, and establishing the Midcoast Recreation Planning Team that meets monthly. The planning team members are representatives from Half Moon Bay Parks & Recreation Commission, Cabrillo Unified School District, Midcoast Community Council, and Midcoast Parklands, and two representatives from each of the Midcoast communities (Miramar/Princeton, El Granada, Moss Beach and Montara). San Mateo County Parks with the support of the Midcoast Recreation Planning Team will continue to guide the process and implementation of the plan until a governance organization is determined.

The park and recreation resources envisioned in this Action Plan include neighborhood parks, community parks with playfields, a community recreation building and a Midcoast trail system. The intent of the system is to fulfill the documented local neighborhood needs of Montara, Moss Beach, El Granada, Princeton, and Miramar.

The Action Plan will:

1. Set priorities for the park and recreation system
2. Provide a near term framework for park and recreation
 - a. Resource development
 - b. Operation and maintenance
 - c. Public participation
 - d. Cost
3. Provide long term scenarios for plan implementation
4. Enable policy makers to implement the plan

This document summarizes the current conditions and future vision for Midcoast Parks and Recreation and provides the priorities, goals and objectives that comprise the Action Plan.

Introduction

The Midcoast is the grouping of the unincorporated communities of Montara, Moss Beach, El Granada, Princeton, and Miramar. Located in northwest San Mateo County, along the Pacific Ocean, the Midcoast area offers a unique landscape and lifestyle character. There is a strong sense of community in these residential settlements that is reinforced by the surrounding coastal terrain. The historic context for these communities is also unique, for example, the design of the town of El Granada was done by the well-known 19th century architect and urban planner, Daniel Burnham.

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

Local groups such as the Midcoast Community Council, Midcoast Park Lands, Friends of Moss Beach Park, and others have continued to highlight the need for such a park and recreation system. Their advocacy within the community enabled the County Board of Supervisors to complete the Midcoast Recreational Needs Assessment in 2002. The assessment included the area north from the Half Moon Bay city limit at Miramar to the urban-rural boundary north of Montara. The area is bounded on the west by the Pacific Ocean and extends to the easterly Project Area Boundary used in the Midcoast LCP Update Report 2002.

On December 18, 2006, San Mateo County Parks Department conducted a public meeting at Seton Hospital outlining a process for completing an action plan to provide for Midcoast recreational needs. This process included “community” meetings held during January 2007 to assess the local community needs and seek two representatives from each community to participate on an overall planning team for the Midcoast.

Those meetings confirmed earlier assessments that there are specific needs for the following:

1. Priority for different type of recreational uses:
 - a. Multi-use play fields
 - b. Playgrounds/neighborhood parks
 - c. Community Center
 - d. Picnic areas, restrooms, and water fountains
 - e. Ball courts
 - f. Skate park
 - g. Roller hockey
 - h. Dog park

- i. Swimming pool
2. Critical need for management of active sports including baseball, soccer, etc. Currently Half Moon Bay Parks and Recreation provide this service.
3. Trail connections for different type of users are a high priority, primarily the Coastal Trail with more lateral connections to Hwy 1.
4. A Community Center, centrally located, is needed for multi-use activities to accommodate youth, teens, adults and seniors.

In addition there is an urgent need for action because a heavily used field at Cunha Middle School will be out of service for at least two years. This will exacerbate an already critical shortage of playfields on the Midcoast.

The Midcoast Parks and Recreation Planning Team was formed to synthesize public input and prepare this Action Plan based on the feedback in the public meetings during January to August 2007. On the planning team are representatives from each of the communities, Half Moon Bay Parks & Recreation Commission, Cabrillo Unified School District, Midcoast Community Council, Midcoast Park Lands and San Mateo County Parks.

Current Conditions

Description

The Midcoast is comprised of the communities of Montara, Moss Beach, El Granada, Princeton, and Miramar arranged in a long, narrow configuration between the ocean and coastal hills. Sandy beaches, dunes, ocean bluffs, flat coastal plain, creeks, canyons, and hills characterize the topography of the area. The area is geographically isolated by the Coast Range and Devil's Slide, and has remained a unique environment relative to the remainder of the Bay Area.

History and Geography

Historically supported by farming, fishing, and timber, the area now is largely supported by tourism, with some employment and industrial base in Princeton, and is characterized by residential areas interspersed among agricultural and floricultural fields. The open hills, beaches and underdeveloped flat lands create an atmosphere of "open space" that is in great contrast with nearby urban areas and is highly valued by coastal residents as well as regional visitors. Geography, climate, and limited water and sewer capacity have restricted development, allowing the small-scale farming operations to continue.

Community

The social, cultural and economic characteristics of this area are closely tied to Half Moon Bay to the south. Devil's Slide's steep topography to the north separates the

Coastside from Pacifica. Large expanses of agricultural and open space lands to the south separate it from Santa Cruz. While there are subtle differences, the Midcoast area functions as a vital part of the large Coastside-Half Moon Bay Community.

Parks

There are eleven Federal, State and County parks serving residents and others. The majority of these resources, however, fall into the regional parks and recreation category. Regional parks and recreation facilities mainly provide opportunities for passive recreation and are used extensively by communities beyond the Midcoast area as well as Midcoast residents. There are no local government owned playing fields on the entire Midcoast, including Half Moon Bay, outside of fields owned by Cabrillo School District. Playfields in Half Moon Bay at Smith Field are an important youth sports league facility on the Coastside and could be lost if the lease is not renewed. Applying the goal of 6 acres of parkland per 1,000 residents identified in the Midcoast Recreational Needs Assessment (2002), the Midcoast is currently 58 acres short of publicly owned and managed parkland serving existing local needs. Approximately 50 additional acres would be required to accommodate expected future population growth per the LCP. A community center (recreation building), playgrounds, sports fields, picnic areas, and a trail system are the top local recreation facility needs.

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

Existing parks on the Midcoast include Fitzgerald Marine Reserve (San Mateo County), Quarry Park (Midcoast Parklands), and Moss Beach Park (Friends of Moss Beach).

Transportation

Transportation is a critical constraint related to meeting the recreation needs of the Midcoast community. While the attractive remoteness of the Midcoast is certainly a “quality-of-life” opportunity, it is also a transportation constraint. Due to the limited transportation infrastructure and the nature of the linear coastal community development, Midcoast residents are challenged to travel in and throughout their community. Specific issues related to transportation include:

- Highway 1- Highway 1 is the main arterial road traveling along the coast. High speed and large traffic volumes bisect the Midcoast community with few safe points for pedestrians to cross the highway throughout the Midcoast. In the Midcoast Recreation Needs Assessment seven potential highway crossings are identified. To date only one, at Coronado in El Granada, has been implemented.

Bikers traveling along Highway 1 are also faced with a safety issue, as there are no clear bike lanes or adequate shoulders along the roadway.

- Trails- The trail system throughout the Midcoast community is sparse. There is a trail in Princeton connecting West Point Avenue to Pillar Point Marsh and Shoreline. The other trail is a portion of the California Coastal Trail. This segment is on the west side on Highway 1 connecting the south end of El Granada to Half Moon Bay. There are also a number of undeveloped, but projected regional trails outlined in the County Trails Plan 2001.
- SamTrans - There are two public bus routes run by SamTrans. Route 294 provides service from Pacifica to the Caltrain station in San Mateo via Highway 1 and Route 92. The other is Route 17, Coast Shuttle providing exclusive service between the Midcoast and Half Moon Bay.

Recreation Programs

The only public recreation program provider to the residents of the Midcoast is the City of Half Moon Bay Parks and Recreation Department. In focus interviews with Half Moon Bay Park and Recreation Department, it was estimated that approximately 35% of the recreation program participants are from the Midcoast communities.

The City also operates the outdoor pool located at the high school for the use of the general public. The City's Park and Recreation Department is run by a Director, assisted by one Recreation Coordinator and one Youth Coordinator, reports to the City Manager and Council, and is guided by the five-person Parks and Recreation Commission. The Department provides services to its 12,000 residents plus 11,000 Midcoast residents for a total count of about 23,000 people. This increased service area, beyond the City, allows the City to provide a broad range of recreation programming and generate better revenues to offset the overall program expenses.

Funding

The Midcoast has been trying since the 1970's to implement a local neighborhood park plan. Ongoing efforts have achieved some limited success, but a concerted effort is required to make the system a reality. The County's Needs Analysis & Financing Options Study (2001) scientifically measured community values and cited a strong level of support for funding a park system on the Midcoast. The County has funded and facilitated this Action Plan, and supports the need to examine potential organizations to implement and manage this park system.

This Action Plan outlines the near and long term recreation services and facilities including the funding needed to build, operate and maintain a park system on the Midcoast. The current level of annual support includes volunteer hours, in-kind contributions, and Half Moon Bay City Recreation and County Parks staffing and supplies. This level of base support should be expected to expand as the Action Plan is implemented. The parks and recreation services included in this estimate include Moss

Beach Park, Quarry Park, Fitzgerald Marine Reserve, and active recreation programs provided by the city of Half Moon Bay.

Current Annual Funding for the Midcoast:

Half Moon Bay Recreation Department	\$ 330,000.
San Mateo County Parks Department	300,000.
Volunteer/In-Kind Contributions	<u>65,000.</u>
Total	\$ 695,000.

Governance

The Midcoast area is unincorporated, relying on the County or Special Districts to provide many of its utility and public safety services. The Midcoast area has two sanitary districts; the Montara Water and Sanitary District (MWSD) that serves Montara and Moss Beach, and the Granada Sanitary District (GSD) that serves El Granada, Princeton, Miramar, and northern Half Moon Bay. Water not covered by MWSD is provided by the Coastside County Water District. Power utilities are provided through Pacific Gas and Electric. Schools in the Midcoast are operated by the Cabrillo Unified School District, which currently operates two elementary schools in the area, Farallone View and El Granada Schools.

Park and Recreation Resources Vision

Description

The park and recreation resources envisioned in this Action Plan include neighborhood parks, community parks with playfields, a community recreation building and a Midcoast trail system. The intent of the plan is two fold:

- 1. To fulfill the local neighborhood needs of Montara, Moss Beach, El Granada, Princeton, and Miramar.
- 2. To insure that the development of resources such as beaches, trails, view sheds, surf and picnic and play areas benefit residents and visitors alike and fit in well with the natural scenic resources.

Appendix A contains a list of current and potential park resources of the Midcoast with site locations depicted on the maps in Appendix B.

The following discussion describes key park resources for recognized parks and associated areas. These groupings reflect expected or possible patterns of park development termed recreation resource areas in this report.

A brief discussion elaborates why facilities are grouped in this fashion and reviews the current level of community use and support. The County Midcoast Parks and Recreation Development Fees will be used to provide significant improvement to these parks and the county will provide interim maintenance funding.

- **Fitzgerald Marine Reserve**

This is an established County park providing nature programming. It has a history of sustained community support. This park was established as a marine reserve and does not serve the local community's active recreation needs. No special support from near term use of funds is proposed, but it is a key part of the Midcoast parks landscape.

- **Quarry Park / Wicklow**

Quarry Park is operated by Midcoast Park Lands in a partnership with the County and the Cabrillo School District. Quarry Park is virtually surrounded by the POST Wicklow property and the two together have a long term potential as a trails and passive recreation park. The existing tot lot, improvements to the open meadow and proximity to a POST meadow area make the need for improved restroom facilities critical. This Park serves several needs for the local community of El Granada, as well as the Midcoast.

- **Neighborhood Parks**

Areas with recreation structures and/or picnic tables and grass areas are an important component of neighborhoods. They are developed with neighborhood consensus and support.

- Moss Beach Park

This Park is a private play area developed and funded through the Friends of Moss Beach. The park serves the community of Moss Beach and needs restroom facilities and a drinking fountain. The level of use and position of the park make the need for toilet facilities urgent.

- El Granada Avenues

The broad avenues in El Granada provide informal passive recreation opportunities today. These are representative of what could be an expanding number of community play sites serving local neighborhoods. Recreational use of these Avenues was identified in the original land use plan for El Granada prepared by Daniel Burnham.

- **School Recreation Resource Area**

These schools serve as natural community centers for all types of activities on the Midcoast. The two elementary schools have play fields with potential to support organized recreational sports as well as provide grass areas for community recreation. Both schools are also adjacent to sites with potential as recreation sites for the community. This type of evolution will require focused community support.

- El Granada School / Upper Mirada Surf East
- Farallone View School / Corral de Tierra

- **Coastal Recreation Resource Area**

These areas on either side of Highway 1 support coastal trails, beach use and place heavy parking demands on the area. This area is not a near term focus of this plan's proposals, but will necessarily play a role in some form in parks and recreation on the coast.

- Burnham Strip

There is significant community interest in the community use of the Burnham Strip to provide a view shed to the oceans as well as a passive park area. Ownership issues and perspectives of multiple groups make planning near term use of this area difficult.

- Surfers Beach

This popular beach near Princeton draws a large number of beach and surf users. The current parking provided is largely along on the highway and is an unsatisfactory long term approach.

- Mirada Surf West

These bluffs contain a key connecting section of the coastal trail and are designated to receive a vault toilet with pre-designated funds.

- **Pillar Recreation Resource Area**

These closely clustered facilities fall within marine reserve boundaries but have a different use than the main Fitzgerald facility. They are an easy walk from the Princeton Harbor area and are actively used today for hiking, dog walking, and wildlife watching. They will benefit from coordinated active community support. An improved toilet facility is proposed to replace the existing facility at the Pillar Point

parking lot as a near term improvement. POST is currently constructing a trail system on the bluffs with a trailhead and restroom on Airport Blvd.

- Pillar Point Marsh
- Pillar Bluffs
- Pillar Point
- Mavericks Beach and Surf

- **Trails**

The trail elements form the backbone that connects the coast with the community and its recreation resource areas. The vision for key components emphasizes implementing within the framework of the 2001 Regional Trail Plan:

- Coastal Trail completion
- Highway 1 Commuter Trail
- Trail Connections
- Highway Crossings

Two important parts of a longer term plan for Midcoast recreation should be mentioned:

- **Community Center**

This is an expensive facility and also one difficult to site. It is a key component in the overall long-term plan. Locations for a Community Center include the Etheldore Triangle, Princeton Area and Old Navy Base sites.

- **Outdoor Recreation Complex**

A complex that can support a variety of organized sports is needed. The Princeton/Airport area affords the only expanse of land that can support this facility. Discussions to explore long-term opportunities have been initiated.

Table 1 –Site Identification

The areas mentioned in this section for current or possible future use are listed in the following table. The ID numbers reference description information in the appendices.

ID	Name	Location
26	Fitzgerald Marine Reserve	Moss Beach
3	Quarry Park	El Granada
19	Wicklow	El Granada
	Neighborhood Parks	
4	Moss Beach Park	Moss Beach
25	El Granada Avenues	El Granada
	School Recreation Resource Areas	
1	El Granada School	El Granada
9	Upper Mirada Surf East	El Granada
2	Farallone View School	Montara
15	Corral de Tierra Segment	Montara
	Coastal Recreation Resource Area	
22	Surfers Beach	Princeton
8	Mirada Surf West	El Granada
14	Burnham Strip	El Granada
	Pillar Recreation Resource Area	
27	Pillar Point Marsh	Moss Beach
21	Pillar Bluffs	Princeton
5	Pillar Point	Princeton
28	Mavericks	Princeton
	Outdoor Recreation Complex Possibilities	
13	Half Moon Bay Airport	
	Community Center Possibilities	
6	Etheldore Triangle	Moss Beach
	Princeton Area	Princeton
24	Old Navy Base	Montara
	Other Sites of Interest	
	Cabrillo School District Land	El Granada

Funding

The County's Needs Analysis & Financing Options Study (2001) scientifically measured community values and cited a strong level of support for funding a park system on the Midcoast. The County has funded and facilitated this Action Plan, and supports the need to examine funding sources, and potential organizations to implement and manage this park system.

The Action Plan delineates costs for a minimal park system on the Midcoast. The current level of annual support including volunteer hours, in-kind contributions, and public agency support is \$695,000. The near term actions identified will enhance the recreational services to the Midcoast. The basic operation and maintenance costs to support the near term developments are estimated to be an additional \$300,000 annually. These increased costs would require a budget of \$995,000 for the park system including active recreation programs on the Midcoast. In addition, there is a need to continue to build and expand the volunteer support groups for each of the parkland areas adjacent to local communities.

A variety and combination of funding sources will be necessary to implement and operate the park system. One time fund sources such as State and Federal grants, bond measures, etc. are ideal for limited acquisition and development. Other ongoing and more stable sources of funding such as development fees, Quimby Act funding, and a parcel tax will also be necessary to adequately finance annual maintenance of the system. Funding for the many recreation programs would be primarily through a combination of user fees and agency subsidy. It is likely that much of the acquisition and development funds will have to come from State and Federal grants, use of County-owned lands, a possible local parcel tax or bond measure, and other outside funding over the next twenty years.

Alignment

The Midcoast Parks and Recreation focus is serving the needs of area residents. The proximity of incredible natural recreation areas and cities necessitates alignment with the management and parks for these entities to ensure effective operation of Midcoast parks. Coordination and collaboration among these recreation providers provides the opportunity to share resources in meeting public recreation needs. The other park management agencies include:

- NPS, Golden Gate National Recreation Area (GGNRA)
- California State Parks
- City of Half Moon Bay
- City of Pacifica
- MROSD
- POST

In addition to these agencies Caltrans projects will play a significant role in the parks and recreation future of the Midcoast. Key projects include:

- Commuter Trail

- Devil’s Slide Right Away
- Devil’s Slide Highway (after tunnel completion)
- Highway 1 Realignment for the Coast Recreation Resource Area

Governance

Although San Mateo County Parks Department has a presence on the Midcoast, they are not currently funded for operating parks and recreation services for the unincorporated Midcoast communities. Establishing a governance structure for providing the needed recreational services is critical for constructing, maintaining, operating and administering a community park system. In the 2004 report, *Midcoast Park & Recreation Governance Alternatives*, several options for governance are presented for consideration. LAFCO is currently reviewing, more broadly, the governance options for the Midcoast including creating a Community Services District (CSD). Decisions and options regarding Midcoast Parks governance needs to wait on the recommendations that will follow from the LAFCO report due by December 2007.

Support

Midcoast park and recreation will benefit from a private organization having the dual purpose of raising funds for parks development and programs and helping coordinate operational issues with the management entity. In the near future a meeting of groups with interest should be convened to discuss future vision and next steps for creating a Midcoast “Friends of Parks” and/or “Parks Trust” organization. Several existing community groups should play a role in forming this entity:

- Midcoast Park Lands
- Coastside Lands Trust
- Friends of Fitzgerald
- Friends of Moss Beach Park
- Midcoast Community Council
- Chamber of Commerce
- Cabrillo School District
- Surfriders Foundation

Action Plan

The Midcoast Planning Team has defined an Action Plan with the following elements:

- **Goals / Objectives / Actions**
Specific actions for the Midcoast community must be based on agreed-upon priorities that reflect the long-term goals and aspirations of the population. The statements Goal and Objective statements that follow form the framework for this Action Plan, and establish the direction for the park and recreation system.
- **Cost / Budget**
Provide an estimate of expected cost for short and long term proposals and match with anticipated available funds.
- **Priorities / Next Steps**
Establish priorities to insure that the limited financial and people resources are used well and provide specific near term actions to insure that progress is made.

The measure of the effectiveness of the plan will be the follow through on the specific priorities and action steps and the ability of the County Parks and the Midcoast Planning Team to remain effective in governance until a final approach is implemented.

Goals

- **Goals** are broad statements of purpose that reflect the community's collective vision of the future.
- **Objectives** are the "yardsticks" by which the goals may be measured. They describe specific conditions that are desirable in order to attain a given goal.
- **Actions** are the specific projects to be implemented to meet objectives and attain goals.

Goal 1: ACQUISITION AND DEVELOPMENT

Develop a public park system that provides adequate space and facilities to meet the varied needs of the existing and future population. Insure access to parks by developing a network of pedestrian and bicycle trails to link individual components of the park system and provide better non-motorized access throughout the Midcoast.

Objective 1.1 Adequate Acreage

Provide six acres of developed parkland (neighborhood and community parks) for every 1000 residents in accordance with the standards established by the 2002 Assessment.

1. Identify and inventory potential acreage, to acquire and develop, as outlined in the 2002 Assessment for neighborhood and community parks by 2018. See Appendix ___ on page ___

2. Locate parks throughout the Midcoast to assure equitable distribution and convenient access for all residents.
3. Collaborate with all public agencies, institutions and cooperative parties to provide compatible and complementary park system to maximize the benefits for the greater coastside, and minimize management costs.

Objective 1.2 Provide a Range of Recreation Opportunities

Provide for a broad range of active and passive, and cultural recreation opportunities.

1. Construct a new community center building in the Midcoast to include, a gymnasium, classes and recreation programs, teen activities, senior activities, daycare, and meetings. Locate new community center central to the midcoast.
2. Identify areas to build new, active sports fields and facilities in the midcoast, especially use of the HMB Airport lands along Highway 1.
3. Provide for restrooms, drinking fountain and other amenities in the neighborhood and community parks, and playfields.

Objective 1.3 Integration / Completion of Coastal Trail

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

1. Develop trails along all creeks and riparian corridors to connect the foothills east of Highway 1 to the California Coastal Trail
2. Completion of the Coastal Trail through sections of Princeton, Moss Beach and Miramar.
3. Support the request to formally designate Highway 1 as a Scenic Highway.

Objective 1.4 Complementary Trails and Access for Coastside Residents

Implement elements in accord with the Regional Trails Plan.

1. Implement safe crossings per the Midcoast needs assessment.
2. Develop a commuter trail along Highway 1 within the Caltrans easement.
3. Prepare a trail system plan to establish connecting trails, in cooperation with County Parks, Half Moon Bay, Caltrans and others.
4. Include small sitting and picnic areas in the design of the trail system.

Goal 2: OPERATION AND MAINTENANCE

Objective 2.1 Ensure adequate staffing and funding for maintenance

The Action Plan puts the assessment funds to work. That fund cannot be used for operations and maintenance which are critical for program integrity.

1. Accurately plan for the short term and long term operation and maintenance of park facilities (Reference See Appendix A on page __).
2. Maintain facilities to County and State Standards for health and safety.
3. Share costs with the School District to upgrade the quality design and maintenance level of any improvements on District lands to be used for community recreation.
4. Establish initial and ongoing positive relationships with local fire and law enforcement officials.

Objective 2.2 Align Active Recreation Programs Operation

Align operations with related organizations.

1. Collaborate with the School District to provide after hours recreation and educational activities at their facilities.
2. Collaborate with Half Moon Bay as park and recreation providers.
3. Collaborate with the School District to upgrade and maintain the fields for use during non-educational hours; El Granada Elementary and Farrallone View Elementary Schools.

Goal 3: IMPLEMENTATION AND GOVERNANCE

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

Objective 3.1 Establish a management entity

Establishing a governance structure for providing the needed recreational services is critical for constructing, maintaining, operating and administering a community park system. The 2004 report, *Midcoast Park & Recreation Governance Alternatives*, outlines several options for governance. LAFCO is currently reviewing, more broadly, the governance options for the Midcoast including creating a Community Services District (CSD).

1. Provide input into the LAFCO Municipal Services Review
2. Act upon recommendation of the LAFCO review

Objective 3.2 Establish ongoing funding source

The Action Plan delineates costs for a minimal park system on the Midcoast. The current level of annual support including volunteer hours, in-kind contributions, and public agency support is \$695,000. The near term actions identified will enhance the recreational services to the Midcoast. The basic operation and maintenance costs to support the near term developments are estimated to be an additional \$300,000 annually. These increased costs would require a base budget of \$995,000 for the park system including active recreation programs on the Midcoast.

1. Evaluate and recommend a management agency to create a parks and recreation system and provide funding for the acquisition, development, and ongoing maintenance of park and recreation facilities.
2. Increase and expand the County's use of Quimby Act funding for the Midcoast. Park mitigation fees are in place.
3. Incorporate reasonable user fees into each recreation program to offset programming cost.
4. Pursue funding for direct, matching, and challenge grants from other agencies wherever possible.
5. Expand the volunteer program.
6. Support efforts to pass Measure A at the next county elections
7. If Measure A fails, join efforts to re-establish a Parks Charter Fund for the county.

Objective 3.3 Utilize existing lands owned by government entities

Maximizing the use of existing government owned lands will maximize funding and services to the local communities.

1. Inventory all public agency owned lands (County, Harbor District, SamTrans and other district, State, MPROSD, GGNRA, etc) for parkland opportunities.
2. Develop partnerships for current or future collaboration on both private and public lands.

Objective 3.4 Establish a private citizens support group

Study the feasibility of establishing a "Friends of the Parks and Recreation System" as a parks trust organization to provide private funding resources to the operating entity.

1. Encourage Midcoast Parklands to expand to serve as the "Friends of Midcoast Parks" organization to attract contributions, and to develop active volunteer programs with industry, service clubs, community groups, and citizens.
2. Build constituency for the recreation resource areas.
3. Convene community groups to review and develop a "Friends of Park" organization / trust.
 - Midcoast Park Lands
 - Coastside Lands Trust

- Friends of Fitzgerald
- Friends of Moss Beach Park
- Midcoast Community Council
- Chamber of Commerce
- Cabrillo School District
- Surfriders Foundation

Budget – Revenue and Expense Plan

The costs in developing a park system can be organized into the five categories:

- Acquisition: Cost of land, legal services, title costs, leases, easements, joint powers agreements, etc.
- Development: Topographic and boundaries surveys, environmental studies, design and other landscape architectural services, public outreach services, costs of construction, utilities connection fees, construction management and other costs associated with placing a park into public service.
- Maintenance: Park land maintenance staff to maintain, repair and refurbish the physical facilities within the park, including grounds, buildings, and open space areas.

Management: Salaries of professional management personnel and related overhead costs such as benefits and training, legal and financial services, grant writing and processing, miscellaneous administrative supplies and other costs to assure oversight of the park and recreation system.

Programming: All costs associated with planning and providing the various recreation programs (ie., arts and crafts, dance, swim sessions, etc.); specifically salaries, materials, transportation costs, etc.

Budget (History / Forecast 2003 – 2010)

The Midcoast has been trying since the 1970's to implement a local neighborhood park plan. Ongoing efforts have achieved some limited success, but a concerted effort is required to make the system a reality. The County's Needs Analysis & Financing Options Study (2001) scientifically measured community values and cited a strong level of support for funding a park system on the Midcoast. The County has funded and facilitated this Action Plan, and supports the need to examine potential organizations to implement and manage this park system.

The Action Plan delineates costs for a minimal park system on the Midcoast. The current level of annual support including volunteer hours, in-kind contributions, and public agency support is \$695,000. The near term actions identified will enhance the recreational services to the Midcoast. The basic operation and maintenance costs to support the near term developments are estimated to be an additional \$300,000 annually. These increased costs would require a budget of \$995,000 for the park system including active recreation programs on the Midcoast. In addition, there is a need to continue to build and expand the volunteer support groups for each of the parkland areas adjacent to local communities.

The longer-term action will necessitate increase funding for the basic operation and maintenance costs. The construction, operation, and maintenance costs are identified by project in the sections on Near Term and Longer Term. In the near term, The County Parks Department will be responsible for the implementation of the plan including operation and maintenance costs. The County assumes these responsibilities thru 2010.

Near Term Plan

As a starting point in planning, building and operating the Midcoast neighborhood park and recreation system, an estimate of the overall system wide cost has been included in this plan. This will aid in setting up a capital improvement program, applying for grants, forecasting operations and maintenance costs. Costs are in 2007 dollars and do not account for inflation, escalating land costs, cost of debt service and other important factors that ultimate will be factored into a comprehensive financial plan.

ID	Facility	Location	Proposed	Acquisition	Development	Maintenance
1	El Granada School	El Granada	Ball field improvement		\$ 120,000	\$ 10,000
2	Farallone View School	Montara	Ball field improvement		\$ 120,000	\$ 10,000
3	Quarry Park	El Granada	Vault Toilet		\$ 30,000	\$ 5,000
4	Moss Beach Park	Moss Beach	Toilet with water		\$ 65,000	\$ 10,000
5	Pillar Recreation	Pillar Point	Vault Toilet		\$ 30,000	\$ 20,000
					\$ 365,000	\$ 55,000
Other County Parks Funds						
6	Mirada Surf West	El Granada	Vault Toilet		\$ 30,000	\$ 20,000

Long Term Plan

		Acquisition	Development	Maintenance
Ball Fields				
9	Mirada Surf East	El Granada	\$ 1,000,000	\$ 50,000
8	Etheldore Triangle	Moss Beach		
13	Half Moon Bay Airport			
Playgrounds / Benches				
25	Balboa Circle - Avenues	El Granada	\$ 1,000,000	\$ 50,000
15	Farallone View Site	Montara		
20	Miramar Paper Streets	Miramar		
Trails				
	Montara to Princeton		\$ 1,000,000	\$ 50,000
20	Miramar Paper Streets	Miramar		
	Highway 1 Commuter Trail			
	Crossings of Highway 1			
	Highway 1 - State Scenic Designation			
Community Center				
8	Etheldore Triangle	Moss Beach	\$ 5,000,000	\$ 200,000
9	Mirada Surf East	El Granada		
24	Old Navy Base	Montara		
	Princeton Area	Princeton		

Priorities

Priority 1: Framework of Actionable Goals and Objectives

Next Step (s): Met by this report

Priority 2: Effective use of existing funds

Next Step (s): Describe how the Midcoast Mitigation development fees will be used and controlled. In the short term Midcoast Mitigation Development Fees would pay for:

- 1) Rehabilitating existing ballfields at Farralones View and El Granada Elementary Schools
- 2) Installing vault toilets at, Quarry Park, Pillar Point Parking, and a flushing toilet at Moss Beach Park

Priority 3: Relationship with School District, San Mateo County Harbor District and Moss Beach Park

Next Step (s): Put agreements in place for San Mateo County Parks Department to work cooperatively with Cabrillo School District, HMB, San Mateo County Harbor District, and Moss Beach Park.

Priority 4: Effective private support organization

Next Step (s): Convene meeting in August to review.

Priority 5: Adequate revenue stream

Next Step (s): Seek grant of matching funds for fund expenditure with County as sponsoring agency.

Private Trust

Support and be involved in Measure A

Charter Fund exploration

Priority 6: Management Continuity and Effectiveness

Next Step (s): Team and County take interim responsibility until there is a determination on management entity and private support organization. Flesh out the long term plan and coordinate other efforts

Appendix A: Summary of Lands

Table of Sites (refer to separate spreadsheet for details - Midcoast Potential Park Opportunity Matrix.xls)

ID	Facility	Location
1	El Granada School	El Granada
2	Farallone View School	Montara
3	Quarry Park	El Granada
4	Moss Beach Park	Moss Beach
5	Pillar Point Parking Lot	Princeton
6	Mirada Surf West	El Granada
8	Etheldore Triangle	Moss Beach
9	Mirada Surf East	El Granada
10	Coastal Trail	Midcoast
11	Highway 1 Commuter Trail	Midcoast
12	Highway 1 Crossings	Midcoast
13	Half Moon Bay Airport	Princeton
14	Burnham Strip	El Granada
15	Farallone - Corral de Tierra	Montara
16	Devil's Slide Bypass	Montara
17	Cabrillo School District Land	El Granada
18	Cabrillo School District Land	El Granada
19	Wicklow Property	El Granada
21	Pillar Bluffs	Moss Beach
22	Surfers Beach	Princeton
23	Devil's Slide Highway (after tunnel)	Montara
24	Old Navy Base	Montara
25	El Granada Avenues	El Granada
26	Fitzgerald Marine Reserve	Moss Beach
27	Pillar Point Marsh	Princeton
28	Mavericks	Princeton

Appendix B: Maps

El Granada, Princeton and Miramar



Montara and Moss Beach

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Appendix C: Shared Vision 2010 Goals and Commitments

The Action Plan helps fulfill the following goals and commitments

Commitment: Realize the potential of our diverse population.

Goals:

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

Commitment: Insure base health and safety for all.

Goals:

5. Children grow up healthy in safe and supportive neighborhoods.

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

Goals:

12. Land use decisions consider transportation and other infrastructure needs as well as impacts on the environment and on surrounding communities.

Commitment: Preserve and provide people access to our natural environment.

Goals:

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

Commitment: Response, effective and collaborative government

Goals:

22. County and local governments effectively communicate, collaborate and develop strategic approaches to issues affecting the entire county.

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

Goals:

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