

# Mini Parks Subcommittee

Background and Additional Information for policy draft

San Mateo County Parks  
November 2014



“Through stewardship, San Mateo County Parks preserves our County’s natural and cultural treasures, and provides safe, accessible parks, recreation, learning opportunities to enhance the community’s quality of life.”

- San Mateo County Parks’ Mission

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# CONTENTS

BACKGROUND INFORMATION.....	2
Purpose of Subcommittee	
PILOT PROGRAMS.....	3
Moss Beach Park	
Friendship Park	
POLICY DOCUMENTS.....	6
General Plan (1986)	
SMC Parks Strategic Plan (2013)	
Midcoast Action Plan (2007)	
SMC Shared Vision 2025	
North Fair Oaks Community Plan (2013)	
POLICY ELEMENTS .....	17
Framework	
Site Plan	
FUTURE STEPS.....	19
Timeline	
APPENDIX.....	20
Full Policy Document Links	
Past Meeting Agendas and Minutes	
Mini or Pocket Parks: Is it time?	
Dual County Role	
County Park In-Lieu Fee Documents	
Demographics Report	

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# BACKGROUND INFORMATION

## PURPOSE

The Mini Parks Subcommittee was created to guide the drafting process of a policy that will direct the Parks Department on what is reasonable for mini parks management.

Over the last several months, San Mateo County Parks Department has opened one new playground, Friendship Park and acquired one new mini park, Moss Beach Park. These two events, coupled with requests for playgrounds from other communities raises the question: **Is it time for San Mateo County to embrace mini parks in its mission?**

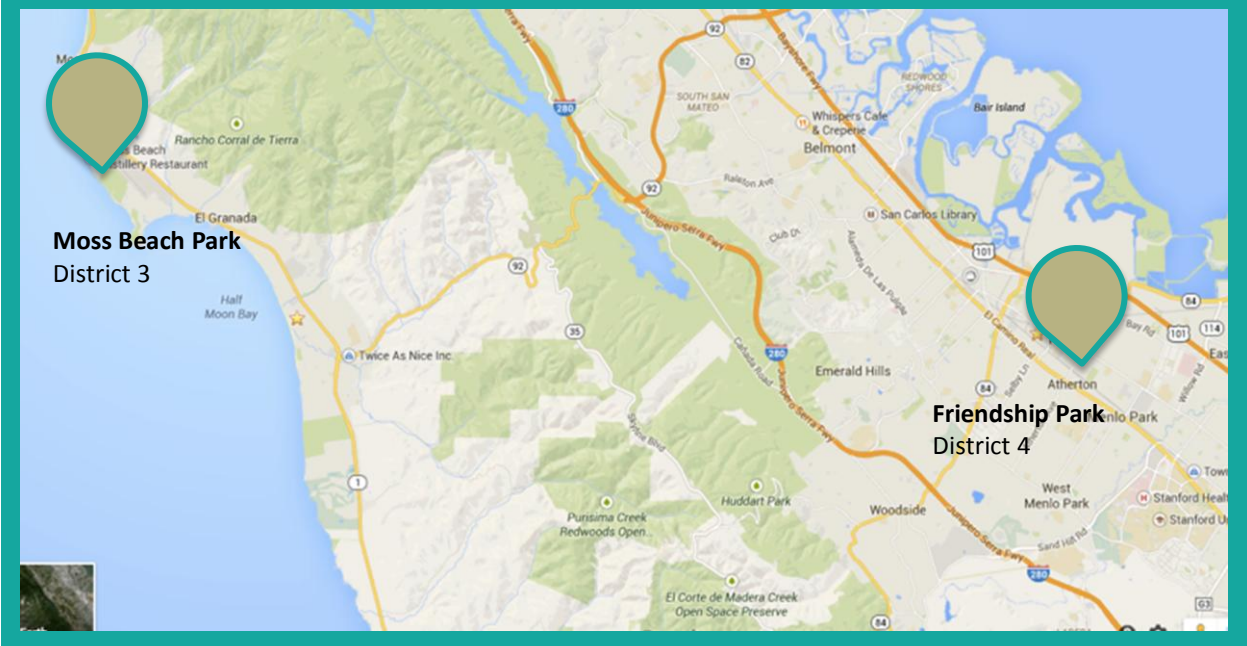
There is no distinct classification for the current growing interest in the County acquiring playgrounds and small neighborhood parks in residential areas. Definitions, goals, objectives and guidelines for parks are found in the San Mateo County General Management Plan (1986), Mid-Coast Action Plan for Parks and Recreation (2007) and the San Mateo County Parks Strategic Plan (2013).

**Mini Parks** (i.e., pocket parks) are small (< 1 acre), specialized facilities that serve a concentrated population or specific group such as tots or senior citizens. They are usually located within neighborhoods and in close proximity to apartment complexes or other densely populated areas.

- *National Recreation and Association Standards*

The purpose of this packet is to provide a summary of the current status of terminology, highlight county policies, describe current existing mini parks and what direction to move forward with for a mini parks policy within the County Parks system.

# PILOT PROGRAMS



Moss Beach Park and Friendship Park are two mini parks that San Mateo County Parks Department has recently become responsible for managing and operating. These two parks are considered pilot programs for future developments of mini parks within unincorporated areas since currently there is no policy or definition for a mini park included in the General Plan and Strategic Plan.

Below is a brief description of the parks and their current status:

Name	Park District	Acres	Activities/Facilities	Status
Moss Beach Park	IV	.6 acres	Extensive wooden play structure, statute, basketball court, picnic tables.	New park 12/2013. County maintenance through 2014.
Friendship Park	II	.25 acres	Kaboom grant to build play structure. Collective Roots to build community garden.	SF PUC license. Playground is open

## ❖ MOSS BEACH PARK

Midcoast residents came together in 2004 to transform a lot of land into a imaginative play area for kids that includes a pirate boat, a miniature lighthouse, dolphin slide swings and a tot area. The park was originally run by a non-profit, but in 2013, the park was in danger of being sold to developers due to unpaid taxes. With the collaborative efforts of community members, San Mateo County, and generous donors, the park was rescued and came into ownership of the San Mateo County Parks Department.

### Monthly Operating Costs

Sept – Oct. 2014: \$3,728 – Rangers and Park Aids  
\*2hr daily maintenance

Water Bill: N/A (need to obtain cost)  
\*Water fountain to be added in the future

Additional Costs:  
~\$1,000 per month (equipment and materials)  
\* Playground equipment replacements

**Park District:** IV

**Location:** Virginia Ave & Etheldore St  
Moss Beach, CA 94038

**Acres:** .6

**County Owned:** December 2013

**Facilities:** Extensive wooden play structure, statue, basketball court, picnic tables, restroom stall





## ❖ FRIENDSHIP PARK

**Park District:** II

**Location:** Huntington Ave & Berkshire Ave  
North Fair Oaks, CA 94063

**Acres:** .25

**County owned:** April 2014

**Facilities:** KaBOOM! donated  
play structure, 32 garden beds

In 2012, the idea of building a park in North Fair Oaks was spearheaded by the Rotary Club of Redwood City, with the mission of providing the community a safe place to play. This ambitious project was a collaborative effort that grew to include multiple partners such as the San Mateo County Sheriff's Activities League, SMC Board of Supervisors Horsley and Slocum, Redwood City Parks & Recreation, SMC Parks, Alliance to Revitalize Our Neighborhood (CARON), Collective Roots and, other community organizations and leaders. With a

grant from KaBOOM!, financial support of the Shutterfly Foundation, and the participation of community members, a playground along with 30 raised garden beds was built.



### Monthly Operating Costs

Sept – Oct. 2014: \$7,527 – Rangers and Park Aids  
\*close and open park everyday

Water Bill: \$120 per month paid to Cal Water

Additional Costs: N/A

32 Garden Beds Maintenance: Contracted out by  
Sheriff's Activities League (SAL)



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# POLICY DOCUMENTS

It is County policy that parks serve the recreation needs of the county in a balanced approach and county-wide. County-wide is defined as serving the needs for multiple cities and not an individual unincorporated area or neighborhood. The General Plan advises that parks and recreation serving individual cities or unincorporated areas are best provided by the cities or in the case of unincorporated areas, by the Special Districts where they exist.

Within the General Plan, there is a classification system for County parks: Park, Recreation Area, Natural Preserve, Wild Area, Linear Park and Trail, and Historic Site. It is County policy that all potential acquisitions be classified based on this system. There is no distinct classification for the current growing interest in the County acquiring playgrounds and mini parks in residential areas.

The following are key elements from the General Plan that will help with policy drafting:

## GENERAL PLAN (November 1986)

### Preface (p. xvi)

In November, 1986 San Mateo County adopted an updated General Plan to guide decision making for the future of the unincorporated area.

### Goals for implementation of the General Plan (p. xxvi)

1. Accessibility of Information and Regulations to the General Public  
Ensure that new or revised information and planning regulations meet the following criteria:
  - a. Regulations and information are clear, concise, readily available to the public and easily understood;
  - b. Regulations demonstrate a beneficial effect on the County; and
  - c. The impacts of new or revised regulations on property owners have been considered.

### II. Purpose of General Plan (p. 4)

#### B. General Plan Objectives

The objectives of the General Plan are to: (1) update and expand the data base to include, at minimum, information required by State law; (2) insure that all parts of the General Plan, particularly policies, are consistent with each other; (3) support Area Plan policies and ordinances; (4) guide Area Plan policies and ordinances which need revision; (5) create a consolidated General Plan usable to decision makers, the staff and the public; and (6) provide an opportunity for the general public, the Planning Commission and the Board of Supervisors to develop General Plan policy that reflects current community values which will serve as a guide for development and conservation.



## **General Plan Function Overview (p. 6)**

### **3. Guide to Development**

The General Plan indicates the type of development that the County desires, where it should be located and how it should be regulated. This information is useful to developers and other agencies. It reduces uncertainty about the kinds of development that are acceptable.

## **V. Revising and amending the General Plan (p. 12)**

The General Plan is a dynamic document, because it is based on an understanding of existing and projected conditions and needs, all which change continually. These documents will periodically need comprehensive revision to reflect new conditions and attitudes. Approximately every five years such a revision should take place. There will also be amendments to parts of the Plan in the short term. With some minor exceptions, local governments cannot amend their General Plan more than four times in one calendar year (Government Code Section 65361 and Health and Safety Code Section 56032(d)). Each of these amendments can encompass several different changes.

## **Park and Recreation Resources**

### **I. Introduction**

#### **A. Scope and Role (p. 6.1)**

Outdoor recreation offers a variety of activities to many people, such as the intense exercise of a football game, silent meditation during a sunrise, involvement in an activity shared with hundreds of people, or the solitary pursuit of just one person. San Mateo County offers thousands of acres of open space to accommodate many types of outdoor leisure activities ranging from sightseeing or camping to baseball or tennis. This unique assortment of natural land and water facilities must be preserved and protected in order to continue to provide present and future generations with a full range of outdoor recreational opportunities. The Parks and Recreation Chapter of the General Plan describes park and recreation facilities provided by both the public and private sector, analyzes relevant issues affecting these facilities, and provides policies to address them.

#### **C. Relation to other general plan documents**

1. Existing General Plan Documents
- b. Area Plans (p. 6.2)

The North Fair Oaks Community Plan, Emerald Lake Hills Community Plan, Montara-Moss Beach-El Granada Community Plan, Local Coastal Program, and the San Bruno Mountain General Plan Amendment contain parks and recreation policies, which apply to each particular area. The policies contained in this Chapter are more generalized and apply to the entire County. Because the Park and Recreation Resource Chapter and the area plans are all part of the General Plan, under the government code requirements (Section 65300.5), they cannot be inconsistent.

#### **D. Other County Planning efforts to provide parks and recreation facilities**

##### **2. Parks and Recreation Commission (p. 6.3)**

Unlike other chapters of the General Plan whose implementation is directly managed by the Planning Division, implementation of the policies of this chapter rests largely within the Parks and Recreation Division and, of course, the Board of Supervisors. The Planning Division, however, does retain responsibility for the development of environmental impact reports for plans for County park and recreation facilities and reviews capital improvements within these facilities for consistency with the General Plan. The Planning Division also reviews for consistency with the General Plan those projects involving the acquisition and disposal of parks and recreation facilities.

#### **II. Existing Park and Recreation Resources**

##### **A. Inventory of park and recreation facilities**

###### **c. County Park and Recreation Facilities (p. 6.5)**

Through the Park and Recreation Division, the County maintains and operates a 14,122 acre system comprised of 20 facilities. These facilities generally are located in the southern end of the County; however, the recently approved Master Plans for Edgewood and San Bruno Mountain County Parks have created additional recreational opportunities toward the northern portion of the County. The County park and recreation system is presently oriented toward the preservation of natural areas because the majority of the facilities are rural in nature, offering mostly low intensity types of activities. The system, however, in seeking to provide a balanced group of facilities, does feature some sites for more active types of recreation, such as Coyote Point Recreation Area.

##### **B. San Mateo County Parks and Recreation system Classifications (p. 6.9)**

Park and recreation facilities within the County system can be classified by one of the following categories: (1) park, (2) recreation area and trail, (3) natural preserve, (4) wild area, (5) linear park, and (6) historical site. Table 6.6 provides a description of each category.

###### **(2) North Fair Oaks Community Plan (1979) (p. 6.18)**

The North Fair Oaks Community Plan contains policies designed to remedy the lack of any park facilities by: establishing a neighborhood park site; using the play areas of elementary schools and the Hetch-Hetchy right-of-way for recreational opportunities; entering into a joint powers agreement with Redwood City to maintain and operate a facility; and, finally, creating a special district to finance such facilities.

###### **(3) Montara-Moss Beach-El Granada Community Plan (1978)**

The Montara-Moss Beach-El Granada Community Plan includes policies which seek to provide additional park facilities for use by local residents by: establishing a special district to finance facilities; developing a community center; using school playfields, riparian corridors and drainage channels through urbanized areas to provide more recreation opportunities; and developing a pedestrian crossing for safe access to Montara Beach

b. Other Ordinances (p. 6.23)

(1) Division 2 - Administrative Provisions

Article 20, Section 2460 et seq. of the Ordinance Code establishes the administrative provisions for the Parks and Recreation Commission and empowers this body to: supervise and operate all County recreation facilities; and make recommendations to the County Manager on the acquisition of funds necessary for recreational projects.

e. Cities (p. 6.24)

Each of the 20 cities in San Mateo County has developed and implemented land use plans which identify and address the park and recreation needs of that particular locality. Since the authority of the County does not extend to these municipalities and because of the number of plans involved, summaries are not included in this Chapter of the General Plan. Each plan, however, is on file with the County and reviewed to ensure coordination of projects which may cross jurisdictional boundaries.

**Park and Recreation Resources Issues**

**I. Importance of Recreation**

**A. Benefits of Recreational Opportunities (p. 6.25)**

Recreational opportunities found in San Mateo County contribute significantly to the quality of life of both residents and others who use these facilities. Escape from urban centers to these areas provides mental and physical relief from the pressures created by noise, pollution and the other stresses of dense urban living. Further, recreation areas can accommodate a variety of activities such as picnicking, camping and hunting, as well as providing unique experiences to learn about the environment and accompanying ecosystems. These are but a few of the many benefits that recreation facilities provide and they must be protected and preserved for use by this and future generations.

**B. Adequacy of existing park and recreation facilities to accommodate demand (p. 6.25)**

The current supply of parks and recreation facilities provided by both the public sector, i.e., all levels of government and special districts and the private sector is not enough to meet the demand. As projected through the year 1985 by the Recreation Needs Assessment Study, recreation demand clearly exceeds the capability of the existing system of facilities. Further the Study Maps illustrate the demand for additional facilities are greater in some areas of the County than in others.

**E. Organizational (p. 6.31)**

The issue of clearly defined roles of responsibility in providing park and recreation facilities is only partially addressed by the 1978 Parks and Recreation Element. While the Element contains policies delineating the responsibilities of the County, the role of other public providers, as well as private providers, is not clear. The Local Coastal Program goes a step further and assigns clear roles for the County, the State, and the private sector in providing park and recreation facilities; however, these roles are only applicable within the Coastal Zone.

## **F. Summary of Problems (p. 6.32)**

The following is a summary listing of the inadequacies of existing policies, plans and regulations to address those issues which hinder the provision of park facilities:

...

6. Need for clearly defined roles of jurisdictional responsibilities
7. Need for consistent definitions of park and recreation facilities.

## **IV. Alternatives**

### **C. Financing the acquisition, development, maintenance and operation of park and recreation facilities**

#### **1. Alternative sources of funding (p. 6.34)**

Over the years, the County has pursued funds from Federal and State grant and bond programs to acquire and develop park and recreation facilities. The County needs to continue to pursue all funding sources, including private corporations and foundations. Further, the County needs to continue its program of charging user fees, and study how the effectiveness of this program could be improved. In addition, the County needs to lobby on the State level for legislation which would provide maintenance and operation assistance to local jurisdictions.

#### **2. Acquisition and Development (p. 6.34 - 6.35)**

The County needs to continue to explore opportunities for establishing cooperative agreements with other public agencies and the private sector as a way of sharing acquisition costs. Cost savings could also be achieved by seeking ways of acquiring sites other than by fee simple purchase. By continuing to encourage gifts, life estates or other appropriate exchanges of properties, such as unused school district properties, additional park and recreation lands may be acquired at no cost. Furthermore, savings might be realized by consolidating park and recreation facilities on certain sites, an action which could potentially result in the need for fewer new acquisitions. Once a new acquisition and development program is established, the sites that need to be purchased first are those whose annual market value will appreciate rapidly. The cost of these lands will eventually be prohibitive if they are not acquired at the earliest possible date. These lands could be land banked and maintained by the County for a number of years until such time that it is appropriate to develop them. Or they could be leased back to the original owners in the interim period. In developing park and recreation facilities, the County needs to continue contracting with private concessionaires to build and operate accommodations. Further, the County needs to study its current system of contracting with concessionaires in order to determine how it could be improved. In addition, the County needs to reduce costs for replacing existing facilities by designing them to adapt flexibly to changing conditions and recreation needs. Development within facilities needs to be constructed of durable materials and designed for inexpensive maintenance.

#### **3. Maintenance/Operation**

The County also needs to find ways to reduce the ever-increasing costs of maintaining and operating its system. Encouraging volunteer groups to continue to support County staff in building trails, providing nature interpretation programs, or furnishing park clean-up services is

an effective way to reduce costs. Another way is to employ development standards which minimize maintenance and operation costs. Utility systems for park and recreation can also be designed to minimize maintenance and operation costs. The opportunity to develop solar and wind energy systems needs to be explored and on-site ground water supplies could be tapped. Lastly, cost savings could be realized by transferring certain park and recreation facilities to other agencies which could more efficiently and effectively operate them. County facilities which primarily duplicate the services provided by other jurisdictions need to be considered for transfer to the most appropriate agency.

#### **D. Multi Jurisdictional Coordination and cooperation**

##### **1. Defining Roles for Public Sector Providers (p. 6.35)**

Not only is the establishment of a comprehensive planning process vital to the provision of a well-balanced system of park and recreation facilities, but coordination and cooperation among providers is essential in order to avoid duplication and inefficient services. This can best be accomplished by clearly defining the jurisdictional roles and responsibilities of various public providers.

##### **2. Defining a Role for the Private Sector**

As the other half of the partnership in providing park and recreation facilities, the private sector has a certain influence which affects the types of facilities it provides. The need to provide a service and make a profit are the primary factors affecting the supply of facilities. The ability to fill a demand for activities too specialized for mass appeal or provide visitor serving services to enhance public recreation facilities are some of the capabilities which help to establish the private sector role. The private sector is best suited to provide park and recreation facilities that the public sector cannot.

#### **E. Establishing a classification system and development standards for state, county and private park and recreation facilities (p. 6.37)**

To help the County evaluate all components of the present system, including facilities supplied by other levels of government and the private sector and plan for the balanced development of new facilities, a consistent method of categorizing the various facilities is necessary. Such a classification system was developed in order to present findings of the Needs Assessment and Environmental Suitability Studies. Each type of facility is defined along with appropriate development standards and management guidelines. The classifications are: (1) Park, (2) Recreation Area, (3) Natural Preserve, (4) Wild Area, (5) Linear Park and Trail, and (6) Historic Site. This organization will provide additional direction for the management and expansion of the system. The location and intensity of development for private recreation facilities needs to conform to the particular constraints imposed by either a rural or urban setting. In addition, these facilities need to conform to the development standards established for the zoning district regulating the use of the site, and/or appropriate General Plan policies.

**F. Public Participation**

Planning for the County's park and recreation system needs to be undertaken with the full cooperation and participation of citizens, civic groups and organizations. Public participation is essential in order to obtain expression of need and desire from those who will use the facilities of the park and recreation system. It can also ensure that the concerns of affected property owners and local jurisdictions will be considered. Public participation in the operation of the County's system can save tax dollars. Over the years, volunteer and docent programs have been of great service to the County in expanding its source of services without incurring significant costs. These types of programs can result in providing better services to County residents and in reducing maintenance and operation costs.



## SAN MATEO PARKS STRATEGIC PLAN (March 2013)

At the time the Strategic Plan was developed, County Parks maintenance and service level were determined to be low. The Plan advocates revenue-generating opportunities, increased volunteer support and partnerships, and improved efficiencies. The Plan also encourages enhanced programming, particularly for youth. The 2013 Strategic Plan focuses on reducing maintenance backlog and maintaining the current facilities. By omission, the Plan does not include goals to increase the number of parks or expanding facilities. There is no reference to increasing facilities or service levels in neighborhood parks within Unincorporated County areas.

### The following are goals and strategies identified within the Plan:

The San Mateo County strategic plan projects how County Parks will respond to the needs of our growing community and identifies programmatic and facility improvements required to achieve the vision. (p.3)

The vision is to provide a unique system of natural parks and programs, a broad spectrum of recreational facilities and opportunities that accommodate people of all abilities, varying needs and unique interests. The mission of the Parks Department is that “Through stewardship, San Mateo County Parks preserves our County’s natural and cultural treasures, and provides safe, accessible parks, recreation and learning opportunities to enhance the community’s quality of life.” (p.6)

#### **Collaboration (p.9)**

Goal 3: Expand working relationships with other park and recreation providers, nonprofits, schools, professional organizations and the community to continuously enhance service delivery

Strategy 3.1 Seek collaborations to draw on expertise that others may have and develop common responses to relevant issues such as resource management concerns and additional programming opportunities

Strategy 3.2 Work collaboratively to provide seamless park experiences between agencies such as similar signage, trail alignments, complementary usage and appropriate referrals

Strategy 3.3 Identify opportunities for public-private collaboration for parks projects and programs

#### **Community Engagement (p.15)**

Goal 18: Provide volunteer and educational opportunities that foster discovery and engages the community in environmental protection and stewardship efforts.

Goal 19: Formalize partnerships and strengthen relationships with existing Friends groups and

expand into other parks

Goal 20: Continuously enhance and create volunteer programs

**Fiscal Management** (p.18)

Goal 27: Support various public and private strategies to secure a dedicated, adequate funding stream to support the long-term needs of San Mateo County Parks.

Goal 28: Examine current operation strategies for each Park and implement appropriate cost saving measures

**Implementation** (p.19)

County Parks recognizes that many factors influence the pace and scope of implementation including the state of the economy and changing County-wide priorities based on new issues and needs. In addition, County Parks recognizes that as circumstances change this plan will evolve. Therefore, the expectations regarding implementation of these actions should remain flexible and priorities will be adjusted as necessary.

It is important to note that further strategies and actions related to achieving the goals outlined in this plan and ultimately our vision for County Parks can be found in individual Parks Master Plans, Vegetation Management Plan, and other specific planning documents. A comprehensive and detailed set of recommendations relating to specific subject-areas can be found within these additional plans.

## MID-COAST ACTION PLAN FOR PARKS AND RECREATION (July 2007)

The action plan's intent was to fulfill the local neighborhood needs of Montara, Moss Beach, El Granada, Princeton, and Miramar. The plan maintains the traditional County obligations to the success of maintaining the needs in the category of regional parks. It's necessary to highlight the differences within planning, development, management, and operations between regional parks and mini parks that require different personnel, resources and management.

The Midcoast Action Plan includes recommendations for governance and funding source which include a Special District (i.e. Community Services District), increased volunteerism, establishing a Friends group and supporting County assistance through passage of Measure A. The Midcoast Plan helps to further the progress of the Board of Supervisors as presented in their Shared Vision 2010 Goals and Commitments.

### Below are key elements defined within the Action Plan:

#### A. 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. (p. 14)

#### B. Goals / Objectives / Actions (p.15)

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.

#### C. Cost / Budget

**Provide an estimate of expected cost** for short and long term proposals and match with anticipated available funds.

#### D. 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.

## SHARED VISION 2025

The Shared Vision 2025 reflects the goals and priorities for the San Mateo County community expressed during a series of public meetings and surveys (p.1). **Based on the vision of the Board of Supervisors and San Mateo County in general, the shared vision for 2025 is for a healthy and safe, prosperous, livable, environmentally conscious, and collaborative community. Thus, the integration of a mini parks policy reflects the priorities of the County.**

## NORTH FAIR OAKS COMMUNITY PLAN

The North Fair Oaks Community Plan is a long-range policy document that establishes goals and policies for the neighborhood. “The Plan supports the community’s vision of North Fair Oaks as a complete, vital community with an appropriate mix of housing, employment, and services to meet the needs of North Fair Oaks residents.” (p. 89)

### The following are key findings and goals in regards to future and current park needs of the North Fair Oaks area:

#### 5.1 Health and Wellness Findings

**Finding 1:** North Fair Oaks has a few neighborhood parks, but there is high need for additional parks, play areas, and open space areas throughout the neighborhood. North Fair Oaks residents are dramatically underserved in parks and recreation, with per capita park acreage well below the standard in nearby communities and across the nation (park acreage per capita standards nationwide vary from as low as 1 - 6 acres per thousand residents, to as high as the Urban Land Institutes guideline of 25.5 acres per thousand residents. North Fair Oaks is substantially below any of these standards). Residents with convenient access to a park are more likely to use parks for recreation and physical activity, leading to health benefits including a reduced risk of heart disease and cancer, the leading causes of death in the neighborhood. In addition, many North Fair Oaks residents are overweight and a quarter of residents are obese, both conditions that can benefit from physical activity. Given the critical role that parks and open space play in healthy living, there is a strong need to address this deficiency. (p.89)

#### 5.2 Health and Wellness Goals and Policies

##### 5.2.1 Parks and Recreation (p. 93)

A healthy community promotes physical activity, social cohesion, and access to open space through the design of its built environment.

Goal 5.1: Provide safe neighborhood parks, playgrounds or greenways within a half-mile actual walking distance of all homes in North Fair Oaks.

Goal 5.2: adequately maintain parks and playgrounds in NFO.

Goal 5.3: provide quality recreational facilities in or near North Fair Oaks to offer a diverse range of programs and activities for residents of all ages.

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# POLICY ELEMENTS

The policy should establish the framework for future developments and improvements of the management of mini parks. Based on the existing policy documents, certain criteria and elements must be taken into consideration:

## ❖ DEFINITION

- Include the classification/definition for mini parks
- Criteria on what is a mini park

## ❖ BENEFITS

- Highlight the importance of Mini parks within urban unincorporated areas

## ❖ COLLABORATION/PARTNERSHIPS

- Explore opportunities for establishing cooperative agreements with other public agencies and the private sector
- Facilitate inter-jurisdictional coordination when applicable

## ❖ COMMUNITY INVOLVEMENT

- Engage the surrounding community members
- Create volunteer and educational opportunities
- Create MOUs when necessary

## ❖ OPERATIONS/MANAGEMENT

- Clearly define roles of responsibility in providing park and recreation facilities
- Establish a list of maintenance components

## ❖ BUDGET/FUNDING

- Cost of operation and maintenance

## ❖ REVIEW

- Evaluate effectiveness – if attaining the stated goals and objectives
- Review the success of operation, maintenance, recreational use, and visitor satisfaction

## Site/Operation Plan – “Mini Master Plan”

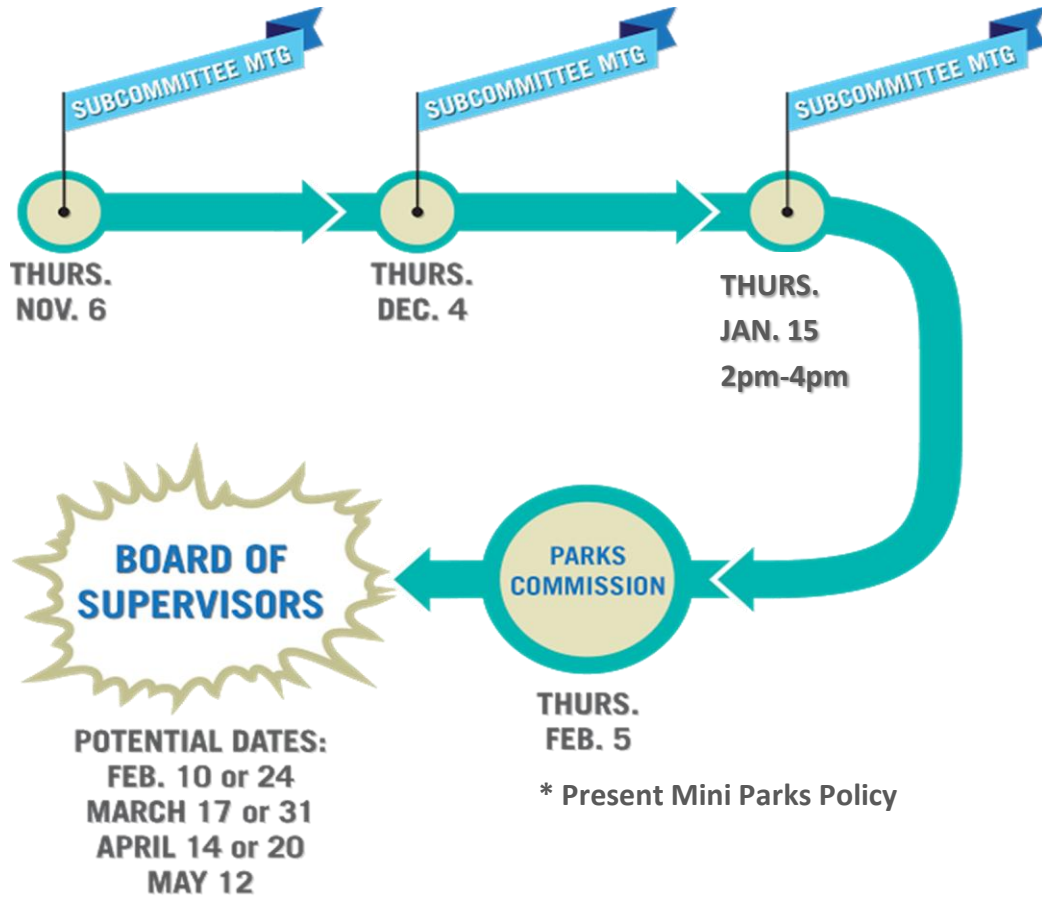
**It is recommended that a more generalized policy be included in the Strategic Plan, and that a site-specific plan be created for each individual mini park.**

Operation and maintenance components:

- Facility maintenance (may be spelled out in agreement)
- Playground maintenance schedule and responsibility, replacing bark or surfacing
- Landscaping, tree maintenance
- Irrigation
- Utilities (water, sewer, power)
- Lighting
- Garbage
- Any licenses (such as SFPUC)
- Construction of improvements
- Signage
- Community gardens (if applicable)
- Event planning and management, special uses
- Restroom maintenance
- Security – patrolling, incident reports, neighborhood
- Opening and closing
- Fences and boundaries
- Liability insurance



# TIMELINE



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# APPENDIX

## FULL POLICY DOCUMENT LINKS

Below are links where you can access the full version of policy documents that have been included in this packet:

- [General Plan \(1986\)](#)
- [SMC Parks Strategic Plan \(2013\)](#)
- [Midcoast Action Plan \(2007\)](#)
- [SMC Shared Vision 2025](#)
- [North Fair Oaks Community Plan \(2013\)](#)
- [Edgewood Park Master Plan \(1997\)](#)

**Mini-Park Subcommittee**  
Thursday, October 2, 2014  
Meeting held at the Parks Department  
455 County Center, Redwood City

Chair Neil Merrilees called the meeting to order at 2pm.

Attendees Present:

- Nic Erridge – Pescadero
- Chris Johnson – El Granada
- Linda Lopez – North Fair Oaks
- Neil Merrilees – Half Moon Bay
- Meda Okelo – East Palo Alto

Absent:

- Laura Kaplan – North Fair Oaks

Staff:

- Marlene Finley- Director of Parks Department
- Elizabeth Dallman – NFO Forward Outreach
- Ashley Quintana – NFO Forward Outreach

**I. Introductions**

Attendees introduced themselves by stating their name and the region they represent.

**II. Purpose**

Neil Merrilees is concerned about the underserved unincorporated areas and the need for more parks. A variety of questions were brought up in relation to how new parks should come about (donations –does this mean \$ or property or completed park or all? county’s responsibility? what type of community support should there be?) The group is interested in looking at where neighborhood parks are needed, and the types of guidelines that should be established by the Parks Department that will work for each unique situation.

Linda Lopez, mentioned the need for strict criteria and the importance of streamlining the process.

Chris Johnson stated that they have an opposite problem, as they have the open space but need urban utilities as basketball court/specifics relative to details of the ground. Therefore, he doesn’t believe that a universal approach is feasible, given the different needs around the county.

Nic Erridge said that even though the coast has open space, one wouldn’t bring a park to the open space that is far away from the neighborhood.

Neil Merrilees mentioned that money and volunteers for Moss Beach were not a problem, however water and sewers were a problem, highlighting the importance of considering the long term maintenance costs.

**III. Presentation**

Ellie Dallman presented the demographic data for unincorporated San Mateo County, in the packets that were distributed to the group.

#### **IV. Commentary/ Continued Discussion**

Meda Okelo stated the importance of the services provided by Parks and Recreation having the same value as the services provided by Sheriff's Office, Cal Fire, etc. He is interested in the community expectations of the County in terms of providing these services.

Marlene Finley shared that there is no mini park policy within the San Mateo County Parks Policies. Mini parks, such as Moss Beach and Friendship Park, are not included in the current policies and she is interested in identifying what those policies should be.

Sub-committee members requested the following information for the next meeting:

- 1) Most recent demographic data estimates for *all* individual unincorporated areas, even if they are not census designated places
- 2) Total demographic estimates for unincorporated San Mateo County as a whole
- 3) Acreage of each unincorporated area
- 4) Information regarding existing park in-lieu fees
- 5) Inventory of parks within San Mateo County

#### **V. Next Meeting**

The group would like to continue meeting before the Parks Commission meetings at the Parks Department. Marlene will confirm the date with the group.

#### **VI. Adjournment**

The meeting was adjourned at 3pm.

Contact Ellie Dallman with any questions and comments?  
[edallman@smcgov.org](mailto:edallman@smcgov.org) or 650-363-4084

## Mini-Park Subcommittee

May 2014

### Attendees Present:

- Neil Merrilees – Half Moon Bay
- Laura Kaplan – North Fair Oaks
- Kyle – North Fair Oaks
- Meda Okelo – East Palo Alto

The Mini-Park Subcommittee held their first meeting in May and concluded their meeting with the following questions:

1. Do you know if the County has a list (or map) of existing pocket parks in the unincorporated area? Does the County know of any areas that are in need of small pocket parks in the future? We were thinking that if there are communities that need a park, and might try to get one in the future, we should try to reach out to representatives from those areas.
2. We would like to talk with you regarding the challenges to the Parks department, in terms of managing these parks. The policy could try to mitigate some of your challenges, by defining the terms by which parks could be accepted. What are your biggest problems (and expenses) in the small local parks the county currently manages (flood, quarry)... bathroom maintenance? Tree maintenance? equipment upgrades? ongoing inspections? crime?

The main goal of the subcommittee is to propose a policy that works for the public, Parks staff, and available county resources.

Contact Ellie Dallman with any questions and comments?

[edallman@smcgov.org](mailto:edallman@smcgov.org) or 650-363-4084



## **COUNTY OF SAN MATEO**

**Mini-Park Subcommittee Meeting  
Thursday, November 6, 2014  
2:00 p.m.  
Parks Conference Room  
455 County Center, Redwood City**

### **AGENDA**

- 2:00 P** Welcome: introductions, additions to the agenda
- 2:05** Overview (Marlene Finley)
- Role of the subcommittee
  - Goals and proposed timeline
- 2:20** Mini-Park Policy
- Proposed policy elements (Marlene Finley)
  - Example of policy language (Ashley Quintana)
- 2:40** Next Steps and Questions
- 2:50** Report from Parks Commission
- 2:55** Upcoming meetings (Ellie Dallman)
- Set date for meeting in January 2015
  - Meeting process feedback
- 3:00** Adjournment

**Next Meetings:  
December 4, 2014**

#### **County of San Mateo Mini-Parks Subcommittee:**

*Nic Erridge, District 3 | Neil Merrilees, District 3 | Chris Johnson, District 3 | Meda O. Okelo, District 4 | Linda Lopez, District 4 | Laura Caplan, District 4*

#### **County of San Mateo Parks Department:**

*Marlene Finley, Director*



# San Mateo County Parks

## Mini or Pocket Parks: Is it time?

11/21/2014

Over the last year, San Mateo County Parks Department has opened one new playground, Friendship Park and acquired one new neighborhood park (Moss Beach Park)). These two events, coupled with requests for playgrounds from other communities raises the question: Is it time for San Mateo County to embrace neighborhood parks in its mission?

Definitions, goals, objectives and guidelines for parks are found in the San Mateo County General Management Plan (1986), Mid-Coast Action Plan for Parks and Recreation (2007) and the San Mateo County Parks Strategic Plan (2013). The purpose of this paper is to provide a summary of the current status of terminology, and characteristics of parks by classification, and highlight existing county policy. This information can be used to inform a discussion on the need to update language and possibly, policy within the County Parks system.

The following are some common definitions currently in use:

### **Definitions (as adapted from National Recreation and Parks Association standards):**

**Mini Parks** (i.e., pocket parks) are small (< 1 acre), specialized facilities that serve a concentrated population or specific group such as tots or senior citizens. They are usually located within neighborhoods and in close proximity to apartment complexes or other densely populated areas.

**Neighborhood Parks** are typically small parks in residential or mixed commercial and residential areas which are within walking distance. They are often designed and used for intense, active recreational activities such as ball fields, playgrounds and developed picnic areas.

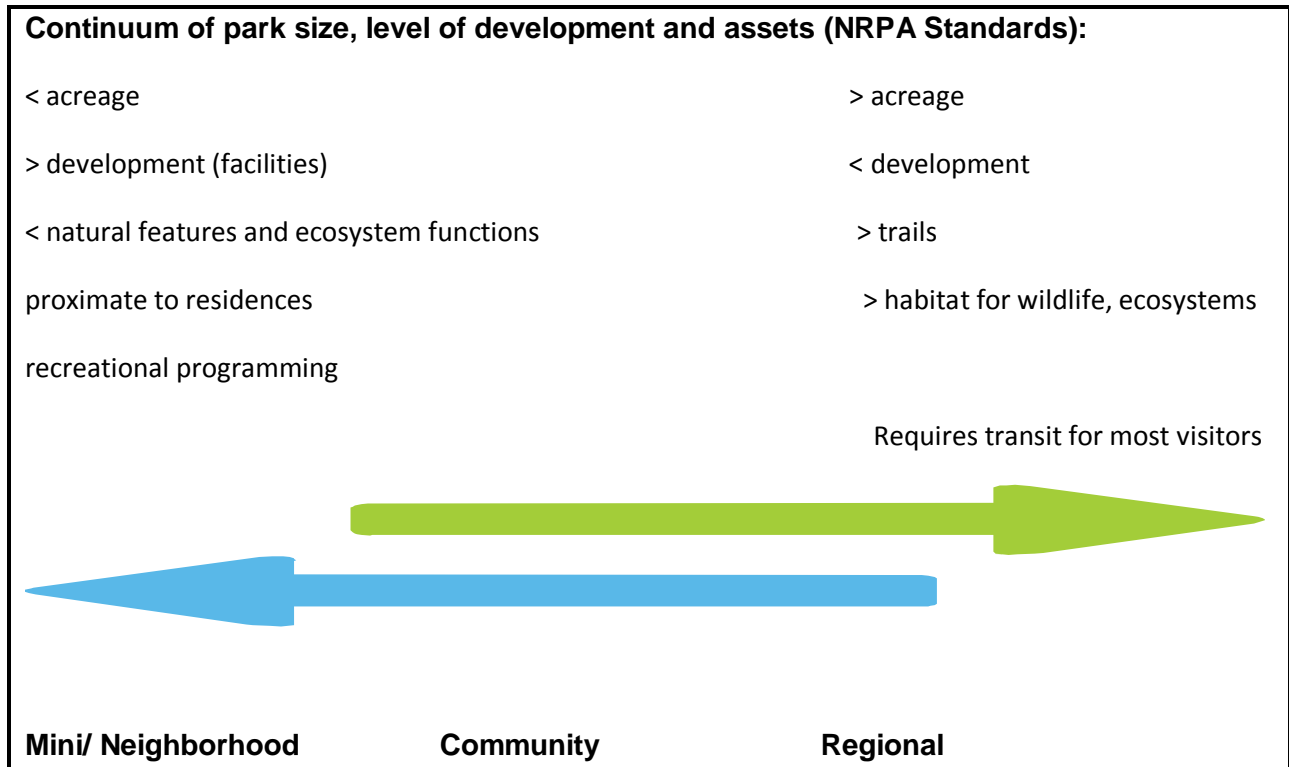
**Community Parks** are mix of developed structures, ball fields, playgrounds and may include natural features. As opposed to Neighborhood Parks which serve the needs of a single neighborhood, Community Parks serve several neighborhoods and are usually over 25 acres in size. They are typically maintained by a city, county or Special District.

**Regional Parks** usually comprise large acreage (often over 200 acres), are predominantly natural areas with trails and sometimes feature lakes. In general, 80% of a Regional Park consists of conservation and natural resource management acreage while 20% or less is developed for active recreation. These parks are typically provided by counties, regional parks jurisdiction, open space or water Special Districts. In some cases regional parks may be provided as National or State Recreation Areas.

**Linear Parks** are developed for one or more modes of travel such as walking, bicycling, hiking, horseback riding, and may include small play areas. They are of sufficient width to protect the resource and provide maximum use. They are built or natural corridors such as utility right-of-

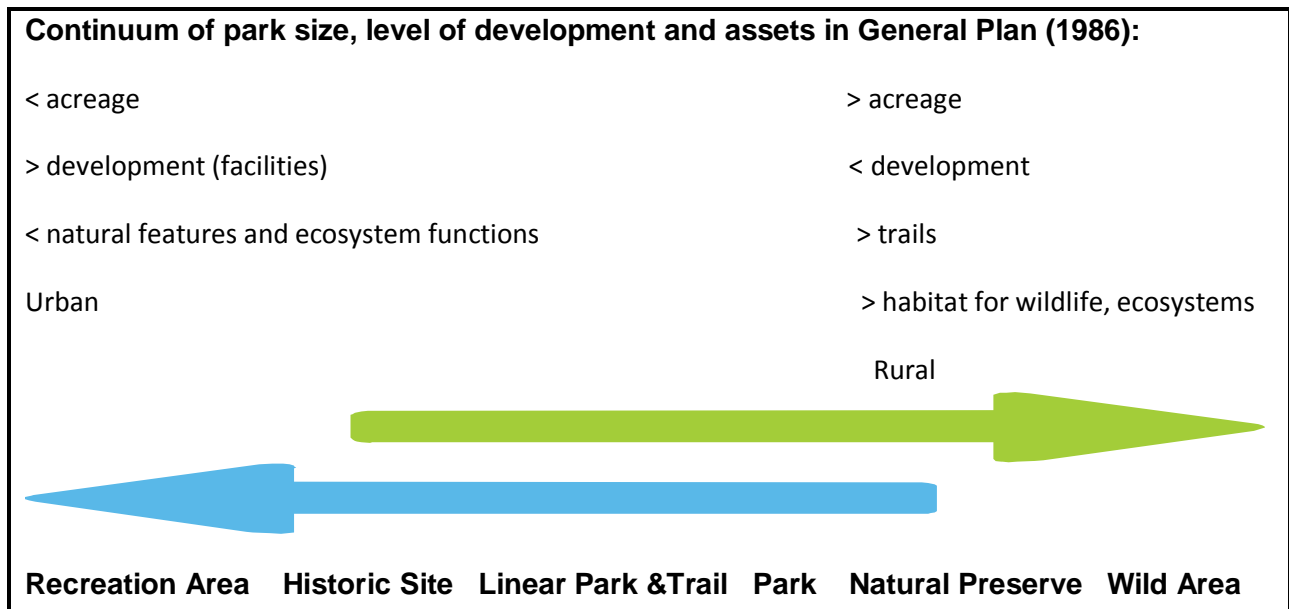
ways, bluffs, vacant railroad right-of-ways or converted roads that often link components of the recreation system or community facilities such as schools, natural areas or other developed park areas.

Note: Community gardens are most commonly located in mini, neighborhood, community, parks.



**San Mateo County policies on size, location and purpose of County Parks.**

*“The County park and recreation system is presently oriented toward the preservation of natural areas because the majority of facilities are rural in nature, offering mostly low intensity types of activities. The system, however, in seeking to provide a balanced group of facilities, does feature some sites for more activity types of recreation, such as Coyote Point Recreation Area.”*



**The 1986 San Mateo County General Plan and Policies.** In addition to this natural area orientation for County parks, the General Plan continues to state the “throughout the County, cities own/operate most of the facilities which provide for active types of recreation” and that most of the city parks serve individual neighborhoods. It is County policy that parks serve the recreation needs of the county in a balanced approach and county-wide. “County is better suited to bridge the gap in services left by municipalities and serve the needs of the county-wide population.” County-wide is defined as serving the needs for multiple cities and not an individual unincorporated area or neighborhood. The General Plan advises that parks and recreation serving individual cities or unincorporated areas are best provided by the cities or in the case of unincorporated areas, by the Special Districts where they exist.

Within the General Plan, there is a classification system for County parks: Park, Recreation Area, Natural Preserve, Wild Area, Linear Park and Trail, and Historic Site. It is County policy that all potential acquisitions be classified based on this system. There is no distinct classification for the current growing interest in the County acquiring playgrounds and small neighborhood parks in residential areas, although if pressed, pocket or neighborhood parks fit best under the “Recreation Area” classification which are defined as parks within 15 minutes of urban areas.

The cost of operation and maintenance is an important consideration when considering new park acquisitions and developments. Policies for implementing the General Plan include direction to submit to the Board of Supervisors an estimate of cost of maintenance and operation at the time of any acquisition and/or development project is recommended.

In addition, the General Plan identifies the need for clearly defined roles of jurisdictional responsibilities.

**The San Mateo County Parks Strategic Plan, March 2013**, emphasizes stewardship of the rich natural, cultural and historic resources found in the County's park system. "Through stewardship, San Mateo County Parks preserves our County's natural and cultural treasures, and provides safe, accessible parks, recreation and learning opportunities to enhance the community's quality of life." (San Mateo County Parks' Mission).

At the time the Strategic Plan was developed, County Parks maintenance and service level were determined to be low. The Plan advocates revenue generating opportunities, increased volunteer support and partnerships, and improved efficiencies. The Plan also encourages enhanced programming, particularly for youth. The 2013 Strategic Plan, focuses on reducing maintenance backlog and maintaining the current facilities. By omission, the Plan does not include goals to increase the number of parks or expanding facilities. There is no reference to increasing facilities or service levels in neighborhood parks within Unincorporated County areas.

**Midcoast Action Plan for Parks and Recreation, June 2007**, includes recommendations for several neighborhood parks and connecting trails.

"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 Mid-Coast Plan also maintains that, traditionally, the County's niche and success has been in fulfilling the needs in the category of regional parks. "Planning, development, management, and operations within regional parks is vastly different than within the mini-neighborhood community park category, requiring different personnel, resources and management."

The Mid-Coast Recreational Needs Assessment conducted in preparation for the Mid-Coast Action Plan includes classifications and minimum park standards based on the NRPA standards cited above. The needs assessment also includes estimated costs to achieve these standards for both current and projected future population size.

The Midcoast Action Plan includes recommendations for governance and funding source which include a Special District (i.e. Community Services District), increased volunteerism, establishing a Friends group and supporting County assistance through passage of Measure A. The Midcoast Plan helps to further the progress of the Board of Supervisors as presented in their **Shared Vision 2010 Goals and Commitments**.

## Existing and Proposed Neighborhood Parks within San Mateo County

Name	Park District	Acres	Activities/Facilities	Status
Moss Beach Park	IV	.6 acres	Extensive wooden play structure, statute, basketball court, picnic tables. New restroom.	New park 12/2013. County maintenance through 2014.
Princeton by the Sea/Clipper Ridge	IV	1.5	2 play structures, basketball ½ court, bench	County owned property, HOA maintenance, Needs MOU
Friendship Park	II	.25	New playstructure, 31 community garden beds.	SF PUC license. Playground is open. Community garden in use.
El Granada School	II		Ball field improvements	School maintenance
Farallones School	II		Ball Field improvements proposed.	School maintenance would be required.
FOBA Playground and Triangle Park	II	.34 acres	Playground, path, kiosk	Built and managed by FOBA HOA. SFPUC lease
FOBA Marsh/Bay/18th	II	?	Landscaped. Looks like an entrance to subdivision	Built and managed by FOBA, SFPUC lease

\* need to include costs in table.

### Recommendations

The demand for neighborhood or mini parks continues to grow within the Unincorporated County. Even though the most recent San Mateo County Parks Strategic Plan does not specify goals for neighborhood parks, and the San Mateo County General Plan emphasizes larger, natural parks typically located in the rural parts of the County, the requests for these smaller, more developed neighborhood parks continue in Unincorporated areas that do not have Special Districts that provide these services. Clearly San Mateo County residents, particularly in the Unincorporated County areas, are looking to County government to fill the unmet needs in their communities. Is it time to change County Park policy to include the operation and maintenance of neighborhood parks? Should the County serve as a bridge to fill the gap until these unincorporated areas are taxed and served by a community services district or are

incorporated? Understanding the important community benefits parks provide, the following are recommended approaches to fill the gap:

- 1) County Parks may assist in securing grants or other outside funding sources to develop or replace playground structures and ball fields.
- 2) Improvements funded in whole or in part by County funds will be operated and maintained by the local community. (Non-Profit, Homeowners Association, School District, or Special District).
- 3) In cases where the County has agreed to provide O&M, the estimated costs will be listed in a separate line item for funding in the budget process.
- 4) The County will propose to amend the General Plan or Parks Strategic Plan to include classification for mini and neighborhood parks and define the role of County Parks in providing these types of parks.
- 5) Following policy in the General Plan, the County will phase development of mini and neighborhood parks in order to evaluate the success of operation, maintenance, recreational use, and visitor satisfaction.

## The County's Dual Role: Carrying out State-mandated programs and Municipal Service Provider in Unincorporated Areas

The County of San Mateo has a dual role. As a subdivision of the State of California the County carries out a wide variety of State mandated programs such as health services, human services, foster care, public health care, jails and elections for all county residents. Counties are also the municipal service provider for unincorporated areas including but not limited to law enforcement, roads, street lights, land use planning, parks and fire protection (for unincorporated areas that are not included in a fire district). In some cases these services are funded as part of a larger budget (roads for example) and in other cases services are funded via County-governed special districts such as a county service area or county maintenance districts. The role of municipal service provider varies for each county, based on the number of unincorporated areas, level of development, population density and the number of independent special districts that provide services such as sewer, water, fire or recreation to unincorporated areas. The following summarizes municipal services in unincorporated areas.

San Mateo County has 20 cities, 23 independent special districts and 32 county governed special districts. Independent special districts operate according to specific enabling legislation (Health & Safety Code, Streets & Highways Code, etc.) and are governed by an elected board of directors.<sup>1</sup> County-governed districts also operate according to specific enabling legislation and are governed by the Board of Supervisors. The County-governed special districts are operated by the public works department with the exception of County Service Area 1 (Highlands),<sup>2</sup> which is administered by the County Manager's Office. Please see attached roster of independent and County-governed special districts.

The attached map shows San Mateo County, cities and unincorporated areas and the attached table lists the special districts. The table below shows the urban unincorporated communities and service delivery patterns for basic municipal services.

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<sup>1</sup> With the exception that board members for the San Mateo County Resource Conservation District and the San Mateo County Mosquito and Vector Control District are appointed.

<sup>2</sup> County Service Areas are County-governed districts with enabling legislation permitting a broad set of municipal services. San Mateo County has two county service areas for water (La Honda & Pescadero), one for garbage collection and fire (County Service Area 8/North Fair Oaks), one for enhanced police and fire (County Service Area 1/Highlands), one for street lighting and landscaping (County Service Area 6/Princeton). In order for a county service area to add a service it must apply to LAFCo for approval and demonstrate how service will be funded.

Unincorporated Community/ (City Sphere)	Urban Unincorporated Areas & Service Delivery Patterns			
	Law Enforcement	Sewer	Water	Fire Protection
Broadmoor (Daly City)	Broadmoor Police Protection District	North SMC Sanitation District	California Water Service Co.	Colma FPD
Burlingame Hills (Burlingame)	Sheriff	Burlingame Hills SMD	City of Burlingame <sup>3</sup>	County/Calfire
Colma (Daly City)	Broadmoor Police Protection District	North SMC Sanitation District	California Water Service Co.	Colma FPD
Country Club Park (S.S.F.)	Sheriff	Septic Systems or South San Francisco	California Water Service Co.	SSF Fire and County
Devonshire Hills (San Carlos)	Sheriff	Devonshire County Sanitation District	California Water Service Co.	Belmont San Carlos Fire and County
El Granada (Half Moon Bay)	Sheriff	Granada Sanitary District	Coastside County Water District	Coastside FPD
Emerald Hills (Redwood City)	Sheriff	Emerald Lake Heights SeMD,	Redwood City	Woodside FPD & County/CalFire
Harbor Industrial (Belmont)	Sheriff	Harbor Industrial SeMD	Midpeninsula County Water	Belmont FPD
Highlands /* Baywood Park (San Mateo)	Sheriff	Crystal Spring County Sanitation District	California Water Service Co.	CalFire (contracted by CSA 1)
Kensington Square (Redwood City)	Sheriff	Kensington Square SeMD	Redwood City	Redwood City, Woodside, County
Ladera* (Portola Valley)	Sheriff	West Bay Sanitary District	California Water Service Co.	Woodside FPD
<b>Unincorporated Community</b>	<b>Police</b>	<b>Sewer</b>	<b>Water</b>	<b>Fire Protection</b>

<sup>3</sup> Portion served by Hillsborough Water Department



***(city sphere)***

Los Trancos Woods (Portola Valley)	Sheriff	Septic Systems Limited sewer	California Water Service Company	Woodside FPD
Menlo Oaks (Menlo Park)	Sheriff	West Bay Sanitary District	California Water Service Co.	Menlo Park FPD
Miramar (Half Moon Bay)	Sheriff	Granada Sanitary District	Coastside County Water District	Coastside FPD
Montara (Half Moon Bay)	Sheriff	Montara H2O/Sanitary District	Montara H2O/Sanitary District	Coastside FPD
Moss Beach (Half Moon Bay)	Sheriff	Montara Sanitary District	Montara H2O/Sanitary District	Point Montara FPD
North Fair Oaks (Redwood City)	Sheriff	Fair Oaks SMD	California Water Service Co.	Menlo Park FPD, Redwood City (via CSA 8)
Oak Knoll (Redwood City)	Sheriff	Oak Knoll SMD	Redwood City Municipal Water Dept.	Redwood City Fire, Woodside FPD, County
Palomar Park (San Carlos)	Sheriff	Scenic Hts Sanitation District or Septic	California Water Service Co.	County, Redwood City/San Carlos
Princeton (HalfMoonBay)	Sheriff	Granada Sanitary District	Coastside County Water District	Coastside FPD
Sequoia (Redwood City)	Sheriff	Fair Oaks SMD	California Water Service Co.	Menlo Park FPD, Woodside FPD

***Unincorporated Community***

***Police***

***Sewer***

***Water***

***Fire***

***(city sphere)***

Stanford Lands (PV, MP, Woodside)	Sheriff	West Bay Sanitary District	CalWater	Woodside FPD
University Heights (Menlo Park)	Sheriff	West Bay Sanitary District	Menlo Park Municipal Water District	Menlo Park FPD
West Menlo Park (Menlo Park )	Sheriff	West Bay Sanitary District	Menlo Park Municipal Water District	Menlo Park, County

SMD = Sewer Maintenance District

**Park and Recreation Service in Unincorporated Areas:**

In most cases, residents of unincorporated areas use the park and recreation facilities of adjacent cities. However note that the Highlands and Ladera neighborhoods are included in the boundaries of a Recreation District, both of which were formed when the communities were built and bond financing funded construction of a neighborhood recreation center. These Districts have a locally elected board of directors and fund services with a share of the 1% property tax, recreation fees and grants.

The County's Parks Department operates many parks that are of regional interest, rural in nature, offering mostly low intensity types of recreation. The County Parks Department is funded with through the general fund, Measure A funds, park revenue, grants, and donations.

The interest on the part of unincorporated communities to add neighborhood parks presents a challenge due to lack of a funding source and available land. Additionally, land acquisitions require conformity with the County's General Plan and approval by the Board of Supervisors. The General Plan includes direction to submit an estimate of cost of maintenance and operation at the time of any acquisition and/or development project proposal. The General Plan also identifies the need for clearly defined roles of jurisdictional responsibilities.

**San Mateo County, California, Code of Ordinances >> Title 2 - ADMINISTRATION >> Article 2.6 -  
PLANNING AND PARKS >> Chapter 2.64 MID-COAST PARK AND RECREATION DEVELOPMENT FEES >>**

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**Chapter 2.64 MID-COAST PARK AND RECREATION DEVELOPMENT FEES**

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**Sections:**

- 2.64.010 Findings and purpose.
- 2.64.020 Applicability to Mid-Coast area.
- 2.64.030 Amount and standards for fees.
- 2.64.040 Fee charged for reconstruction or remodeling.
- 2.64.050 Establishment of Mid-Coast Parks Development Fund.
- 2.64.060 Limitations on the use of fee.
- 2.64.070 Adjustment of fee.
- 2.64.080 Improvements in lieu of fee.
- 2.64.090 Definition of "new residential development."
- 2.64.100 Definition of "assessable space."
- 2.64.110 Exemptions.
- 2.64.120 Credit for participation in alternative funding mechanism.

**2.64.010 Findings and purpose.**

The Board of Supervisors has determined that:

- (a) New development in the unincorporated Mid-Coast area, consisting of the communities of Montara, Moss Beach, El Granada, Miramar, and Princeton, adds incrementally to the need for park and recreation facilities to serve the population of the unincorporated Mid-Coast area.
- (b) There is a need to acquire and develop land to provide park and recreation facilities to serve the unincorporated Mid-Coast area.
- (c) A fee adopted in accordance with the State Mitigation Fee Act, and placed on new residential development, is an appropriate method of obtaining funding to pay the proportionate share of the cost of acquisition and development of park and recreation facilities to serve the anticipated growth in population resulting from such new residential development.

*(Ord. 4331, 10/17/06)*

**2.64.020 Applicability to Mid-Coast area.**

The provisions of this chapter shall be applicable only in: (1) the entire geographical area located on the urban side of the Urban/Rural Boundary as shown on the San Mateo County General Plan Map for the Mid-Coast area, and (2) those lands designated Residential on the rural side of the Urban/Rural Boundary as shown on the San Mateo County General Plan Map for the Mid-Coast area.

*(Ord. 4331, 10/17/06)*

**2.64.030 Amount and standards for fees.**

Except as otherwise provided herein, a fee shall be imposed on all building permits for new

residential development in the amount of \$1.17 per square foot of assessable space. This fee represents the portion of the approximate cost of providing park facilities to accommodate and which is attributable to the demand generated by the proposed development.

(Ord. 4331, 10/17/06)

#### **2.64.040 Fee charged for reconstruction or remodeling.**

A fee in the amount specified in section 2.64.030 of this chapter shall also be charged for building permits for any reconstruction or remodeling of existing residential structures. The fee will be charged only on any increase in assessable space resulting from the reconstruction or remodeling from that existing prior to the reconstruction or remodeling.

(Ord. 4331, 10/17/06)

#### **2.64.050 Establishment of Mid-Coast Parks Development Fund.**

There is hereby established in the office of the County Auditor/Controller and the County Treasurer a special interest-bearing fund entitled "San Mateo County Mid-Coast Parks Development Fund." All fees collected for parks acquisition and development under this chapter shall be deposited in this fund.

(Ord. 4331, 10/17/06)

#### **2.64.060 Limitations on the use of fee.**

- (a) Fees collected from development in the Mid-Coast area may only be used to acquire or develop parks to be located in and primarily used by Mid-Coast residents, the proportionate demand for which is created by the new development from which the fees were collected.
- (b) Fees may be used only for acquisition and development of parks and not for routine or periodic maintenance.

(Ord. 4331, 10/17/06)

#### **2.64.070 Adjustment of fee.**

- (a) On January 1st of each year, the development fees imposed by this chapter shall be adjusted by a percentage amount equivalent to the percentage change in the Engineering News Record Construction Cost Index for the preceding twelve-month period.
- (b) The amount of fee applicable to any permit shall be computed based on the fee in effect as of the date of approval of the building permit. The Board of Supervisors shall review the adequacy of the development fees established herein at least once every five (5) years or, if it deems appropriate, more often than every five (5) years.
- (c) The Planning and Building Department shall provide an annual report to the Board of Supervisors which specifies any change in the fee due to automatic annual adjustments, the status of trust funds established to fund the cost of acquiring and development park facilities associated with new development, and the status of any improvement projects financed in full or in part by these funds.

(Ord. 4331, 10/17/06)

#### **2.64.080 Improvements in lieu of fee.**

Applicants for building permits required to pay fees under this chapter may, as an alternative to

paying the required fee, offer to dedicate land or construct park improvements determined by the Board of Supervisors to be appropriate for the type of development being proposed. In making such determination, the Board shall take into consideration the extent to which the park land or facilities would meet the goals and objectives of the County for parks in the Mid-Coast area, including with reference to any plans or needs assessments for the area. In exchange for such dedication or construction, the applicant shall receive a partial or full offset of the fee that would otherwise be required by this chapter.

(Ord. 4331, 10/17/06)

#### **2.64.090 Definition of "new residential development."**

For purposes of this chapter:

"New residential development" means a new single or multifamily residential structure.

(Ord. 4331, 10/17/06)

#### **2.64.100 Definition of "assessable space."**

For purposes of this chapter:

"Assessable space" means all of the square footage within the perimeter of the residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, detached accessory structure, or similar area.

(Ord. 4331, 10/17/06)

#### **2.64.110 Exemptions.**

- (a) An applicant for a building permit or permits for a farm labor housing project, as defined in Policy 3.35 of the San Mateo County Local Coastal Program, shall be exempt from payment of fees provided by this chapter.
- (b) An applicant for a building permit or permits for a housing development for lower income housing as defined in subdivision (b) of section 65915 of the Government Code or successor statute, shall be exempt from the payment of fees provided by this chapter, provided that the applicant agrees to the requirements for continued affordability set forth in subdivision (c) of section 65915 of the Government Code or successor statute. Such exemption shall apply only to those units in any development project which meet the definition of lower income housing.

(Ord. 4331, 10/17/06)

#### **2.64.120 Credit for participation in alternative funding mechanism.**

If property which could otherwise be subject to payment of a fee under this chapter has, at any time in the past, been made subject to payment of assessments under an assessment district for the acquisition and development of parks in the Mid-Coast area of San Mateo County, or has paid money or incurred an obligation to pay money in the future for such purposes under any other alternative funding mechanism, the applicant for a building permit shall, upon request, be entitled to a credit against the fee otherwise payable under this chapter to the extent of such payment or obligation.

(Ord. 4331, 10/17/06)

for which the land is dedicated or reserved must be supported by and consistent with the policies and standards of the General Plan and any applicable area plan.

2. Requirements for the amount and location of the land to be reserved will be further determined by consultation with the organization or agency that is responsible for the operation of the public facility in question. For example, if land is to be set aside for a fire station, the fire district having jurisdiction in the area will be consulted.
3. Reserved areas must be of such size and shape as to permit the balance of property within which they are located to develop in an orderly and efficient manner. The land to be reserved must also be designed so as to permit an efficient division and development of the reserved area in the event that it is not acquired within the time period established by Section 7052, below.

#### **SECTION 7052. PROCEDURE FOR RESERVATION OF LAND FOR PUBLIC FACILITIES**

1. At the time of final map or parcel map approval, the County or other public agency for whose benefit an area has been reserved will enter into a binding agreement with the subdivider to acquire the reserved area within two (2) years after the completion and acceptance of all improvements, unless such period of time is extended by mutual agreement.
2. The purchase price will be the market value of the land and any improvements at the time of the filing of the tentative map or parcel map plus the taxes against the reserved area from the date of reservation and any other costs incurred by the subdivider in the maintenance of the reserved area, including interest costs incurred on any loan covering the reserved area.
3. If the public agency for whose benefit an area has been reserved does not enter into a binding agreement to acquire the reserved area within two years after the completion and acceptance of all improvements, the reservation of the area will automatically terminate.

#### **ARTICLE 6. PARK AND RECREATION FACILITIES**

##### **SECTION 7053. GENERAL REQUIREMENTS**

As a condition of approval of a tentative map or tentative parcel map, the subdivider will be required to dedicate land or pay a fee in lieu of dedication for the purposes of (a) acquiring, developing, or rehabilitating County park and recreation facilities, and/or (b) assisting other providers of park and recreation facilities in acquiring, developing, or rehabilitating facilities that will serve the proposed subdivision. The provisions of this article are enacted pursuant to Section 66477 of the State Government Code and are hereby found to be consistent with the recreational policies of the General Plan.

## **SECTION 7054. EXEMPTIONS**

The following subdivisions are exempt from the park and recreation dedication and fee requirements:

1. Subdivisions containing less than five (5) parcels and not used for residential purposes. However, a condition may be placed on the tentative approval of any such subdivision that, if a building permit is requested for construction of a residential structure or structures on one or more of such parcels within four years from the date the parcel map is recorded, the fee in lieu of dedication, as prescribed in this article, shall be paid by the owner of each such parcel as a condition to the issuance of the building permit.
2. Commercial and industrial subdivisions.
3. Condominium projects or stock cooperatives that consist of the subdivision of airspace in an existing apartment building which is more than five (5) years old, when no new dwelling units are added.

## **SECTION 7055. STANDARD REQUIREMENTS**

### 1. Standard

Consistent with the County General Plan, the County finds that the public health, welfare and safety require that three (3) acres of real property for each one thousand persons residing in the County be devoted to park and recreational purposes.

### 2. Parkland Dedication

When the recreational policies of the County General Plan or any applicable area plan support the location of a park or recreational facility within the proposed subdivision to serve the immediate or future needs of its residents, the subdivider will be required to dedicate land within the subdivision for park and recreational purposes. The amount of land to be dedicated will be based on the standard established in subsection 1, above, and in accordance with the following formulas:

$$\text{Parkland Demand Due to Subdivision (acres)} = \text{Number of Persons Per Subdivision} \times \frac{\text{.003 Acres}}{\text{Person}}$$

$$\text{Number of Persons Per Subdivision} = \text{Number of Dwelling Units Per Subdivision} \times \text{Number of Persons Per Dwelling Unit}$$

Number of persons per dwelling is determined by using data on household size from the most recent federal census.



3. Fees In Lieu of Land Dedication

When the proposed subdivision contains 50 parcels or less, an in-lieu fee only may be required of the subdivider. For subdivisions with more than 50 parcels, at the County's option either an in-lieu fee or dedication of land may be required. If a fee is imposed, the amount of the fee shall be equal to the value of the amount of land which would otherwise be dedicated pursuant to 2, above, and is determined by the following formula:

$$\begin{array}{rcl} \text{Parkland Fee} & = & \text{Parkland Demand Due} \quad \times \quad \text{Value Per Acre of Parcel} \\ \text{(dollars)} & & \text{to Subdivision (acres)} \quad \quad \quad \text{Proposed for Subdivision} \\ & & & \quad \quad \quad \text{(dollars/acre)} \end{array}$$

Value, per acre of parcel proposed for subdivision, is determined by using the assessed value of the parcel proposed for subdivision as shown in the most recent equalized assessment roll.

4. Credit for Private Open Space or Improvements

a. Credit for Private Open Space

Where private open space for park and recreational purposes is provided in a planned development, real estate development, stock cooperative or community apartment project and such space is to be privately owned and maintained by future residents of the development, a credit not to exceed 50 percent may be given against the requirement of dedication for park and recreation purposes or payment of in lieu fees, provided the Board of Supervisors finds that it is in the public interest to do so, and that the following standards are met:

- (1) That yards, court areas, setbacks and other open areas required to be maintained by the zoning and building regulations are not included in the computation of such private open space; and
- (2) That the private ownership and maintenance of the open space is adequately provided for by written agreement, conveyance or restrictions; and
- (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of property within the subdivision and which cannot be defeated or eliminated without the consent of the Board of Supervisors; and
- (4) That the proposed private open space is reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land; and



- (5) That facilities proposed for the open space are in substantial accordance with the provisions of the recreational policies of the General Plan and any applicable area plan and are approved by the Board of Supervisors.

b. Credit for Improvements

If a subdivider provides park and recreational improvements to dedicated land, the value of the improvements together with any equipment will be credited against the dedication of land or payment of fees required by this article.

**SECTION 7056. PROCEDURE FOR DEDICATION OF PARK AND RECREATION FACILITIES**

Dedications of or offers to dedicate interests in real property for park and recreation facilities shall be made in accordance with Section 7040.

**SECTION 7057. PROCEDURE FOR COLLECTION AND USE OF PARK AND RECREATION FEES**

1. Fees will be conveyed or paid directly to the County Director of Parks and Recreation.
2. The County will deposit collected fees in a trust or other similar fund. The County or other provider to which the fees are paid will develop a schedule pursuant to the Map Act specifying how, when, and where they will use the fees.
3. The County will: (a) expend fund monies, including accrued interest, for acquiring, developing, and rehabilitating County park and recreational facilities to serve the residents of the subdivision and/or (b) transfer fund monies to other providers of park and recreation facilities within unincorporated San Mateo County that will serve the proposed subdivision.
4. The fees collected will be committed within five years of payment or the issuance of building permits on one-half of the parcels created by the subdivision, whichever occurs later. If the fees are not committed, they will be distributed and paid, without any deductions, to the then record owners of the subdivision in the same proportion that the size of their parcel bears to the total area of parcels within the subdivision.

**ARTICLE 7. ACCESS TO OCEAN SHORELINE**

**SECTION 7058. GENERAL REQUIREMENTS**

As a condition of approval of a tentative map or tentative parcel map for a subdivision of land located between the Pacific Ocean shoreline and the nearest public road, the subdivider will be required to provide reasonable public access by fee or easement from

***Updated Version:***  
**Demographics of  
Unincorporated  
San Mateo County**

FROM THE 2008-2012 AMERICAN COMMUNITY SURVEY

Mini-Park Subcommittee  
November 2014



# TABLE OF CONTENTS

Introduction.....1

Unincorporated San Mateo County.....3

Broadmoor.....4

Burlingame Hills.....5

Devonshire.....6

El Granada.....7

Emerald Lake Hills.....8

Harbor/Industrial.....9

Highlands-Baywood Park.....10

La Honda.....11

Ladera.....12

Loma Mar.....13

Los Trancos Woods.....14

Menlo Oaks.....15

Montara.....16

Moss Beach.....17

North Fair Oaks.....18

Palomar Park.....19

Pescadero.....20

San Gregorio.....21

Sequoia Tract.....22

Skylonda.....23

Stanford.....24

West Menlo Park.....25

# Introduction

The data in this packet are estimates for 2013 based on the 2008-2012 American Community Survey (ACS) 5 year estimates.

Unincorporated areas in the County fall under a variety of US Census boundary types. Collating demographic data from the Census requires using a variety of boundary types that may or may not align with the County's boundaries for unincorporated communities. For unincorporated places recognized as "census designated places" (CDPs), data is collected based on the boundaries of that specific place. For unincorporated places that are not CDPs, one or more census tracts or "zip code tabulation areas" (ZTCAs) were used to estimate demographic information.

The Census data presented here should be used as a portrayal of the general demographics of unincorporated areas of the County, not necessarily a precise count of the individuals who live in these communities. Figure 1 shows Skylonda as an example of why the data is a general estimate for that area.

## *Census Boundary Area vs. Actual Unincorporated Area*

The census boundary area is the geographic area used by the Census Bureau to make demographic estimates for each location. The actual unincorporated area is the actual area of each location based on maps provided by the Planning and Building Department. San Gregorio is the only exception that only has a census boundary area listed because no official boundary of unincorporated San Gregorio was available.

## *Ethnicity/Race Data*

The U.S. Office of Management and Budget (OMB) requires federal agencies to use a minimum of two ethnicities in collecting and reporting data: Hispanic or Latino and Not Hispanic or Latino. OMB defines "Hispanic or Latino" as a person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin regardless of race (U.S. Census Bureau). Anyone that selected "Not Hispanic or Latino" is categorized based on their race alone.

Figure 1: Skylonda



Figure 1 shows Skylonda in purple and the two census tracts that were used to estimate the population of Skylonda in green with a black border. The Census Bureau has not designated Skylonda as a census designated place and the zip code tabulation area that contains Skylonda encompasses a larger land area than the two census tracts shown here. The only way to estimate the demographic information for Skylonda is to look at the census tracts in which it falls. For this reason, demographic data for Skylonda should be viewed as an approximate rather than an accurate estimate.

# Unincorporated San Mateo County

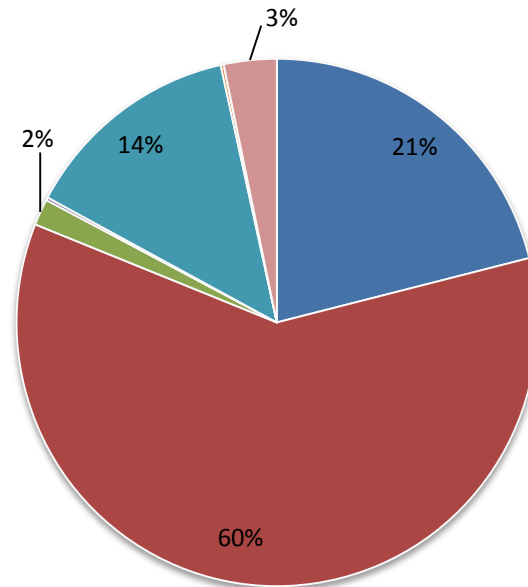
**Total Population:** 102,449

**Census Boundary Area:** 284.15 square miles

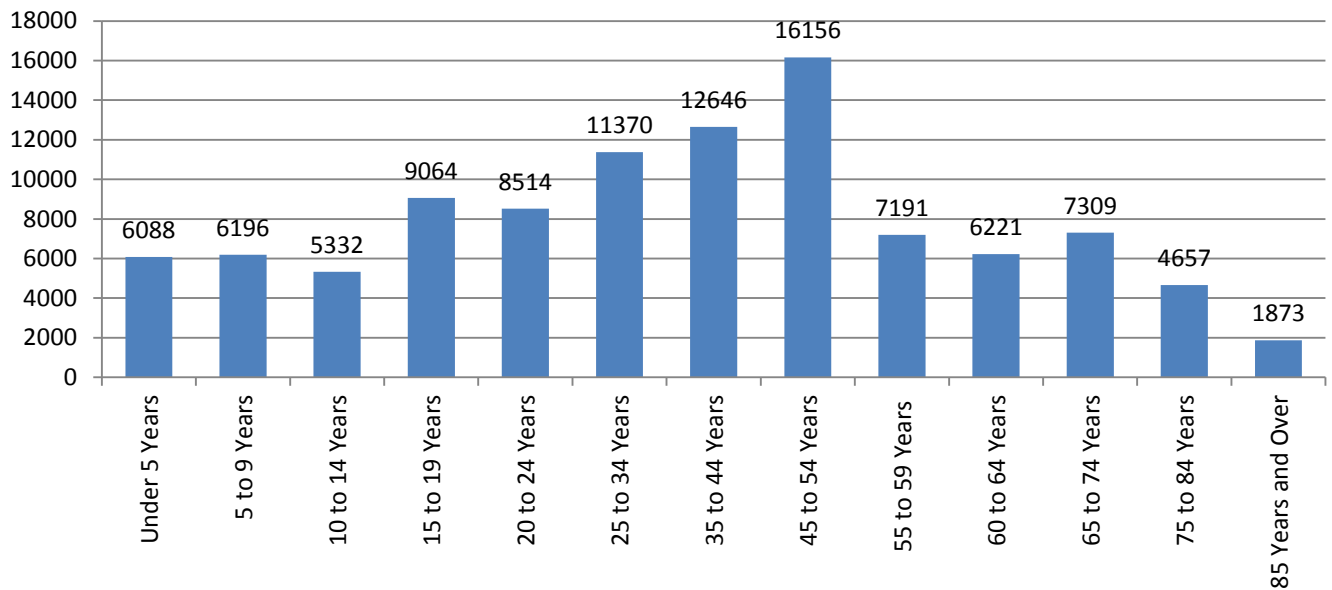
**Actual Unincorporated Area:** 44.02 square miles

## Race/Ethnicity:

- Hispanic or Latino (21,534)
- White alone (61,319)
- Black or African American alone (1,655)
- American Indian and Alaska Native alone (180)
- Asian alone (13,975)
- Native Hawaiian and other Pacific Islander alone (190)
- Some other race alone (162)
- Two or more races (3,350)



## Age Breakdown:



# Broadmoor - CDP

**Total Population:** 4,498

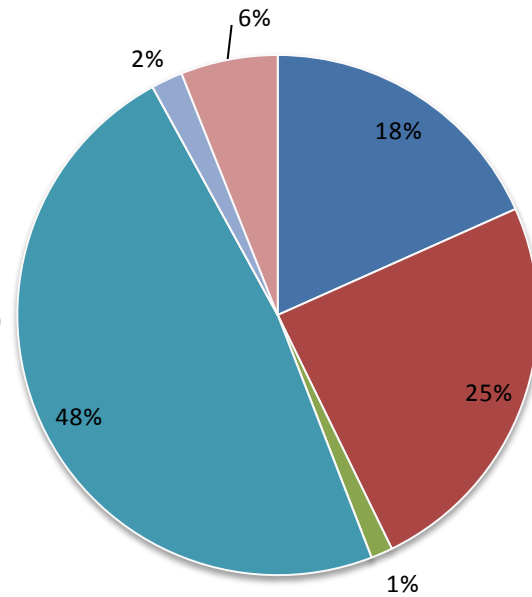
**Census Boundary Area:** 0.44 square miles

**Actual Unincorporated Area:** 0.43 square miles

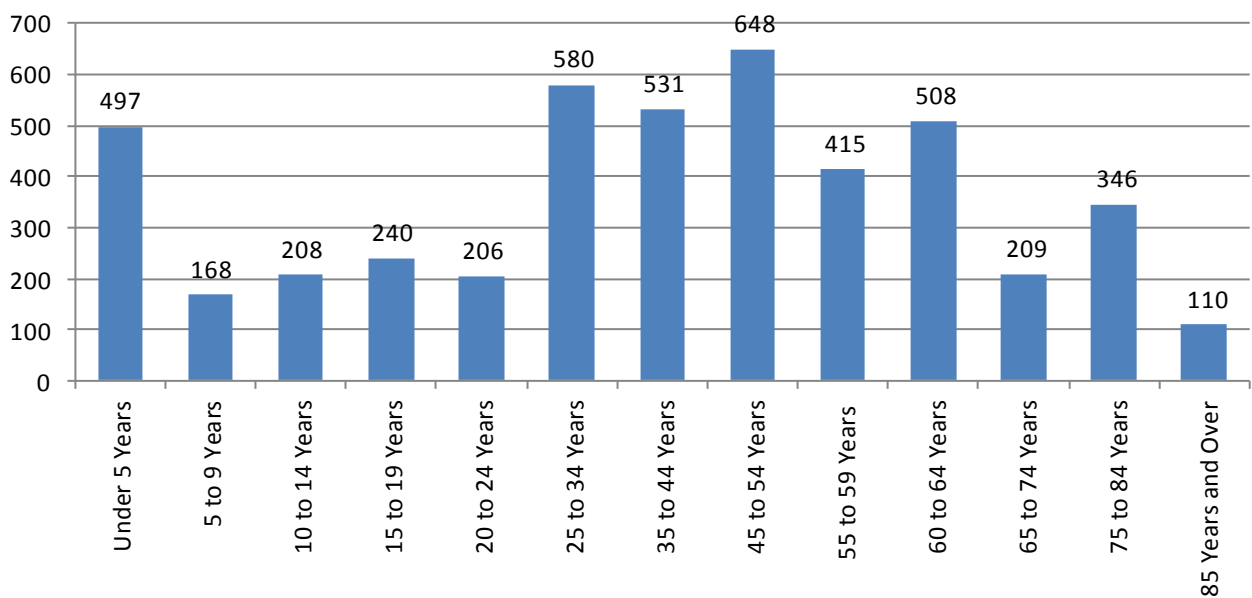
**Median Household Income:** \$84,167

## Race/Ethnicity:

- Hispanic or Latino (824)
- White alone (1100)
- Black or African American alone(61)
- American Indian and Alaska Native alone (0)
- Asian alone (2154)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (88)
- Two or more races (271)



## Age Breakdown:



# Burlingame Hills - Census Tract

**Total Population:** 7,888

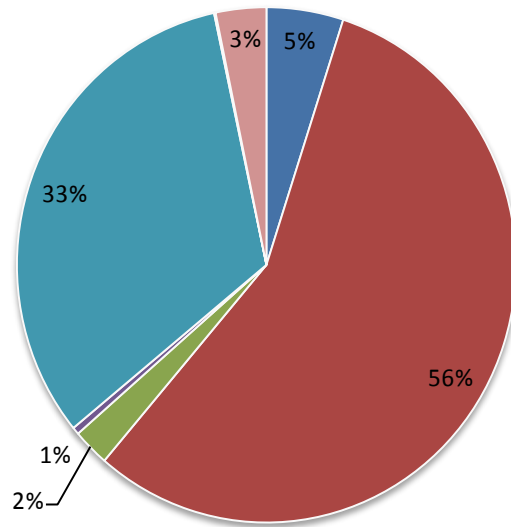
**Census Boundary Area:** 1.55 square miles

**Actual Unincorporated Area:** 0.3 square miles

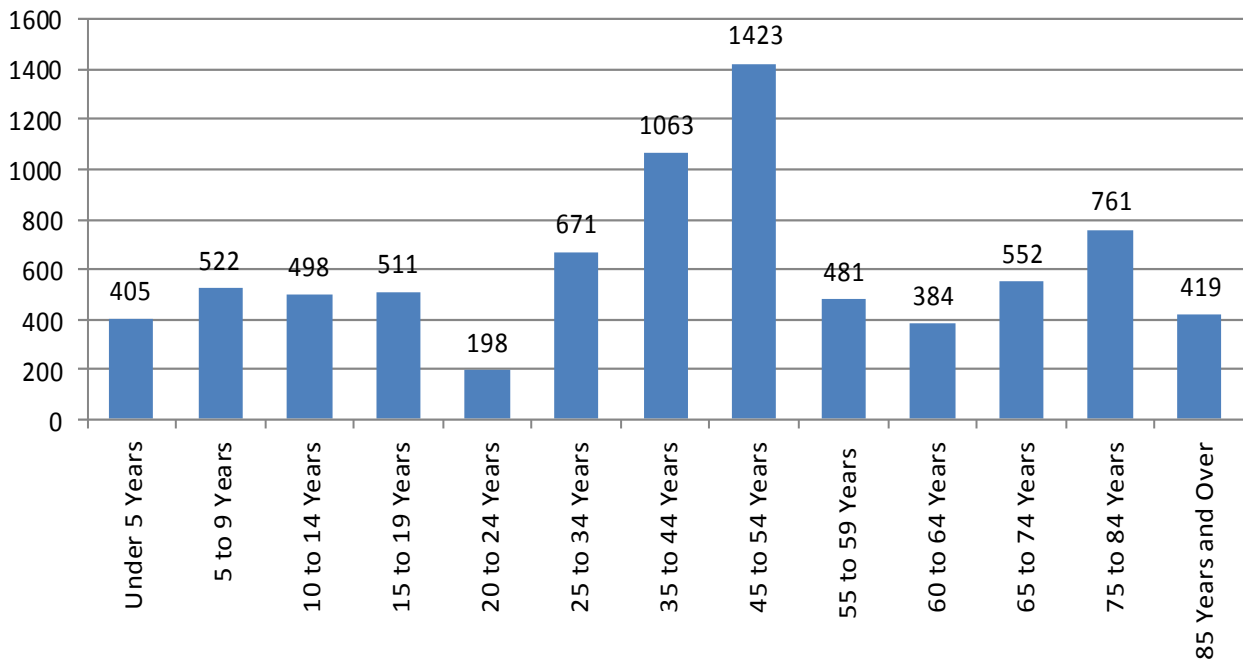
**Median Household Income:** \$97,585

## Race/Ethnicity:

- Hispanic or Latino (393)
- White alone (4439)
- Black or African American alone (187)
- American Indian and Alaska Native alone (36)
- Asian alone (2567)
- Native Hawaiian and other Pacific Islander alone (8)
- Some other race alone (0)
- Two or more races (258)



## Age Breakdown:





# Devonshire - Census Tract

Total Population: 2,804

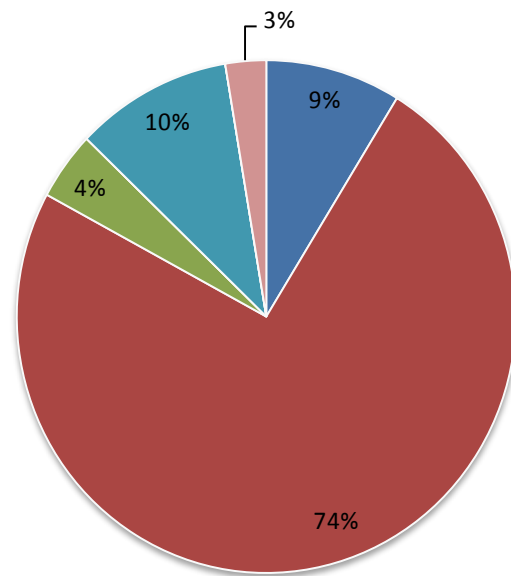
Census Boundary Area: 0.93 square miles

Actual Unincorporated Area: 0.25 square miles

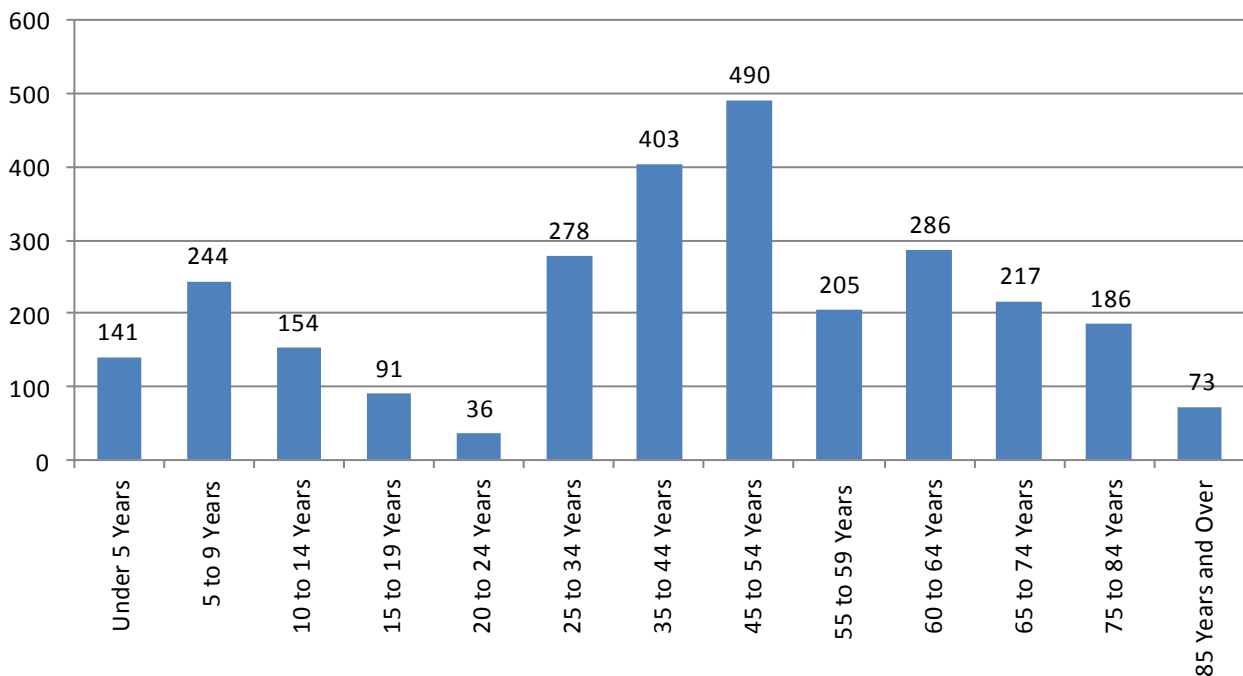
Median Household Income: \$133,417

## Race/Ethnicity:

- Hispanic or Latino (246)
- White alone (2078)
- Black or African American alone (121)
- American Indian and Alaska Native alone (0)
- Asian alone (285)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (0)
- Two or more races (74)



## Age Breakdown:



# El Granada - CDP (includes Miramar)

**Total Population:** 4,907

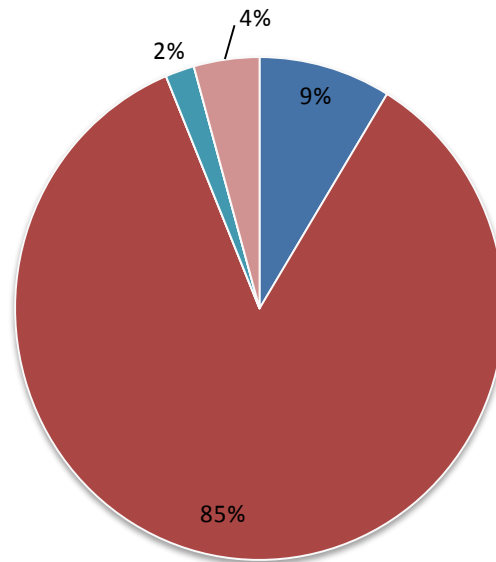
**Census Boundary Area:** 4.83 square miles

**Actual Unincorporated Area:** 0.83 square miles

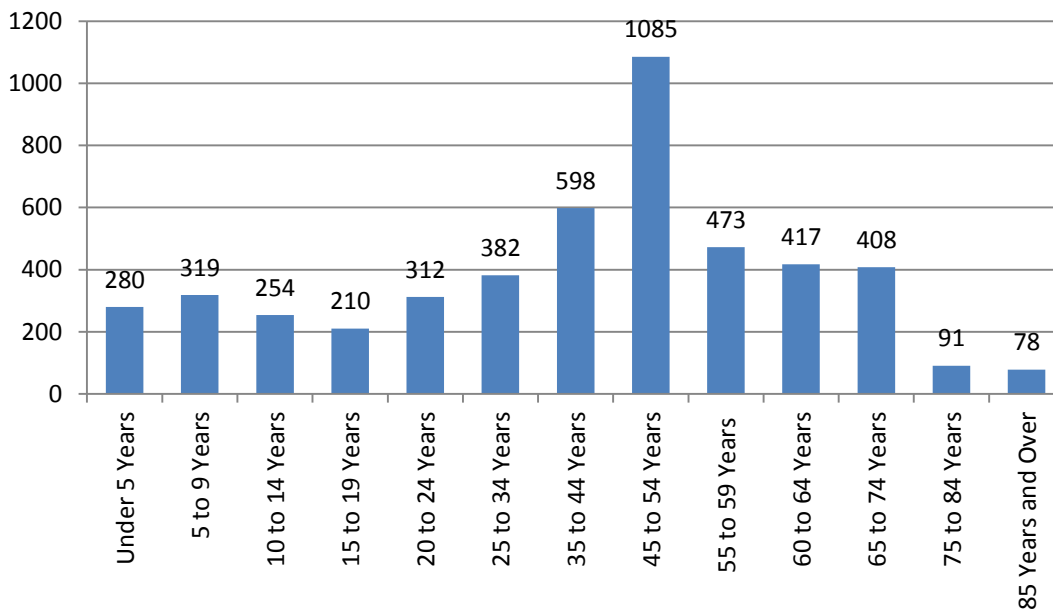
**Median Household Income:** \$93,299

## Race/Ethnicity:

- Hispanic or Latino (429)
- White alone (4158)
- Black or African American alone (13)
- American Indian and Alaska Native alone (0)
- Asian alone (94)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (213)



## Age Breakdown:



# Emerald Lake Hills - CDP

**Total Population:** 4,391

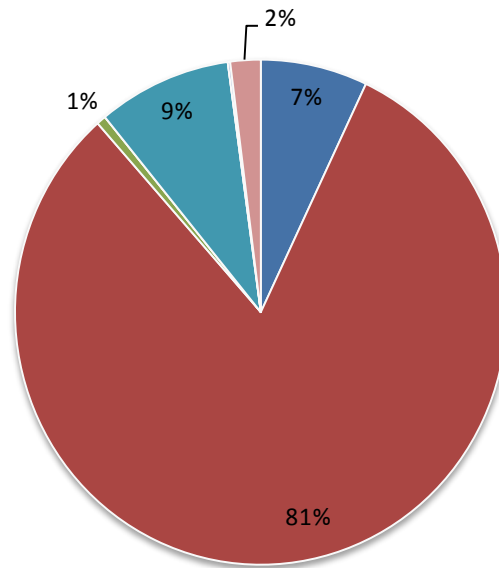
**Census Boundary Area:** 1.17 square miles

**Actual Unincorporated Area:** 1.39 square miles

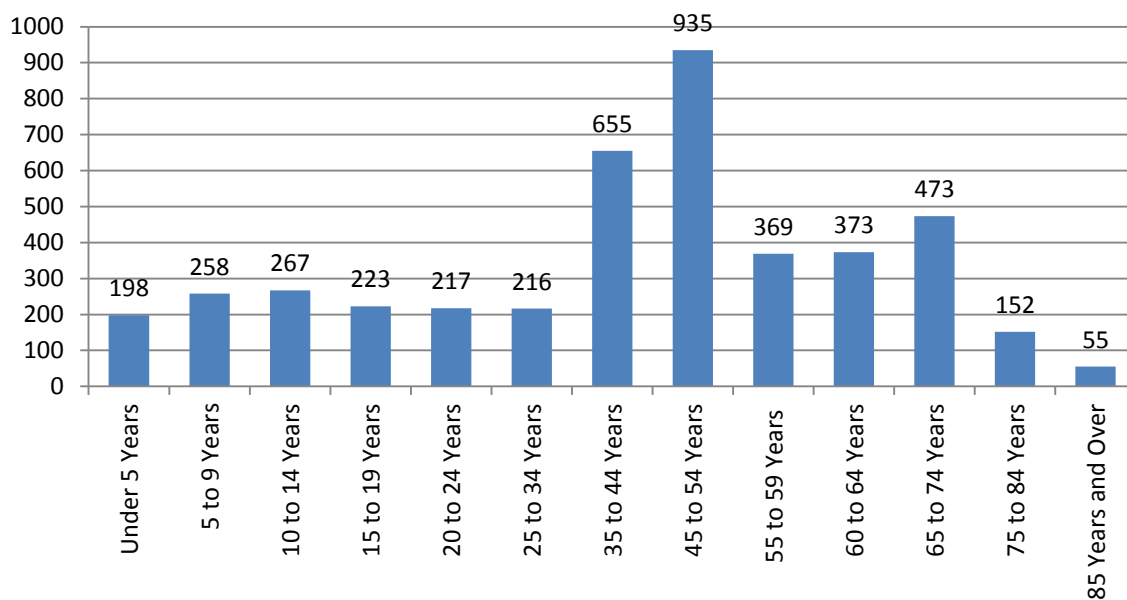
**Median Household Income:** \$175,938

## Race/Ethnicity:

- Hispanic or Latino (310)
- White alone (3572)
- Black or African American alone (27)
- American Indian and Alaska Native alone (0)
- Asian alone (387)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (7)
- Two or more races (88)



## Age Breakdown:



# Harbor/Industrial - Census Tract

**Total Population:** 1,863

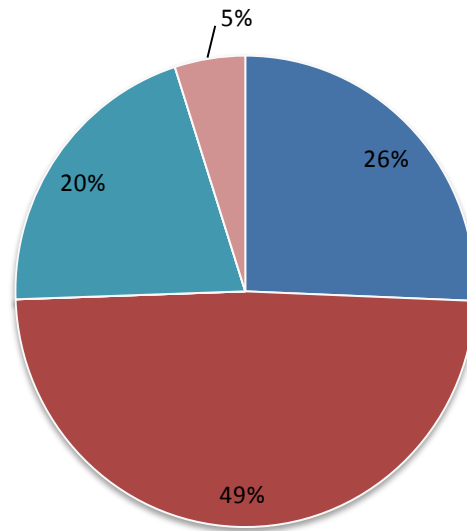
**Census Boundary Area:** 1.31 square miles

**Actual Unincorporated Area:** 0.09 square miles

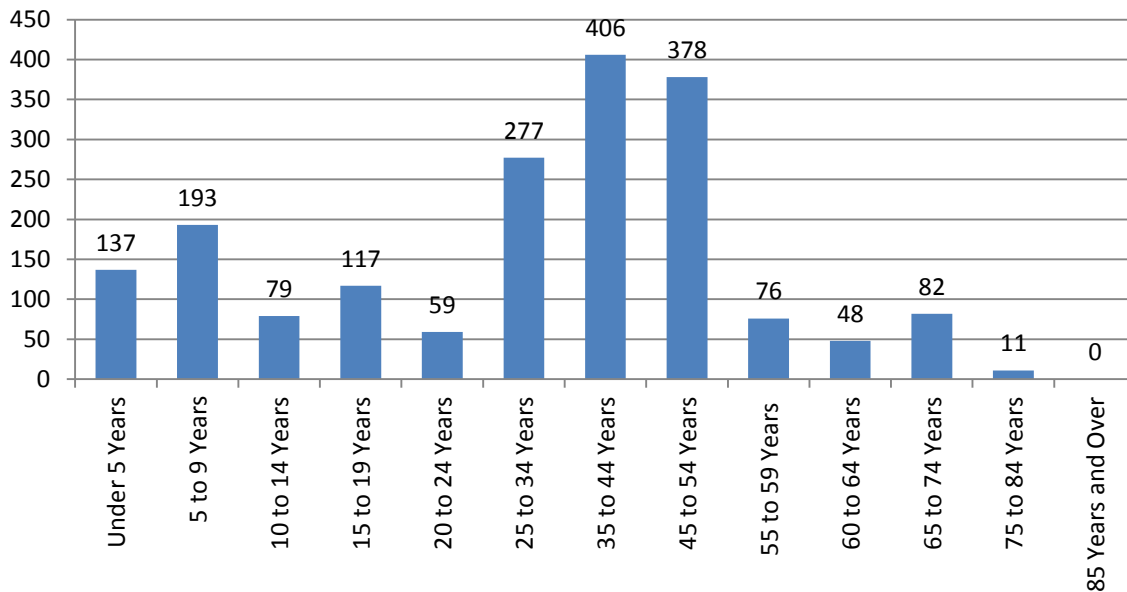
**Median Household Income:** \$94,063

## Race/Ethnicity:

- Hispanic or Latino (476)
- White alone (906)
- Black or African American alone (7)
- American Indian and Alaska Native alone (0)
- Asian alone (382)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (92)



## Age Breakdown:



# Highlands-Baywood Park - CDP

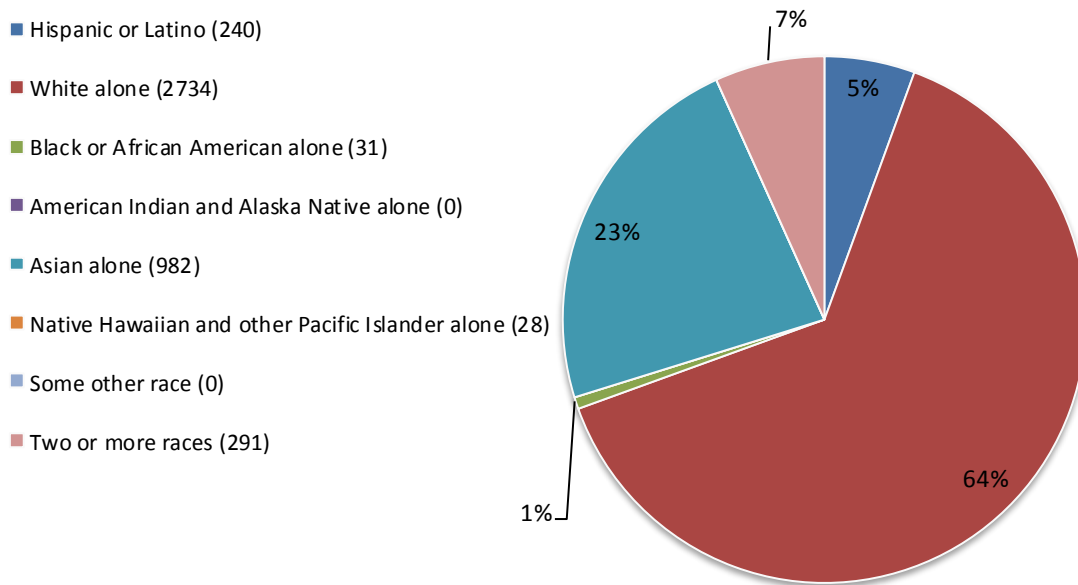
**Total Population:** 4,306

**Census Boundary Area:** 1.8 square miles

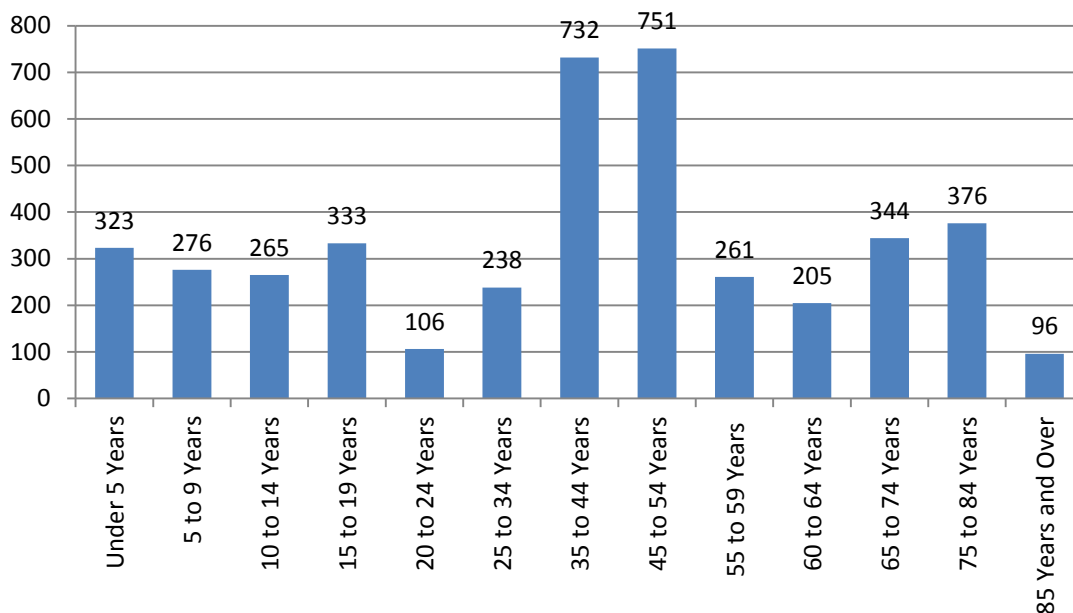
**Actual Unincorporated Area:** 1.2 square miles

**Median Household Income:** \$132,019

## Race/Ethnicity:



## Age Breakdown:



# La Honda - CDP

**Total Population:** 923

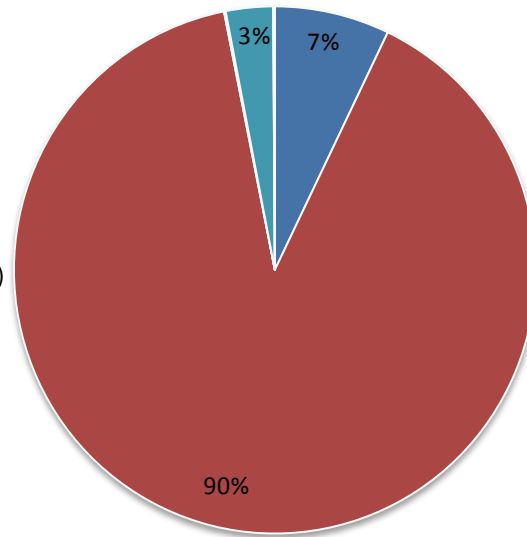
**Census Boundary Area:** 4.27 square miles

**Actual Unincorporated Area:** 1.91 square miles

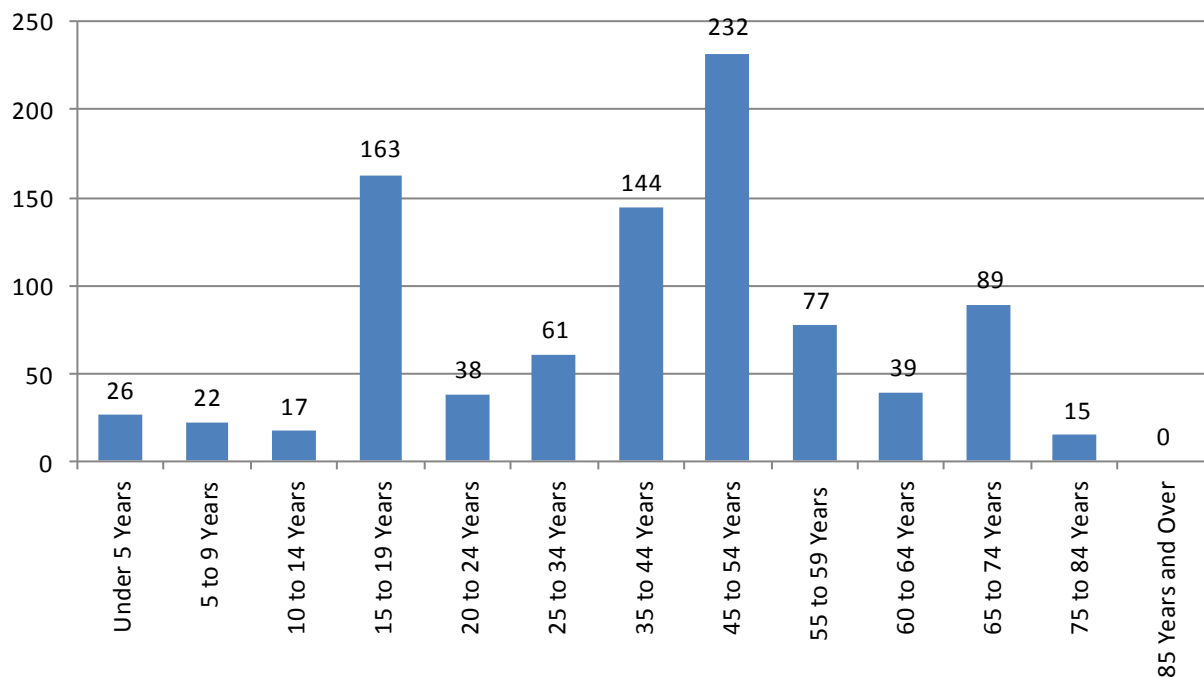
**Median Household Income:** \$154,650

## Race/Ethnicity:

- Hispanic or Latino (66)
- White alone (828)
- Black or African American alone (1)
- American Indian and Alaska Native alone (0)
- Asian alone (27)
- Native Hawaiian and other Pacific Islander alone (1)
- Some other race alone (0)
- Two or more races alone (0)



## Age Breakdown:



# Ladera - CDP

**Total Population:** 1,603

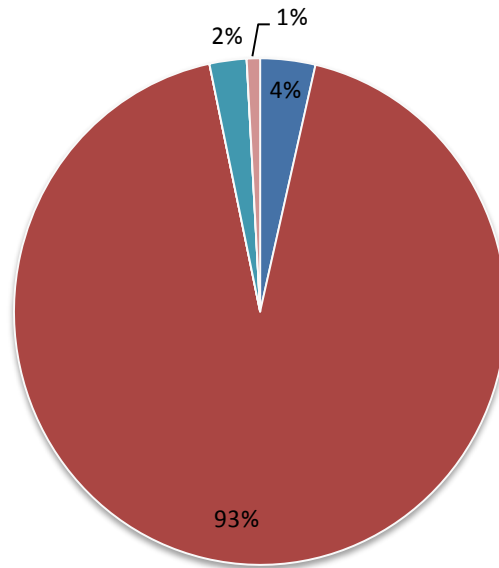
**Census Boundary Area:** 0.45 square miles

**Actual Unincorporated Area:** 0.41 square miles

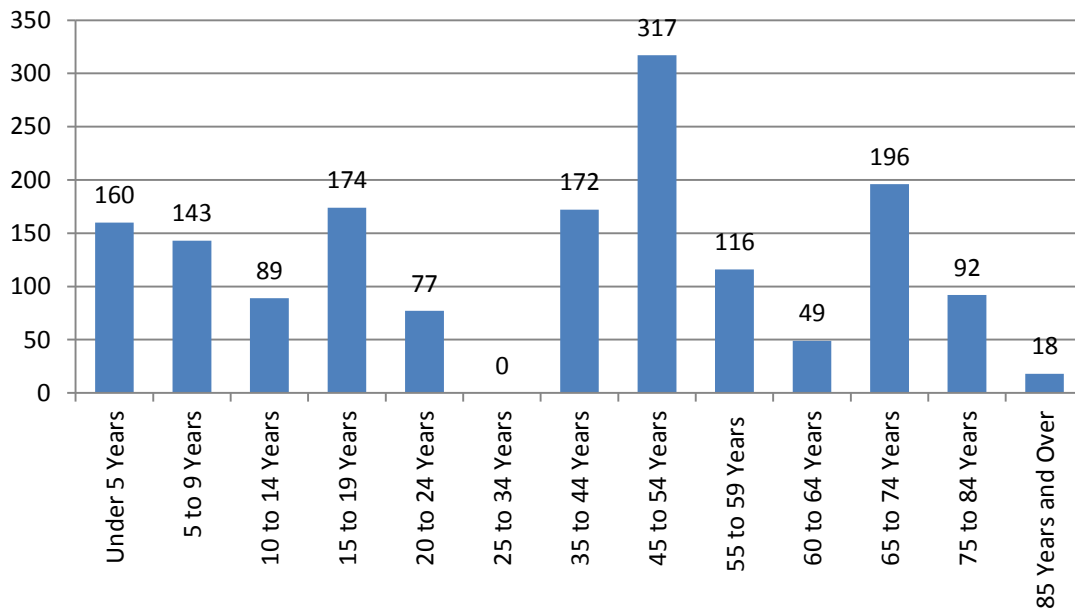
**Median Household Income:** \$161,711

## Race/Ethnicity:

- Hispanic or Latino (58)
- White alone (1492)
- Black or African American alone (0)
- American Indian and Alaska Native alone (0)
- Asian alone (39)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (14)



## Age Breakdown:



# Loma Mar - CDP

**Total Population:** 84

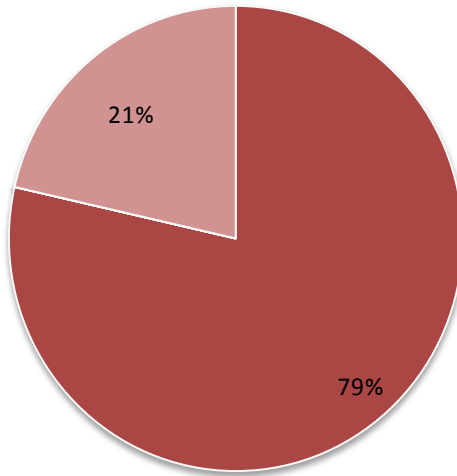
**Census Boundary Area:** 1.72 square miles

**Actual Unincorporated Area:** 1.85 square miles

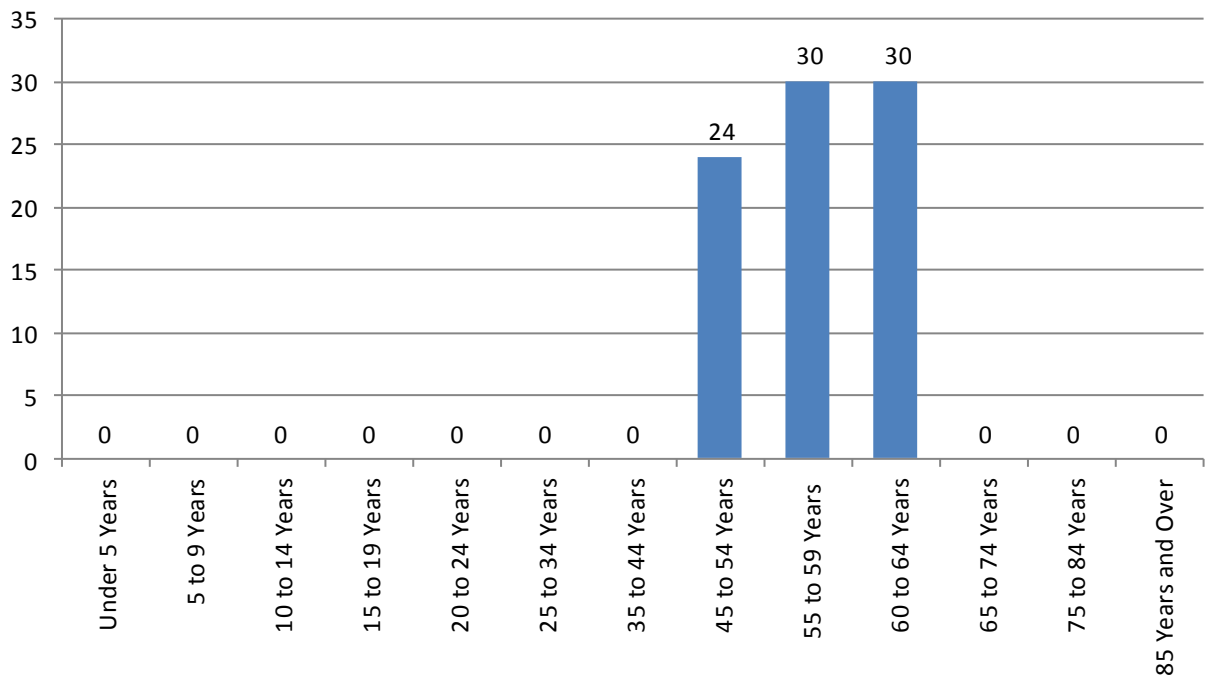
**Median Household Income:** \$92,083

## Race/Ethnicity:

- Hispanic or Latino (0)
- White alone (66)
- Black or African American alone (0)
- American Indian and Alaska Native alone (0)
- Asian alone (0)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (18)



## Age Breakdown:





# Los Trancos Woods - Census Tract

**Total Population:** 6,676

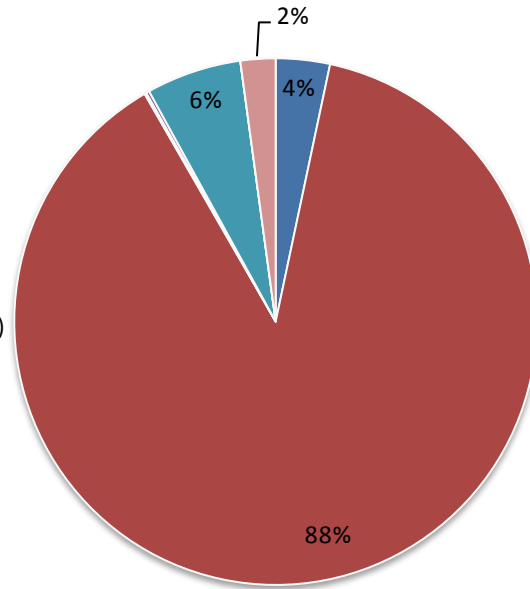
**Census Boundary Area:** 15.55 square miles

**Actual Unincorporated Area:** 0.57 square miles

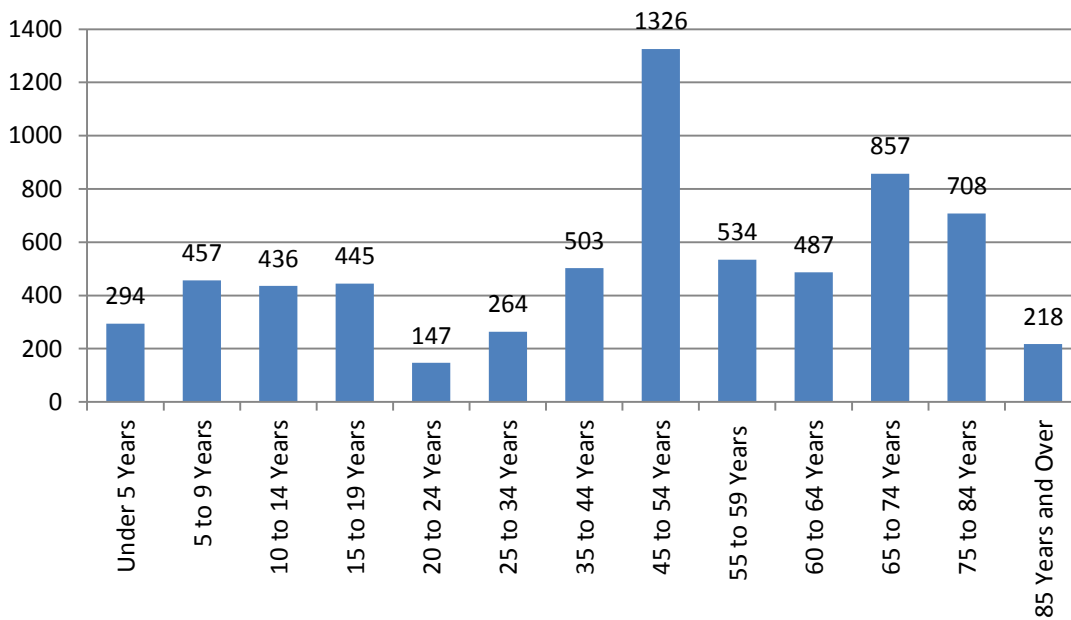
**Median Household Income:** \$166,343

## Race/Ethnicity:

- Hispanic or Latino (224)
- White alone (5892)
- Black or African American alone (8)
- American Indian and Alaska Native alone (13)
- Asian alone (394)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (145)



## Age Breakdown:



# Menlo Oaks - Census Tract

**Total Population:** 6,370

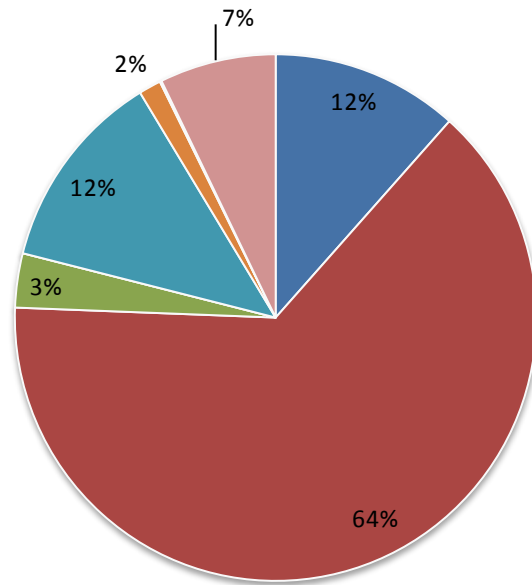
**Census Boundary Area:** 1.05 square miles

**Actual Unincorporated Area:** 0.25 square miles

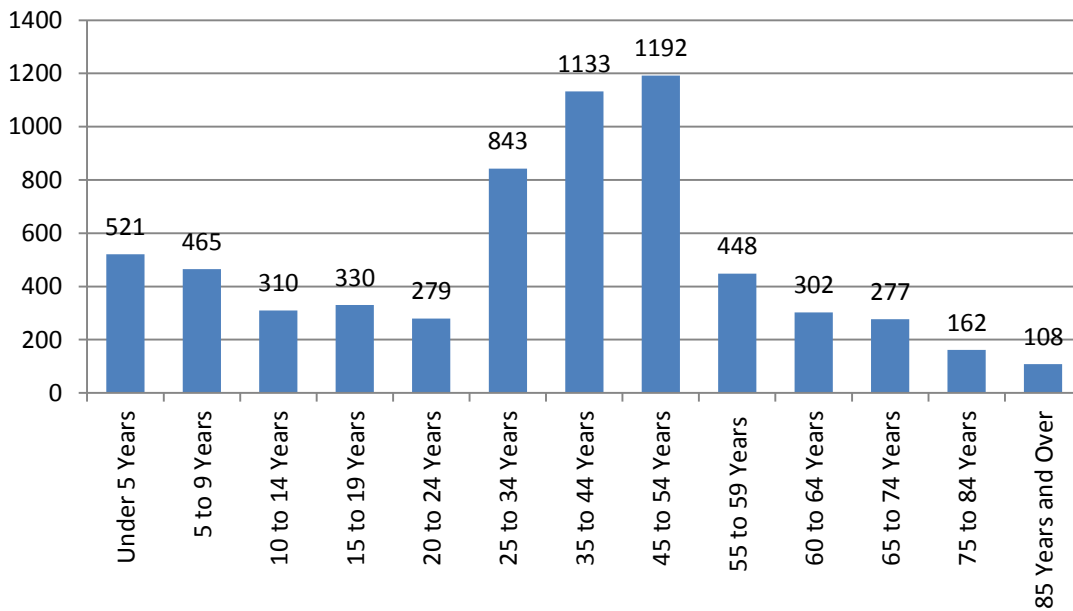
**Median Household Income:** \$114,375

## Race/Ethnicity:

- Hispanic or Latino (741)
- White alone (4075)
- Black or African American alone (211)
- American Indian and Alaska Native alone (0)
- Asian alone (787)
- Native Hawaiian and other Pacific Islander alone (88)
- Some other race (7)
- Two or more races (461)



## Age Breakdown:



# Montara - CDP

Total Population: 2,567

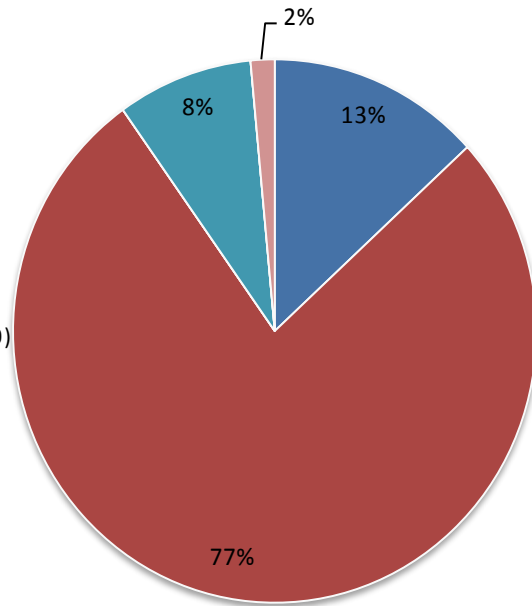
Census Boundary Area: 3.88 square miles

Actual Unincorporated Area: 0.94 square miles

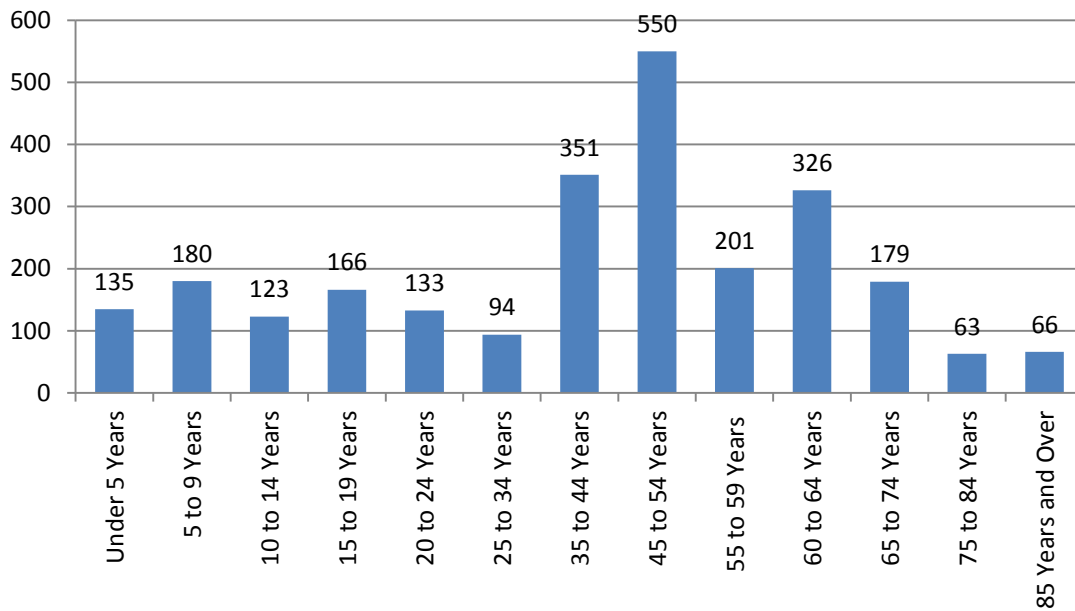
Median Household Income: \$119,537

## Race/Ethnicity:

- Hispanic or Latino (338)
- White alone (1976)
- Black or African American alone (0)
- American Indian and Alaska Native alone (0)
- Asian alone (215)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race (0)
- Two or more races (38)



## Age Breakdown:



# Moss Beach - CDP (includes Princeton)

**Total Population:** 2,814

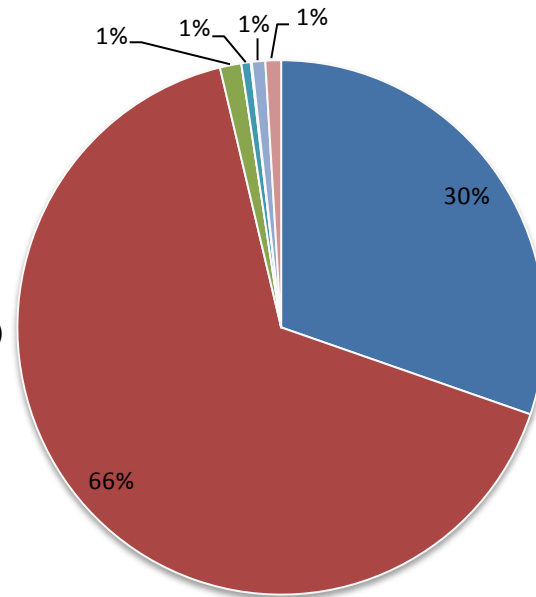
**Census Boundary Area:** 2.28 square miles

**Actual Unincorporated Area:** 0.33 square miles

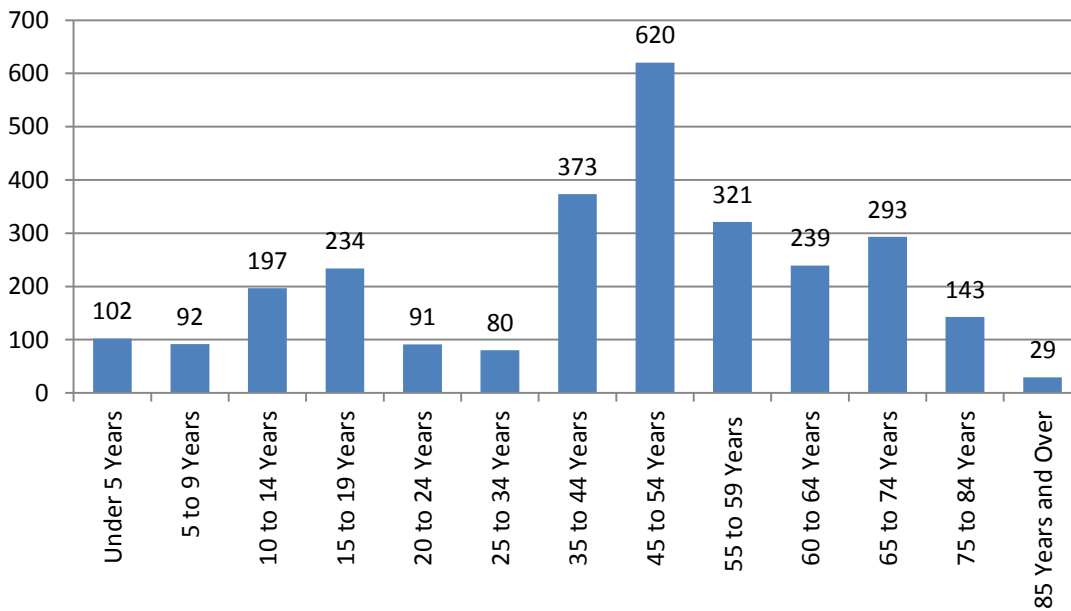
**Median Household Income:** \$80,469

## Race/Ethnicity:

- Hispanic or Latino (852)
- White alone (1857)
- Black or African American alone (37)
- American Indian and Alaska Native alone (0)
- Asian alone (16)
- Native Hawaiian and other Pacific Islander alone (2)
- Some other race alone (23)
- Two or more races (27)



## Age Breakdown:



# North Fair Oaks - CDP

**Total Population:** 14,857

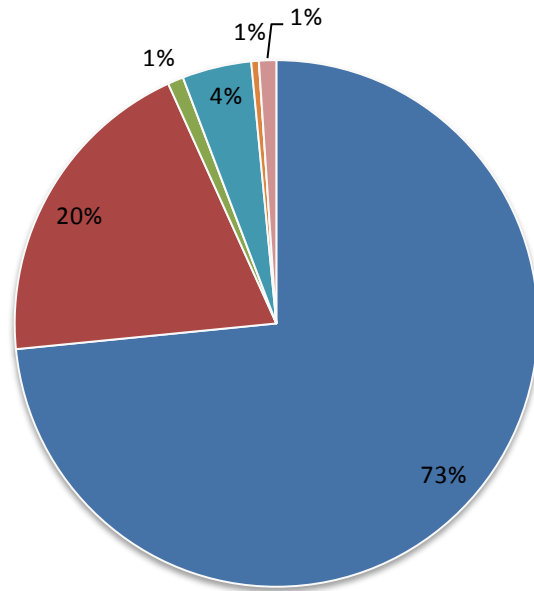
**Census Boundary Area:** 1.21 square miles

**Actual Unincorporated Area:** 1.2 square miles

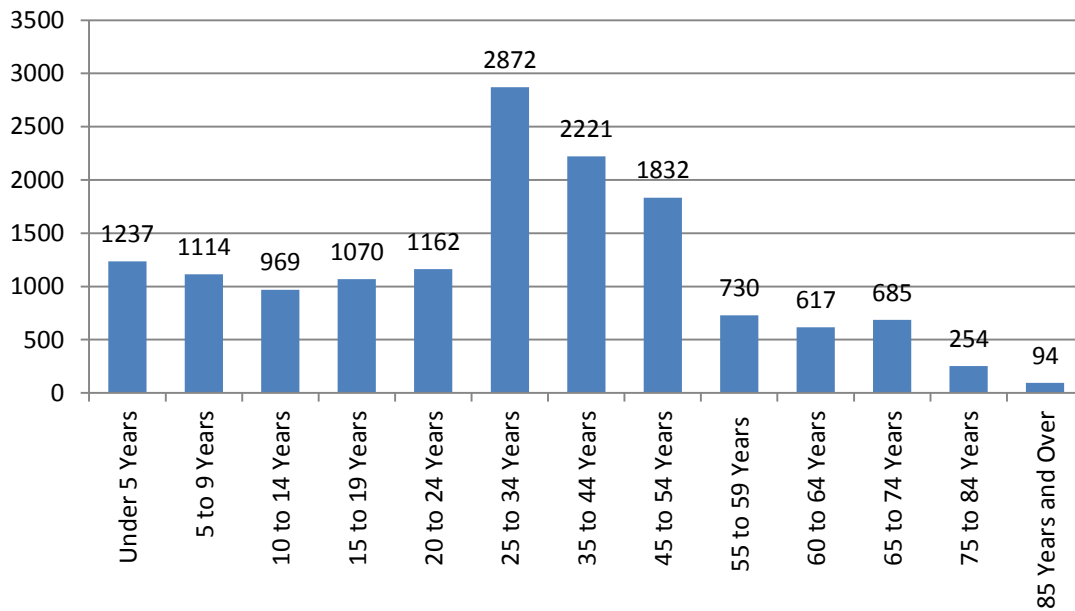
**Median Household Income:** \$55,794

## Race/Ethnicity:

- Hispanic or Latino (10912)
- White alone (2934)
- Black or African American alone (145)
- American Indian and Alaska Native alone (0)
- Asian alone (637)
- Native Hawaiian and other Pacific Islander alone (70)
- Some other race alone (0)
- Two or more races (159)



## Age Breakdown:



# Palomar Park - Census Tract

**Total Population:** 5,291

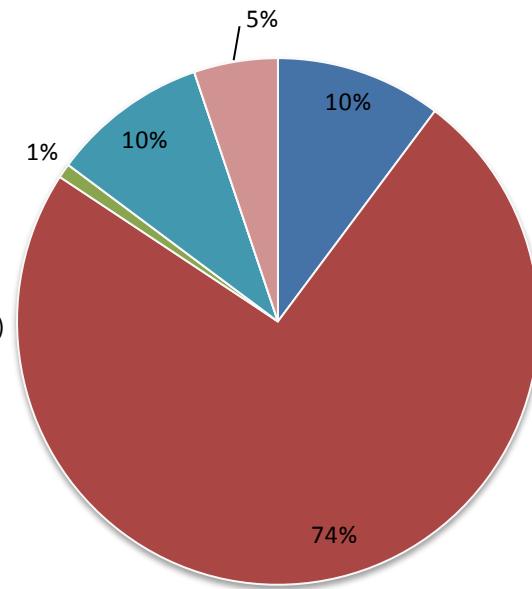
**Census Boundary Area:** 2.3 square miles

**Actual Unincorporated Area:** 0.4 square miles

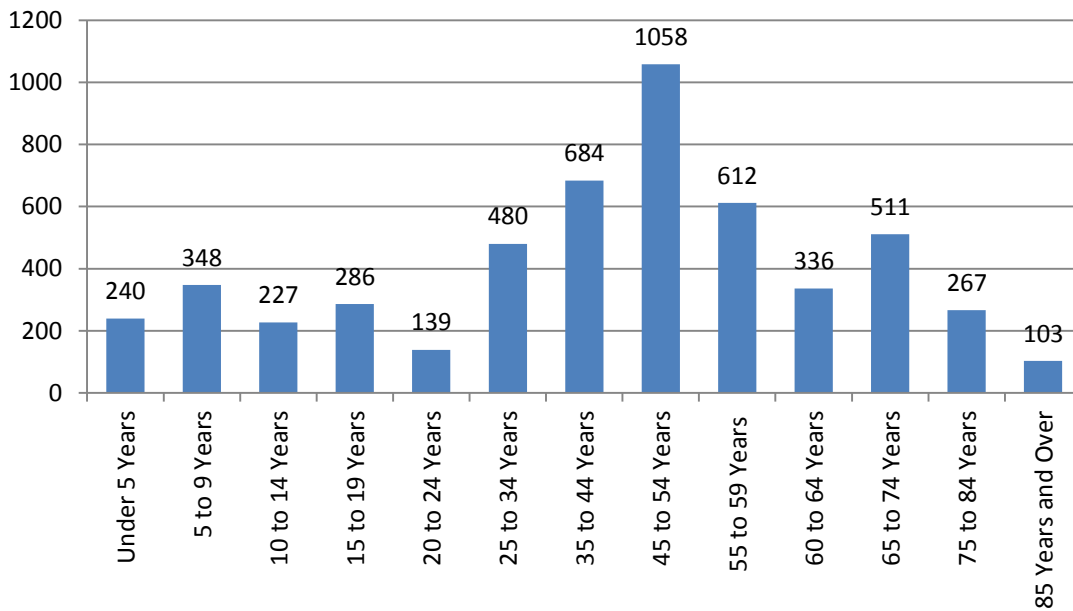
**Median Household Income:** \$135,463

## Race/Ethnicity:

- Hispanic or Latino (543)
- White alone (3896)
- Black or African American alone (47)
- American Indian and Alaska Native alone (0)
- Asian alone (510)
- Native Hawaiian and other Pacific Islander alone (20)
- Some other race alone (0)
- Two or more races (275)



## Age Breakdown:



# Pescadero - CDP

**Total Population:** 765

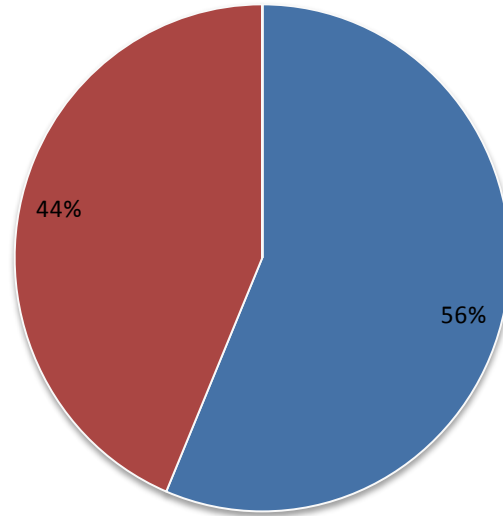
**Census Boundary Area:** 4.03 square miles

**Actual Unincorporated Area:** 6.3 square miles

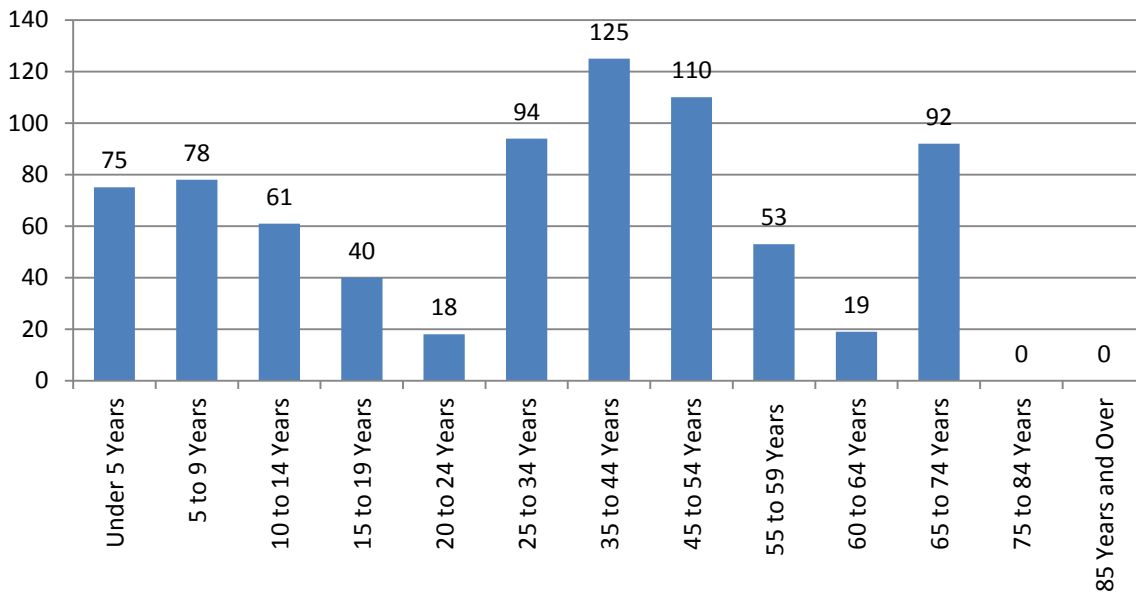
**Median Household Income:** \$83,625

## Race/Ethnicity:

- Hispanic or Latino (431)
- White alone (334)
- Black or African American alone (0)
- American Indian and Alaska Native alone (0)
- Asian alone (0)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (0)
- Two or more races (0)



## Age Breakdown:



# San Gregorio - ZCTA

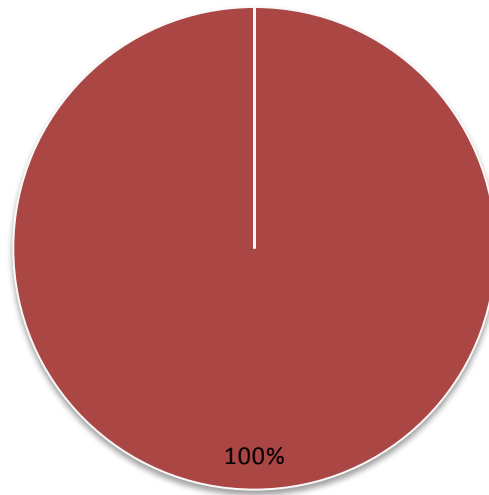
Total Population: 241

Census Boundary Area: 19 square miles

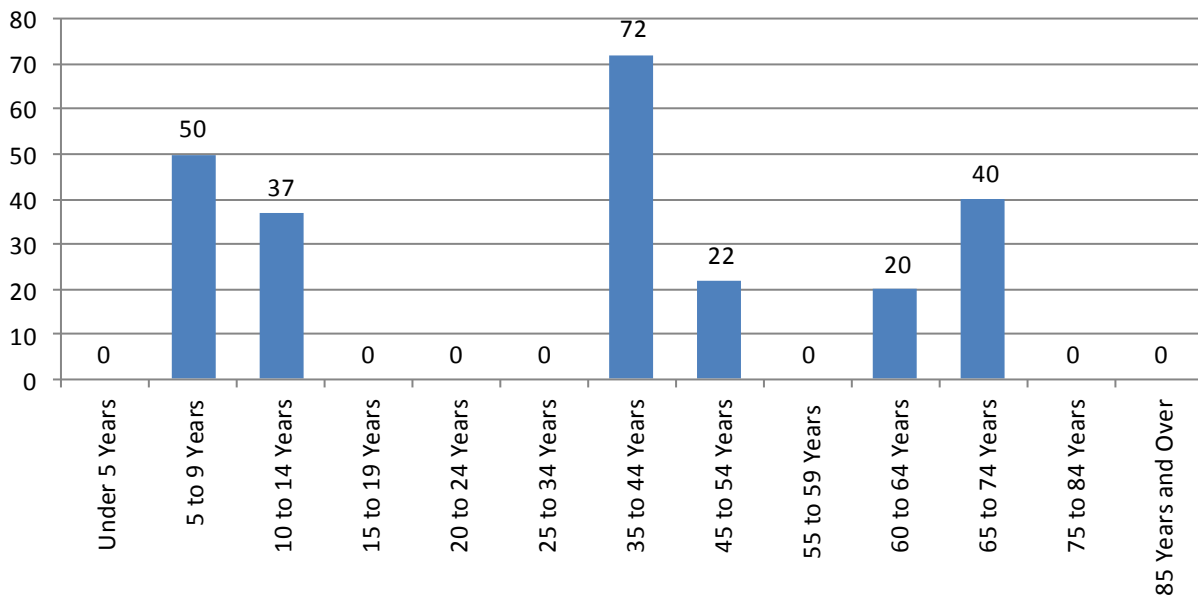
Median Household Income: \$162,950

## Race/Ethnicity:

- Hispanic or Latino (0)
- White alone (241)
- Black or African American alone (0)
- American Indian and Alaska Native alone (0)
- Asian alone (0)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (0)
- Two or more races (0)



## Age Breakdown:





# Sequoia Tract - Census Tract

**Total Population:** 4,814

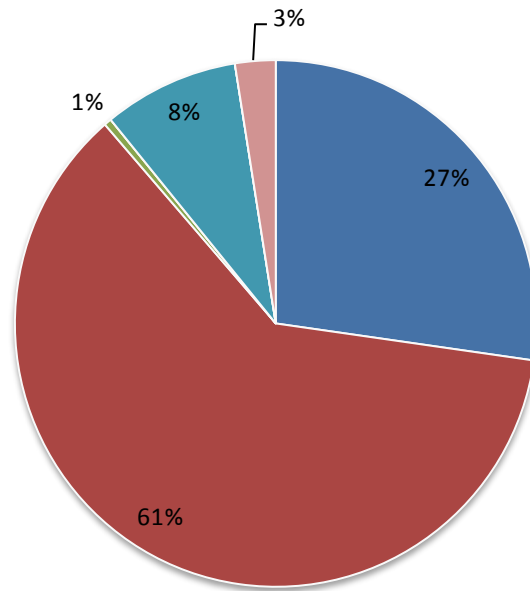
**Census Boundary Area:** 0.68 square miles

**Actual Unincorporated Area:** 0.1 square miles

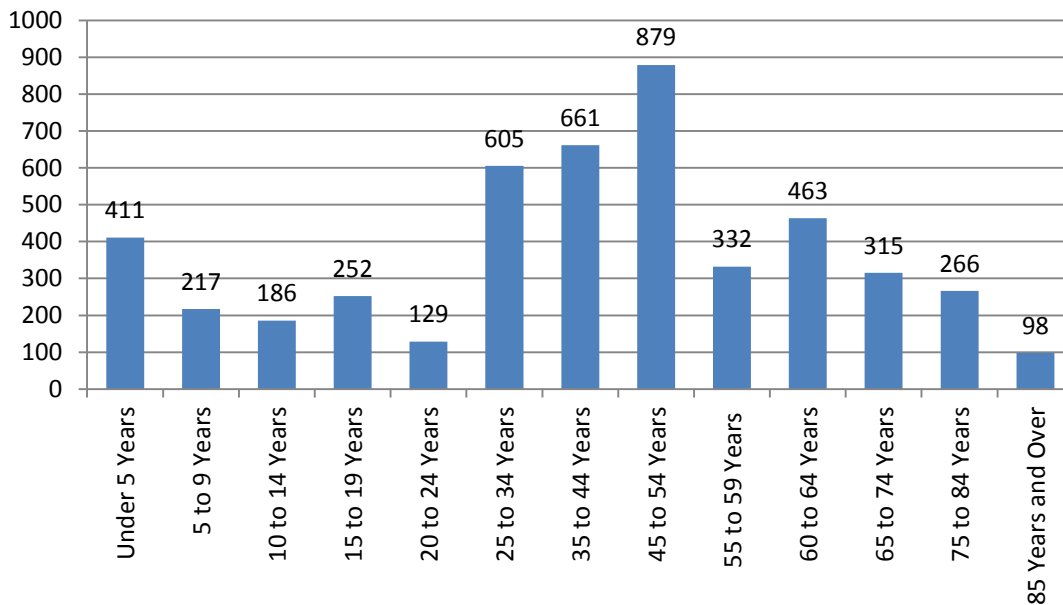
**Median Household Income:** \$103,250

## Race/Ethnicity:

- Hispanic or Latino (1307)
- White alone (2944)
- Black or African American alone (22)
- American Indian and Alaska Native alone (0)
- Asian alone (404)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (16)
- Two or more races (121)



## Age Breakdown:



# Skylonda - Two Census Tracts

**Total Population:** 7,307

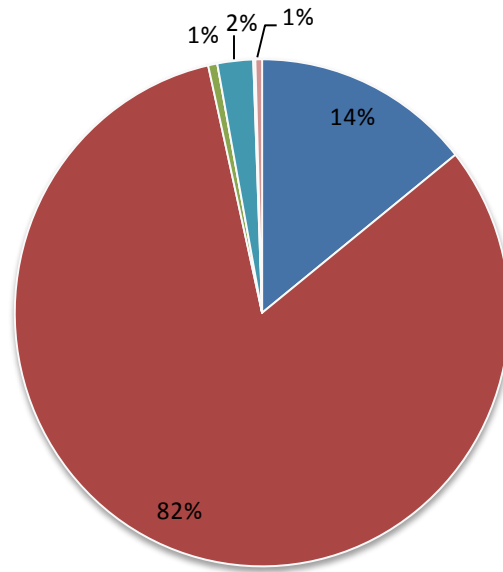
**Census Boundary Area:** 199.58 square miles

**Actual Unincorporated Area:** 1.37 square miles

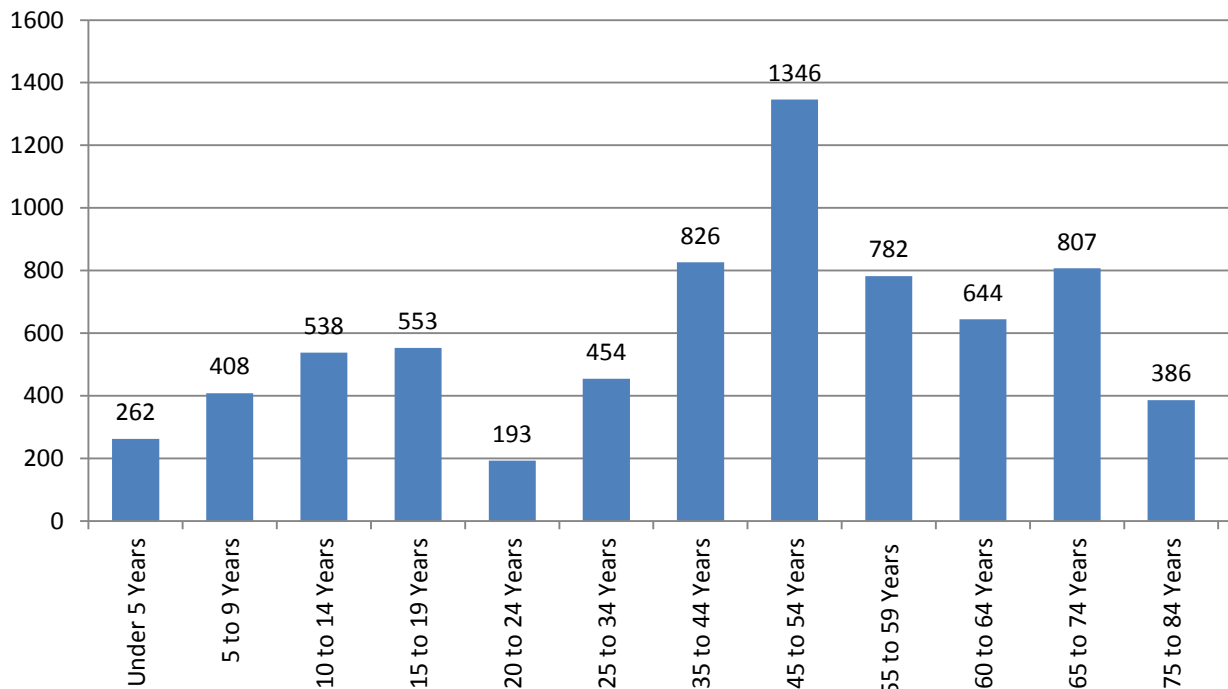
**Median Household Income:** \$157,567

## Race/Ethnicity:

- Hispanic or Latino (1046)
- White alone (6004)
- Black or African American alone (44)
- American Indian and Alaska Native alone (0)
- Asian alone (171)
- Native Hawaiian and other Pacific Islander alone (10)
- Some other race alone (0)
- Two or more races (32)



## Age Breakdown:



# Stanford - CDP

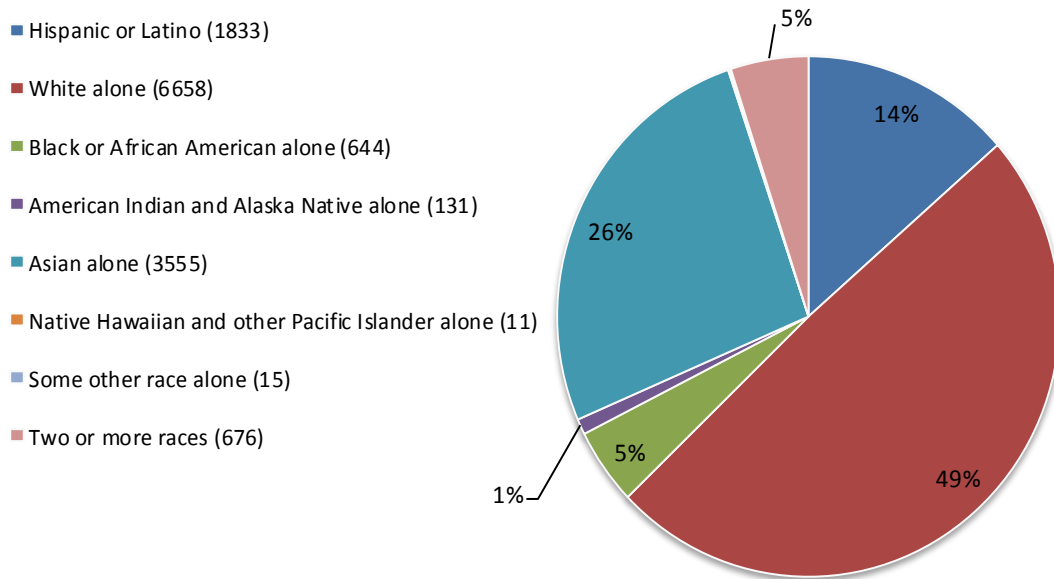
**Total Population:** 13,523

**Census Boundary Area:** 15.5 square miles

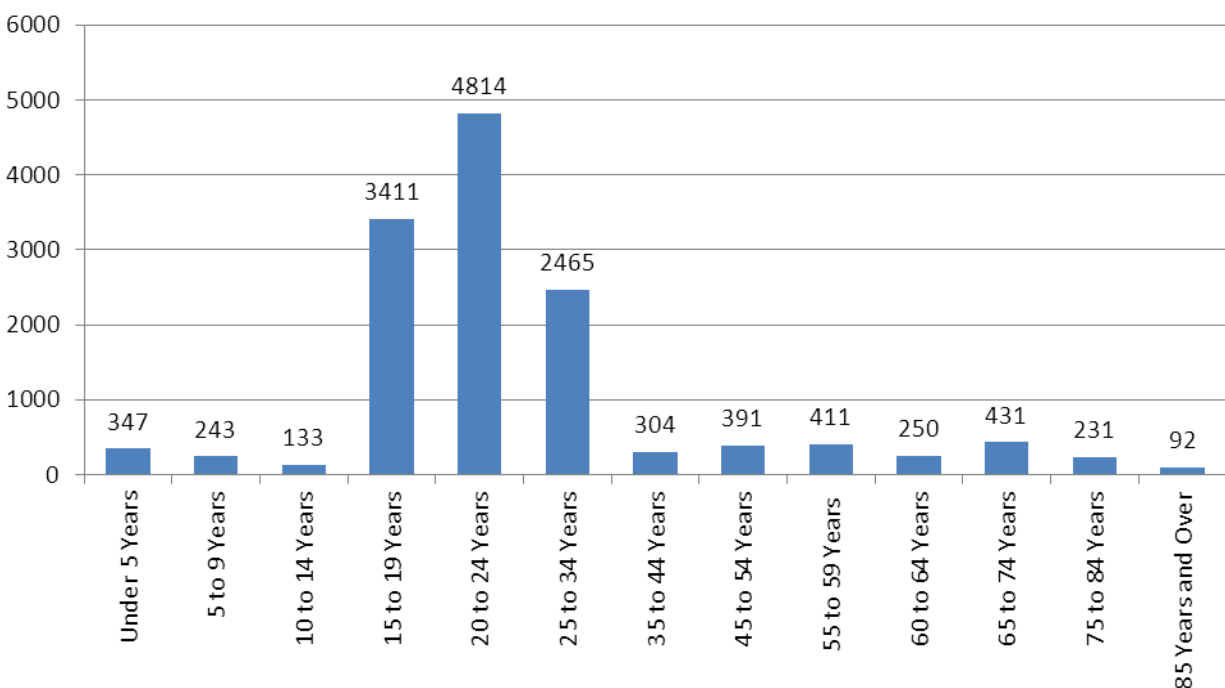
**Actual Unincorporated Area:** 4.4 square miles

**Median Household Income:** \$55,299

## Race/Ethnicity:



## Age Breakdown:



# West Menlo Park - CDP

**Total Population:** 3,957

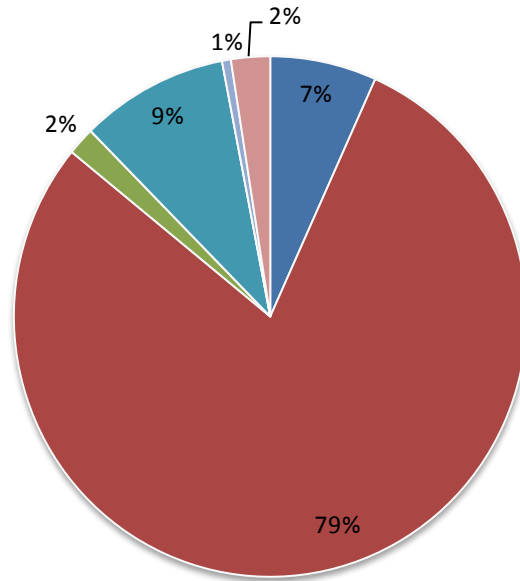
**Census Boundary Area:** 0.62 square miles

**Actual Unincorporated Area:** 0.5 square miles

**Median Household Income:** \$147,137

## Race/Ethnicity:

- Hispanic or Latino (265)
- White alone (3135)
- Black or African American alone (69)
- American Indian and Alaska Native alone (0)
- Asian alone (369)
- Native Hawaiian and other Pacific Islander alone (0)
- Some other race alone (22)
- Two or more races (97)



## Age Breakdown:

