

# COUNTY OF SAN MATEO

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## PARKS DEPARTMENT



# COYOTE POINT RECREATION AREA FINAL MASTER PLAN

Approved  
February 26, 2008



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*Amphion Environmental, Inc.*

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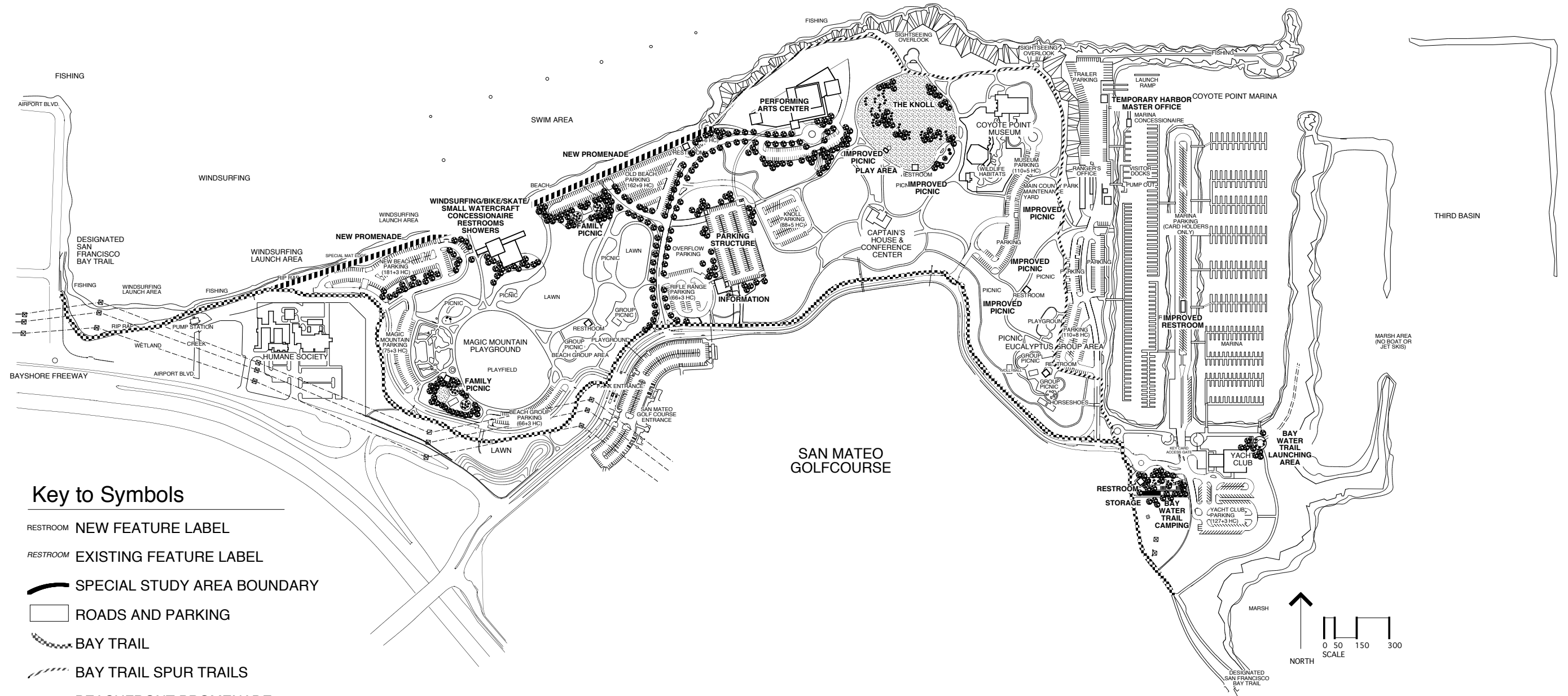
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# SAN FRANCISCO BAY



## ILLUSTRATIVE MASTER PLAN Coyote Point County Recreation Area

## I. Methodology

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### **Overview and Purpose**

The *Coyote Point Recreation Area Master Plan* was prepared for the County of San Mateo with input from the community and key stakeholders who have a direct interest in and/or hold a lease or easement on existing facilities in the recreation area. The master planning process began in the summer of 2000 and was completed in the summer of 2002. On October 3, 2002, the plan was reviewed by the Park and Recreation Commission and recommended for environmental review. In the summer of 2006 the plan was updated to incorporate improvements to the park and new regional opportunities.

The Coyote Point Recreation Area is one of the most heavily visited parks within the San Mateo County Park system, with a growing demand for use of the diverse facilities within its relatively small area. Development and management of facilities in the park have been guided by the 1971 Master Plan, with few improvements since the major implementation during the 1970s, with the exception of the recently completed Magic Mountain.

Within the last few years there have been several requests for new programs and facilities, and expansion of existing programs. The planning process leading to the preparation of this *Coyote Point Recreation Area Master Plan* was developed to provide an opportunity to hear from the community to gain a better understanding of current usage, assess what elements need improvements, and to develop a vision for the future.

### **Community and Stakeholders Participation in the Planning Process**

The preparation of this Master Plan for the Coyote Point Recreation Area involved coordination with the County and the consultant team consisting of landscape architects and park staff. The consultant team's research was augmented by input from the community, and a Stakeholders Committee comprised of representatives of the County Parks Department, City of San Mateo, San Mateo County Sheriff's Office, Coyote Point Marina, Bay Conservation and Development Commission, PG&E, Coyote Point Museum, Marina Concessionaire, former restaurant

concessionaire, Windsurfing Concessionaire, Peninsula Humane Society, and Yacht Club. For a summary of the roles and responsibilities these stakeholders have in the future development of this recreation area, see Section IX of this Master Plan.

Input from the community and the Stakeholders' Committee came from a series of meetings and questionnaires. The first in a series of public workshops was held in November 2000 and the theme of these meetings was *An Overview, How the Park is Currently Used, and a Vision for the Future*.

As a follow-up to the First Public Workshop, the County of San Mateo Parks Department distributed a questionnaire to the public between December 2000 – January 2001. The focus of this questionnaire was on park demographics (e.g., age of visitors, frequency of visitations, residency of visitors, and areas of park most frequently used). The County received 194 responses to this questionnaire. The initial public input resulted in strong consensus on a number of elements that have been included in the Master Plan recommendations described in Sections III - VI.

Using information gained from the first series of meetings, and the results of the first questionnaire, the consultant team developed three design alternative maps and descriptions of alternative facility and program elements for the stakeholders' and the community's input in January 2001. Refer to Appendix A for a summary of the alternatives.

As a follow-up to the Second Public Workshop, the County of San Mateo Parks Department developed a second questionnaire allowing the community to give further input into the final master plan design and overall flavor of future park development. The County distributed 3,500 copies of this questionnaire, which included a preliminary illustrative master plan map, to the public between August and September 2001. The County received 300 responses to this questionnaire. The overriding sentiment of the responses that came from this questionnaire was to *“keep new development to a minimum, to retain the natural character of this Bayfront site, and focus improvements on the landscape and infrastructure.”* This sentiment is also consistent with the findings of the *Needs Analysis for San Mateo County Parks and Recreation, Final Report (August 2001)*. This statistical survey showed that a *“huge majority (80%) of the respondents ... are satisfied (either strongly or somewhat) with the quality of public parks and trails...”*. Furthermore, *“San Mateo County residents overwhelmingly prefer that future development*

*involve passive (e.g. hiking and walking trails, environmental programs, etc.) vs. active (e.g. active fields and facilities for organized sports programs) parks”.*

The preliminary master plan map and the results of the second questionnaire were presented at a third community meeting on February 25, 2002, resulting in the Final Draft Plan.

***Add summary of 2006 update and public presentation input***

The recommendations found in the following sections of the Master Plan are based on the results of this community planning process.

Prior to adoption of the Master Plan, a CEQA compliant program level environmental analysis will be prepared. In the interim, maintenance improvements identified as priorities in this Master Plan and listed in the County’s Capital Programs and Projects can be initiated. Following adoption of *Coyote Point Recreation Area Master Plan*, the County can begin to implement the other components of the Master Plan. The Special Study Areas described in Section VII of this Master Plan will require Project Level CEQA analysis as each of these studies are undertaken in the future.

Full implementation of the Master Plan will be contingent upon available funding and future partnership agreements with the stakeholders who have an interest in the park. Anticipated funding sources include general funds, parks foundation, local, state and federal grants, and the investment of various public/private recreation stakeholders.



## II. Background

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### History

**Native American Settlement** - The Ohlone Indians inhabited the San Francisco Bay Area prior to the settlement of the area by Europeans. The Coyote Point area was occupied for a very long time. The triblet that occupied this area was called the *Salson or Shalshon*. The Salson was the largest of all of the Peninsula triblets and their habitation ranged from South San Francisco to Belmont. Their greatest habitations were situated on both sides of San Mateo Creek. Several shell middens and at least one prehistoric human burial have been discovered in the immediate vicinity of Coyote Point dating back about 4,000 years (Leventhal, Cambra and Sanchez, 1987). Additional remains of these prehistoric people probably exist offshore.

**European Settlement and Rancho San Mateo** - Settlement of the area by the Europeans began to occur in 1776. By 1793, Christian missionaries had established an outpost at San Mateo Creek. Following secularization of Mission Dolores during the 1830s – early 1840s, what is now known as the Coyote Point Recreation Area and surrounding environs became part of a rancho known as Rancho San Mateo.

In 1850 the Howard family bought Rancho San Mateo. This property remained in the family until it was acquired by the County and Federal governments in the 1940s. Henry Howard developed the rancho, building a home and importing high-grade cattle. Development included filling the marshlands and building a road across the marsh that surrounds Coyote Point Knoll. A wharf was then built at the end of this road. This wharf was in place by 1868. The wharf was used to handle freight transported in barges. Eucalyptus, cypress, and pine trees were also planted during this period under the direction of John McLaren, Superintendent for Golden Gate Park.

During the years of the 1860s and 1870s the Southern Pacific railroad was built through the region, and recreational facilities like the Shell Park racetrack were constructed.

**Recreation Use 1880s – 1920s** - Sometime during the 1880s or early 1890s a bathhouse was built in the sheltered cove that today forms part of Peninsula Shoreline Beach, along with a short pier, as part of a bathing beach. The Coyote Point bathing beach also served as a frequent destination for bicyclists. In addition, hunters used the area as a base for shooting game birds. This area continued to be used as a center for bathing and related outdoor recreational activities at least until the years immediately preceding the First World War.

In 1921 the Pacific City Corporation purchased a 90- acre site in the vicinity of the old wharf and bathing pier, and by early 1922 had started construction of an amusement park. Tons of high quality sand were brought from Monterey Bay to create a bathing beach. Transportation to the park was greatly improved with a new road, buses from the train station, and chartered ferryboats from San Francisco. The park had its grand opening on July 1, 1922 and parts of it remained open for some years thereafter.

**Merchant Marine Cadet School** - The Merchant Marines acquired the Knoll in 1942 for development of a Merchant Marine Cadet School to train officers for the World War II merchant fleet. The Captain's House, some of the animal center buildings associated with the Coyote Point Museum for Environmental Education, the Countywide Parks Maintenance Facility and the Harbormaster's Office (to be demolished) remain from those days.

**College of San Mateo and County Jail** - In 1946 the Cadet School buildings and facilities were sold to the College of San Mateo. It was operated for educational purposes until the County Parks Department acquired the land in 1963. The County then used at least one of the buildings for a temporary jail.

**Present Day Recreation Area Land Acquisition** - Transfer of the land to the County for public recreation began in 1963 and acquisition continued into the early 1970s. The original park acquisition was comprised of 402 acres, 350 of which were underwater bay frontage. This acquisition included what is now the area from the Bayshore Freeway to Peninsula Beach and the present Coyote Point Marina, as well as the Knoll. Subsequent acquisition since 1963 has included the purchase of 80 acres of underwater bay frontage off Coyote Point and the lands that formerly belonged to the Ideal Cement Company.

Refer to Appendix G for more discussions on the history of the Coyote Point Recreation Area.

## **Planning Area and Setting**

**Ownership** - The 687-acre Coyote Point Recreation Area park site (comprised of 149 land acres and 538 water acres) is solely under the ownership of the County of San Mateo, though there are several easements and leases that enable other public jurisdictions and private parties to operate within the park boundaries.

**Location** - The park site is located on the San Francisco Bay approximately 20 miles south of downtown San Francisco. The southwestern boundary of the park is defined by Highway 101. The surrounding area includes a mix of industrial and developing office parks and residential land uses. North of the recreation area is the City of Burlingame. The land adjacent to the northwestern recreation area boundary is zoned commercial and proposed to be developed as Burlingame Shores Office Development. Land use south and east of the recreation area is primarily residential land use under the City of San Mateo's jurisdiction. A recently renovated City of San Mateo clubhouse and golf course extend the park atmosphere to the immediate south. Large transmission towers cross the entry road and western boundaries of the recreation area. The San Francisco airport is located approximately 1-1/2 – miles to the north.

**Access and Parking** - Vehicle access to the Coyote Point Recreation Area is limited to one street, Coyote Point Drive, which also serves the City of San Mateo's golf course. Coyote Point Drive ends at Bayshore Boulevard and forms a part of the Peninsula Avenue interchange with the Bayshore Freeway. Airport Boulevard, which terminates at Coyote Point Drive, serves the commercial developments in Burlingame. Freeway access to and from the recreation area can be gained at Broadway (Burlingame), Peninsula, Popular, Dore and Third Avenues in the City of San Mateo.

Pedestrian access into the recreation area is limited to the Bay Trail. There are currently no sidewalks along the street edge that connect to the sidewalks along the frontage road. Bicyclists can either use the Bay Trail or city streets.

Currently, there is no public transit service to the park. Express bus service is provided along the Highway 101 corridor. Route 292 and Route 250 provide the closest local bus service. Route 292 runs along Peninsula Avenue and Delaware Street. Route 250 runs along Bayshore Boulevard,

Monte Diablo Avenue, and Kingston Street. Caltrain has two stops, one north of the recreation area in Burlingame on California Drive and one south of the recreation area in San Mateo between 2<sup>nd</sup> and 3<sup>rd</sup> Avenues. Neither station provides direct access to the Coyote Point Recreation Area.

There are a total of ten designated public parking lots with a capacity of approximately 990 cars distributed throughout the park. At the widely accepted standard of 3.5 visitors per car, this translates to a recreation area capacity of 3,465 persons.

**Visual Character** - The shoreline and the bluff overlooking the water offer spectacular panoramic views of the San Francisco Bay. Unique park features such as the “ Knoll”, the shoreline and the marshlands provide a high and unique scenic quality to the recreation area. The Knoll is a unique geological formation that forms a dominant geographic landmark that can be seen from across the Bay. This area of the park was heavily planted with eucalyptus, cypress and pine trees in the 1850s. Today many of the mature trees are in decline, giving the area a somewhat unkempt character. Park staff have been working to remove parts of the grove because the trees have died and/or were creating a public safety hazard. With the exception of the 80-foot high knoll, all of the area within nearly a quarter mile is flat and is comprised of deposits of artificial fill, beach deposits, and San Francisco Bay mud.

**Utilities and Infrastructure** - A 12-inch diameter sewer serves the Coyote Point Recreation Area as far as the manhole at the intersection of Peninsula Avenue and Airport Boulevard. From there, two 10-inch branch lines serve the recreation area. One branch extends out Peninsula Avenue to serve the beach area, the former restaurant site, the City golf course, the Knoll area and the Marina. The other branch extends down Airport Road to serve the Peninsula Humane Society. Sewage is disposed in the City of San Mateo sewer disposal system. The existing system was considered to be sufficient to serve the Park in the 1970s, but it is not meeting current demands as the aging infrastructure reaches the end of its life span. As a result, much of the infrastructure in the recreation area requires repair or replacement. The County has identified a number of these needed improvements on their Capital Programs and Projects list including park water distribution analysis and repair, sewer line realignment, beach area drainage improvements and turf irrigation replacement.

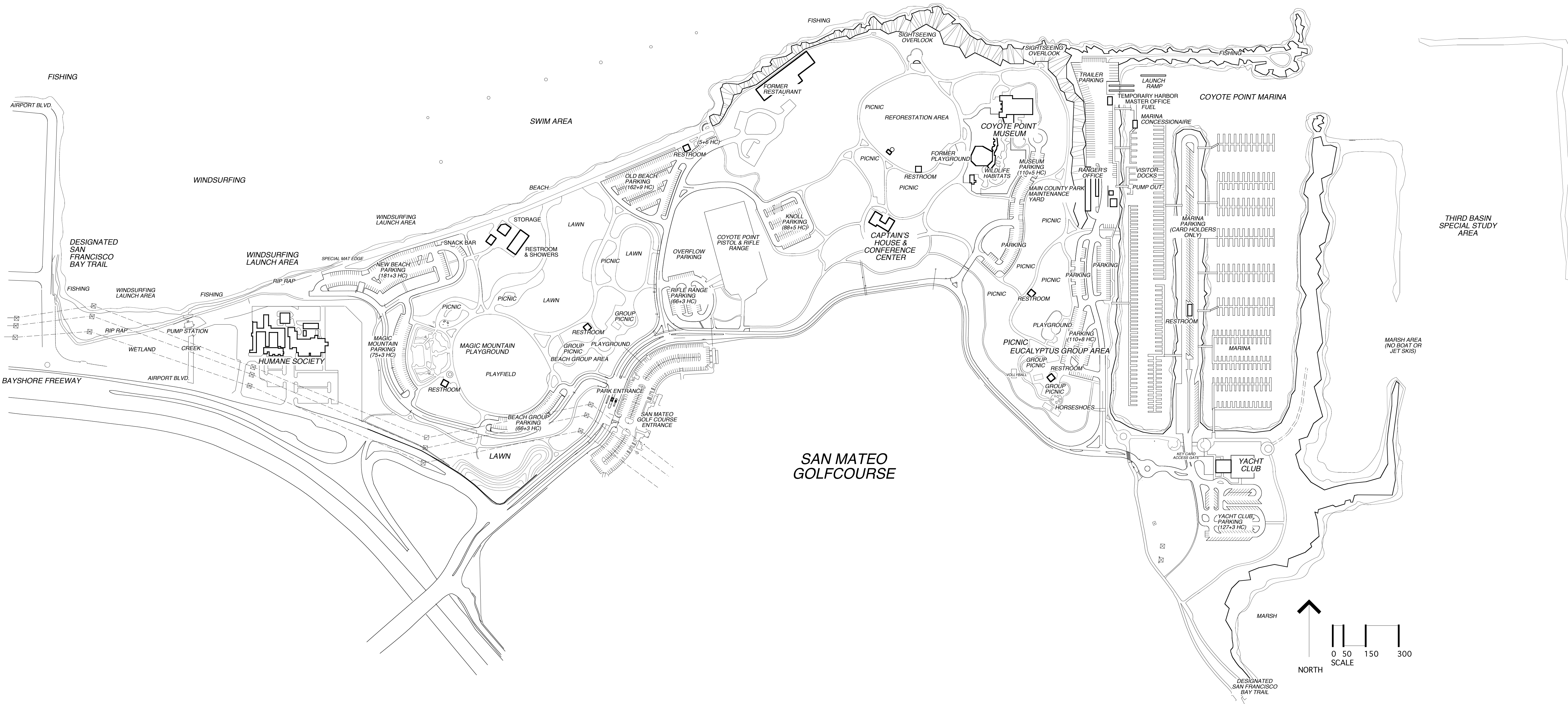
Water is available from both the City of Burlingame and the City of San Mateo. Water pressure is adequate for public needs for restrooms, showers and potable water, but is not believed to meet current irrigation or fire suppression requirements. Analysis of existing deficiencies and improvements to the park water distribution system is a top priority of the County to bring the Recreation Area up to current standards.

PG&E provides electric power to the park. The electrical service within the park is unmetered. The PG&E Moraga-San Mateo Substation is located on Poplar Avenue, south of the recreation area. A 160-foot wide PG&E easement, granted in the 1920s, passes through the southwest corner of the park in the vicinity of Airport Boulevard and crosses the entire length of the park. High voltage (220KV) power lines operated by PG&E extend across the western perimeter of the recreation area running in an east-west direction. Three sets of towers, supporting from four to six lines each, carry from 60,000 to 150,000 volts. State Public Utilities Commission regulations dictate clearance beneath these lines and the types of uses that are permitted. Development under these lines is primarily limited to graded mounds, planting, roads, paths and parking areas.

Underground storm drainage systems in the Peninsula Beach Area drain to the Poplar Pump Station located outside of the park, in the City of San Mateo, at a point about 700 feet southwest of the Marina.

*Insert 11 x 17 Map of Existing Conditions*

# SAN FRANCISCO BAY



## Existing Coyote Point County Recreation Area

### **III. Master Plan Elements - Parkwide Facilities, Services and Operations and Recommended Improvements**

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#### **The Master Plan – An Overview**

The Coyote Point Recreation Area is a popular destination with annual visitation recorded at over 500,000 visitors. The recreation area is open during daylight hours. Several facilities such as the Coyote Point Museum of Environmental Education, Yacht Club and Rifle and Pistol Range have varied hours of operation with some extended hours of operation including evenings after dark.

Popular recreation activities include picnicking, informal turf play, playground activities, special events, windsurfing, boating, fishing, and sightseeing. The Marina area, which includes a private Yacht Club, offers boating opportunities ranging from motor boating, and sailing, to kayaking. The Pistol and Rifle Range and the Coyote Point Museum of Environmental Education provide additional recreation and educational opportunities.

The regional Bay Trail (the recreational trail route for the *Juan Bautista de Anza National Historic Trail* overlays on the Bay Trail in this location) and various internal trails within the recreation area provide linear corridors for walking, running, skating, bicycling and observing shoreline aquatic life.

Use varies with the season. During the peak periods of warmer and summer months, often spanning from April to September, visitations range from 50,000 to over 80,000 per month. Based on summaries of attendance figures, the most popular areas are the playgrounds and picnic areas. The Pistol and Rifle Range is used by the Coyote Point Gun Club, as well as 13 local law enforcement agencies for certification and training. Boating is among the top three popular uses, rotating with museum visitation and family picnicking according to the season. The Coyote Point Museum of Environmental Education serves over 100,000 visitors annually (many of which are school groups that are not included in the park attendance figures).

In keeping with the community's overriding sentiment throughout this planning process, the



recommendations in this master plan focus on “*keeping new development to a minimum and retaining the natural Bayfront character of the site.*” With this vision in mind, the recommendations in this Master Plan are focused in three areas:

- **Infrastructure** - Making improvements to landscape and infrastructure, including but not limited to, repairing/replacing as required the park water system, realigning the sewer line, improving beach area drainage, replacing turf irrigation, enhancing existing windbreaks, repairing eroded areas, providing new and upgrading existing restrooms, developing indoor and outdoor showers, and incorporating flood protection measures and levee improvements to the Peninsula Beach Shoreline.
- **Recreation** - Updating existing recreation facilities to meet current safety and disability requirements, improving trails and playgrounds and upgrading/improving existing green areas used for informal play
- **Stewardship/Education** - Enhancing natural wetlands, coastal upland and riparian systems and increasing opportunities for visitors to learn about the Bay shoreline, its biotic resources and cultural resources, and provide ways for visitors to become active stewards in the natural landscape and its education programs.

## **The Proposed Plan**

The general elements of the Master Plan Program are described in six sections. These sections include:

- Park Amenities
- Interpretive Exhibits, Signage and Educational Program Features
- Food Service and Meeting Facilities
- Park Landscaping and Resource Management Programs
- Access, Circulation and Parking
- Infrastructure and Management - Facilities and Services

Specific recommendations for the Coyote Point Recreation Area have been identified for three planning areas within the Recreation Area. This division of planning areas is based on the character of the existing development and existing use patterns. These planning areas include:

1. **The Peninsula Beach Shoreline** with activities in this area focused on picnicking, water activities (e.g., swimming and windsurfing), and informal playground and turf play activities.

Insert 11 x 17 Map - Map 2 –Illustrative Master Plan

2. **The Coyote Point Knoll and the Eucalyptus Grove**, which includes a variety of special facilities and uses such as the Coyote Point Museum for Environmental Education, the Coyote Point Rifle and Pistol Range and the Captain's House Conference Center.
3. **The Coyote Point Marina and Coyote Point Shoreline Meadow/Marsh**, with activities in this area focused on marina related improvements and Bay shoreline stewardship and educational programs

For ease of presentation, general improvements that will occur on a parkwide basis are presented below. Following this summary of recommended improvements is a more detailed discussion of the recommendations for each of the planning areas: Peninsula Beach, the Knoll and the Marina/Marsh.

## **A - Park Amenities**

**Picnic Sites** - There will be two types of picnic areas provided at various locations throughout the recreation area. One type will be designed for use by individuals and families, which can be used on a first-come-first-serve, drop-in basis. The other picnic sites will be designed to serve a dual purpose of accommodating large and smaller, more intimate groups as needed. These organized group picnic areas will be managed so that people can reserve a specific site in advance of their events. Improvements will be focused on upgrading existing facilities to ensure that they meet current accessibility standards. The picnic areas will include:

- A restroom with storage for maintenance equipment and supplies
- Drinking fountains
- Barbecues (2 each in the group areas)
- Picnic tables
- Serving tables (group areas)
- Electricity (group areas)
- Trash receptacles
- Recycle receptacles.

**Playgrounds** - There are four playground areas located in the Coyote Point Recreation Area. There are two playground sites in the Beach Group Area (Magic Mountain and beach area playground), one play area near the top of the Knoll (which currently has no equipment), and one play area associated with the Eucalyptus Group Area at the base of the Knoll. The newly

renovated Magic Mountain located on the west edge of the Beach Group Area opened on June 29, 2006. The new 39,000 square foot playground has 6 slides, 12 swings, a three-story castle and 2 dragons. It includes a play area for the younger children separated from the main play structure, as well as benches for adults. The play area associated with the Eucalyptus Group Area at the base of the Knoll has also been upgraded so that the facilities at each site are universally accessible in compliance with current Americans with Disabilities Act requirements and meet current safety standards (CPSC).

In addition, new small play features, such as rocks, tire swings, art sculptures and climbing walls should be developed throughout the recreation area to enhance recreation opportunities. For examples of these play apparatus refer to Appendices C and D.

**Benches / Rest Stops** - The Master Plan recommends a Dedicated Bench Program. Under this program, the County Parks Department would use standard bench designs. When a citizen desires to establish a dedicated bench at the Coyote Point Recreation Area, they would make a donation for one of these benches, and select one of the available sites. In exchange, the bench would include a small brass plaque commemorating the person(s) that is to be recognized. Dedication would follow County policies for placing dedicated benches.

These benches also should be located in conjunction with interpretive exhibits. Additional opportunities for creating rest stops that would include dedicated benches include:

- The Promenade along the Peninsula Shoreline beach where visitors could watch the beach activity (e.g. windsurfing and swimming)
- Along the recreation area pathway system that traverses the Knoll where there is adequate space to locate the bench outside the main route of travel.
- In and adjacent to playgrounds.

The exact location of the benches will be dependent upon the location of the final alignment of the Bay Trail and Bay Trail Spurs and implementation of the interpretation program.

Wherever the dedicated benches are located, they should be spaced along a pedestrian travelway at intervals where they can be integrated with the natural setting in places that provide viewpoints and logical resting points, while not creating undue additional maintenance requirements.

The benches should be set back from the trail tread or sidewalks to accommodate leg space and to prevent conflicts with passing traffic. Adequate space should be provided for a wheelchair to maneuver adjacent to the memorial bench.

## **B - Interpretive Exhibits, Signage and Educational Program Features**

One of the overall goals of this Master Plan is to recognize the Bay and to enhance the Bay shoreline. Therefore, it is appropriate to develop interpretive exhibits that celebrate the San Francisco Bay and the cultural, historical and natural resources that make this park unique. To facilitate this endeavor, the Master Plan recommends:

- Expanding interpretive facilities within the recreation area.
- Working with the Coyote Point Museum to expand their outdoor programs.
- Continuing to support ongoing interpretive education programs, and encouraging new programs with various non-profit organizations including the Sequoia Chapter of the Sierra Club's marsh walks.
- Continuing to support volunteers and volunteer projects.
- Creating a series of interpretive stations with display panels that are formatted to match or complement, as appropriate, the interpretive exhibits proposed for the adjacent jurisdictions. These exhibits can be located along the shoreline trail system and throughout the recreation area. Where needed to protect adjacent habitat areas, interpretive stations should be designed to discourage human-induced roosting sites for predatory birds. Types of information that may be addressed at the interpretative stations may include: shoreline habitat/shorebirds; wetlands and upland habitats; wind, water and recreation; cultural history (e.g., Native Americans and Spanish Ranchos use of the site, Chinese shrimp fishermen); the historic wharf that was used to handle freight transported in barges; the Pacific City Corporation amusement park and bathing beach; the Merchant Marine Cadet School, the College of San Mateo, and San Francisco Airport. For examples, refer to Appendix F.

The interpretive exhibits should be fully integrated into the park design to give the recreation area strong thematic image. The Master Plan recommends that the Coyote Point Museum of Environmental Education coordinate their educational programs relating to Coyote Point Recreation Area with the County of San Mateo Parks Department. The *City of San Mateo Shoreline Parks Master Plan and Mitigated Negative Declaration, August 2000*, also recommended working with the Coyote Point Museum of Environmental Education to develop their interpretive programs. Using a coordinated effort to develop these facilities will provide

visitors with the “seamless” interpretive program in the area that the public requested in their responses to questionnaires and in their participation at community meetings.

Within the recreation area there are several locations that offer opportunities for developing new interpretive exhibits. The shoreline and the bluff overlooking the water offer spectacular panoramic views of the San Francisco Bay from different perspectives. The northern breakwater and moles of the Marina, and the marshland edge also offer walking opportunities with views of the Bay. Specific sites that should be considered for interpretive exhibits include:

- The overlook on the Knoll that includes a telescope concession (existing site to be retained)
- The site of the Monument to the Merchant Marine Cadet School on the Knoll that provides a panoramic view of the Bay (potential telescope concession opportunity)
- The breakwater at the northern end of the Marina, which provides an opportunity to watch people fishing and provides dramatic views of aircraft approaching the San Francisco International Airport (potential telescope concession opportunity)
- The Coyote Point Marsh Vista Point, which could be incorporated into the programming for the proposed Outdoor Amphitheater
- The Coyote Point Museum of Environmental Education, interpretive exhibits. Outdoor programs for Coyote Point Recreation Area will need to be developed as a coordinated effort with the County of San Mateo Parks Department.

## **C – Food Service and Meeting Facilities**

**Food Service** – There is limited food service for the public within Coyote Point Park. The snack bar at the Peninsula Beach Shoreline serves pre-packaged snack foods. Previously, there was a sit down restaurant (Castaways) at the base of the Knoll adjacent to the Peninsula Beach, but it has been closed over nine years. The structure is in the process of being removed. Adjacent to the park entrance, the San Mateo Golf Course Clubhouse incorporates a sit down restaurant.

The Master Plan recommends:

- Explore opportunities for providing pre-packaged snacks and food prepared on site as part of concessionaire and service agreements.
- Coordinate food service and meeting space contracts to provide for a seamless delivery of food and meeting facilities for the recreation area user.
- Should the Peninsula Humane Society relocate to another site, explore options for developing a restaurant/ meeting facility along Airport Boulevard. See *Section VII – Special Study Area*

*Item B Special Use Facilities* for further recommendations for the Peninsula Humane Society Site.

**Meeting Space** - Coyote Point Recreation Area is a popular destination with public agencies for training seminars and workshops. The Captain's House Conference Center is available for this use. This facility is frequently booked several months in advance, indicating that there is an unmet demand for meeting space within the recreation area. The facility is small. The main conference room can only accommodate approximately 30 people. The three breakout rooms can accommodate approximately 10 people each. The building has recently been renovated with ADA related upgrades. A new deck is currently underway on the on the southern side of the structure that will expand the useable space.

To help meet the demand for meeting space, the Master Plan recommends that new facilities or upgraded facilities incorporate future community meeting spaces. These facilities will be programmed and designed in separate special studies.

## **D - Landscaping and Resource Management Programs**

**Landscaping** - Little of the vegetation now found in the Coyote Point Recreation Area is native to the area, as most of the site was disturbed (filled or landscaped) by the Howard family as they developed their Rancho during the 1850s, 1860s and 1870s. The majority of the existing mature trees were planted by the Howard family in the later part of the nineteenth century. These include the dominant eucalyptus, as well as some Monterey pine and cypress.

Other portions of the recreation area are landscaped with turf, groundcovers, shrubs and trees. Most of this landscaping occurred as the area was developed into a County park in the 1970s.

This Master Plan recommends that future landscape improvements will be designed to minimize hiding places, provide open sight lines to assist with park safety and security, and create visible, welcoming entrances into each of the park areas. The top priority to consider in each of the park areas will be visual aspects, intended recreation uses, and required screening and windbreaks, as well as resource sensitivity of the area. Visitor safety will always be a guiding factor both in what landscape improvements need to be undertaken, and in how the work will be accomplished.

**Water Supply and Irrigation Service** – There are three water systems in the Coyote Point Recreation Area. They are:

- Burlingame Water, which enters the park near the gatehouse
- Cal-Water, which enters the park from the south through the Marina
- The Irrigation Service, whose point of connection is near the Captain’s House. This system then splits to feed both sides of the park.

Burlingame Water is the main source of potable water. However, when the Municipal Golf Course was constructed, the water supply issues were exacerbated. Another constraint to the irrigated areas on the Knoll are associated with the elevation differential. The irrigation point of connection is at the top of the Knoll (75-foot elevation), which results in a 15 lb. pressure loss for the irrigation system at the top of the Knoll hill. In the Beach Area, water pressure constraints are associated with the system design. The sprinkler design in this area was designed to operate at 90 lb. psi, while the current average pressure is only 50lb. psi.

Due to constraints associated with outdated irrigation systems and inadequate water pressure, this Master Plan recommends an analysis of existing park water distribution and repair/replacement of the system as required. Currently, an assessment of the water distribution system is underway to develop solutions to the water distribution issues.

**Turf Areas** - The ground surface in the recreation activity areas will be retained as irrigated turf to provide informal play and public gathering areas.

Where the turf has deteriorated due to overuse and lack of staffing, this Master Plan recommends that the informal turf play areas should be restored to prevent wind and water erosion of the soil. In the Beach Area where the majority of the turf was installed as a sand based turf over a clay hard pan of bay mud, there have historically been numerous drainage problems associated with the initial installation. An analysis of existing soil conditions and research on options for remedying these drainage problems should be conducted. Improvements to the beach area soils and drainage should be initiated prior to restoring the turf area in this location. Turf varieties should be selected that can tolerate heavy use and be maintained in a healthy and vigorous condition in the harsh shoreline environment.



**Ground Cover Areas, Trees and Shrubs** - Currently much of the non-turf landscaped areas receive inadequate irrigation coverage because of the outdated irrigation systems and inadequate water pressure as described above. In addition, self contained-traffic islands suffer from poor drainage and foot traffic. The windsurfing area also presents a challenge due to harsh maritime conditions.

Groundcovers should be used to provide drought tolerant, low-growing plant communities where turf is not practical or desired in those locations where they can be expected to survive. Where foot traffic or maritime conditions render an area difficult to impossible to maintain, other decorative hardscape materials should be considered such as stone, textured concrete, or bark mulch, as appropriate. Where plant materials are incorporated into the landscape, they should be selected to be compatible with Coyote Point's ecological conditions and to minimize wind and water erosion. Groundcovers should be used to provide pedestrian traffic control and to create an esthetically pleasing medium, giving color, texture, and form between turf areas and trees/shrubs. They can also be employed to help keep noxious invasive weed species from encroaching into the activity areas.

The existing mature vegetation that provides a wind buffer will be retained and augmented with a variety of shrubs and trees. The shrubs and trees should be located throughout the recreation area to define spaces, provide a buffer from the wind, and frame views of the San Francisco Bay. As with the ground covers, trees and shrubs should be selected to provide pedestrian traffic control and create an esthetically pleasing medium, giving color, texture, and form to the various park areas, and be drought tolerant/ low water use.

Trees should also be selected to provide shade, windbreaks and/or screens for the protection of the park visitors and various plant species. They should provide habitat for tree-dwelling animal life. They should be maintained through pruning and thinning to fulfill the intended purpose of the trees in the overall landscape design.

All of the plant materials, with the exception of the irrigated turf area, should be selected in part because of their low water and maintenance requirements, and because they are not prone to create safety hazards for the public. The landscape plan should emphasize use of California native, drought tolerant plants, (preferably native to Coyote Point) and the removal of noxious invasive species. In addition, the landscaping should be enhanced and maintained to attract and

provide habitat for desired and appropriate wildlife. Plants that can be predicted through past experience to have a future adverse effect on the public, or any park structures, facilities, or other more desired plant species should be removed. The lead gardener shall make the final recommendations on the landscape program to the park supervisor as to the need for the installation or removal of an individual plant or plant species in the recreation area.

**Integrated Pest Management** - Integrated Pest Management at the Coyote Point Recreation Area is defined as a broad spectrum approach for dealing with plant pests and disease and the eradication or control of noxious or invasive plant material. The program has been designed as a well-balanced system for maintaining long-term plant health. The components of this management system include prevention, pest and symptom identification, regular surveying for pests, action thresholds and guidelines, and sound management methods. Sound management actions that have been taken to manage pests in a descending order have been cultural control, physical control, mechanical control, biological control, and as a last resort, chemical control. Only Pest Control Operators licensed by the State can employ chemical controls. The lead gardener for the park is required to hold a current State of California Pest Control Operators License. Pesticides have been applied since 1998, as money allows, under contract with proper permits.

The County Parks Integrated Pest Management Policy (IMP) was updated to comply with the San Mateo Countywide Stormwater Pollution Prevention Program (STOPP) Performance Standards for Integrated Pest Management. All landscape management practices within the recreation area conform to the updated policy.

In recent years there has been an increase in the number of Canada goose in the recreation area, especially in the lawns around the picnic areas at Peninsula Beach. These flocks appear non-migratory. They represent both a potential health hazard (due to their fecal matter) and a safety hazard to children playing on nearby Magic Mountain (due to their bite). The Master Plan recommends that a goose management program be implemented.

**Resource Management Programs** - The tree restoration program on the Knoll will continue. This program involves removing aged eucalyptus that are diseased and/or creating a public safety hazard, mulching the former tree sites and replanting some of the areas as meadows, and reforesting some areas with more appropriate trees such as oaks and redwoods. The aged,

diseased trees will continue to be removed through a variety of techniques described in the *Coyote Point County Recreation Area Reforestation Management Plan*. Tree removal will require a great degree of sensitivity as removing trees from some locations can change the direction of the wind potentially affecting the quality of the visitors' recreation experience and even affecting the Marina beyond the Knoll (and potentially causing damage to boats moored in the docks). Tree removal done in conformance with the *Reforestation Management Plan* will take into account the forest density, wildlife populations, wind turbulence, the degree of development in the area, and any positive or negative impacts on public use.

Future resource management programs should adhere to and incorporate the plan objectives of the *San Mateo County Parks Vegetation Resources Plan* and the *Decision Make Guidelines for Vegetation Management*. In March 2002 the *San Mateo County Vegetation Resources Plan* was completed that included identification of resources at Coyote Point Recreation Area.. The purpose of the *San Mateo County Parks Vegetation Resources Plan*, which was completed in March 2002, was "... to summarize and update available information for thirteen County parks. This task included: 1) classifying and mapping plant communities; 2) assessing the condition of the species; 3) mapping non-native plant infestations; and 4) mapping known locations of sensitive and endangered plant and animal species..."

In the summer of 2006, *Decision Make Guidelines for Vegetation Management* provided more specific policies, goals and management objectives to protect sensitive resources and manage invasive plants. Refer to the *San Mateo County Parks Vegetation Resources Plan* and *Decision Making Guidelines for Vegetation Management* for more detailed information about the plant communities and management recommendations at the Coyote Point Recreation Area.

In the more natural marsh shoreline areas, and on the shoreline bluffs, the focus will be on developing, and where existing, enhancing the native wildlife habitat zones by selecting native species that will attract and provide a natural habitat for the native animal species associated with these habitat zones. The recreation area is currently part of an on-going invasive *Spartina* control to protect the sensitive salt marsh habitat in partnership with The Coastal Conservancy and the *Spartina* Project.

## **E – Access, Circulation and Parking**

**Vehicular Access** - There is one entry point into the Park on Coyote Point Drive. At the recreation area entry there is a gatehouse, which is staffed to provide information and collect

vehicular entrance fees on weekdays, weekends and holidays. Coyote Point Drive is a two-lane road with one lane of travel in each direction. From the gatehouse, Coyote Point Drive runs in an easterly direction past the Rifle and Pistol Range to the Marina. This vehicular access into the Coyote Point Recreation Area will be retained. This access will also continue to serve the City of San Mateo's golf course just outside the recreation area entrance. There is a need to redesign the entry for better nighttime security, traffic flow and to better accommodate park visitors so that visitors can travel on foot between the Municipal golf course and the Coyote Point Recreation Area picnic areas. The section of road extending from the Rifle and Pistol Range to the Marina may also be modified in the future to incorporate a safer, more accessible and pleasant Bay Trail alignment. One solution that should be considered to improve pedestrian access near the entry may be to provide a crosswalk to connect the Peninsula Beach Area picnic facilities and the golf course. This option should be evaluated as part of the Bay Trail study. See *Section VII – Special Study Areas Sub-section C - Access and Circulation*.

**Circulation Maps** - New recreation area maps will be developed and distributed at the gatehouse to orient visitors and give them a sense of the variety of activities that are available within the Coyote Point Recreation Area. A new directional sign system will be developed that is related to a map and will be coordinated throughout the area directing visitors to all activity points.

**Parking** - There are a total of ten designated public parking lots with a capacity of approximately 990 cars distributed throughout the park. These parking areas will generally be retained in their existing configurations. See *Section VII – Special Study Areas Item C Access and Circulation* for recommendations on future studies to look at options to maximize and control the existing parking areas.

**The Bay Trail** - The regional Bay Trail provides pedestrian and bicycle access into the recreation area. The Bay Trail is a 400-mile hiking and bicycling trail that will eventually encircle the San Francisco and San Pablo Bays. The Bay Trail currently parallels Coyote Point Drive on a hillside asphalt path and then continues past the Peninsula Humane Society to accommodate dogs on leash with their walkers, who would otherwise be excluded from the park.

Construction documents have been completed for an improved route throughout the entire length of the Coyote Point Recreation Area that will safely accommodate hiking, bicycling, skating and dog walking (on-leash), environmental education and quiet, passive relaxation. From the south,

the Bay Trail parallels Coyote Point Drive from the Marina to the Park Entry. The trail continues along the western perimeter of the park (not through the middle where there are other potentially conflicting uses and accessibility issues related to the steep terrain). Partial funding has been secured for these improvements which will be implemented once complete funding has been found. See Appendix H and the completed construction documents for more detailed information on the final alignment of the trail.

The Master Plan recommends the following improvements and coordination efforts for the regional Bay Trail:

- Provide Bay Trail Spur alternatives along the beach shoreline (west side of recreation area), the Knoll and the Marina
- Provide uniform Bay Trail signage throughout the recreation area
- Coordinate with the City of San Mateo and the City of Burlingame to provide a “seamless” integration between the Cities and the County Bay Trail sections with regard to design, use and management.

**Internal Pedestrian/Bicycle Circulation** - Other internal pedestrian/bicycle circulation recommendations include:

- Coordinating pedestrian/bicycle access into recreation area with future Caltrans freeway improvements. During freeway construction, raise in elevation the area adjacent to the proposed Caltrans overcrossing (northeast corner of Airport Boulevard and Peninsula/ Coyote Point Drive) to improve the aesthetics and security for the park users.
- Providing pedestrian access adjacent to San Mateo Golf Course Clubhouse from the recreation area
- Adding stairs connecting the Marina parking lot to the Coyote Point Museum of Environmental Museum (the steep topography prohibits the development of ADA access at this location) - ADA compliant access and parking for the museum is provided at the upper level parking lot adjacent to the museum
- Continuing to work with Sam Trans and other local transit operators to incorporate access to the Coyote Point Recreation Area into their routing systems (this is especially key with regard to the disabled and youth between 12 and 16 who could benefit from the facilities if only they had transit and pedestrian/bicycle access to the site).

## **F – Infrastructure and Management - Facilities and Services**

**Park Operations and Management** – The Coyote Point Recreation Area is operated by the County of San Mateo Parks Department. Park rangers provide general maintenance and patrol of the park areas. Landscaping is augmented by the lead landscape gardener and gardening staff. The Marina is a special enterprise zone, and operations and management of this area are overseen by the Harbormaster.

Lease areas are generally the responsibility of the lessees. The County is responsible for the Museum building. Refer to Section IX for a summary of the lessees' roles and responsibilities.

**Maintenance Yard, Rangers Office and Storage** - At the eastern edge of the recreation area, adjacent to the marina, is the maintenance facility that contains the County Parks maintenance shop, ranger's office and a small storage area. Access is through the park along Coyote Point Drive. The two-story block building currently used as the maintenance shop and rangers' office was originally part of the Merchant Marine Cadet School. This facility serves as the central yard for maintenance throughout the County Parks system. The storage space is limited and the area was not designed for its current use.

The Ranger Station is not centrally located for park visitors and serves primarily administrative functions, rather than as a visitor contact point. The Peninsula Humane Society provides a more centrally located site for the park maintenance yard/central county maintenance yard. While the Peninsula Humane Society has a long-term lease with the County to retain its current function in its current location, it is a complex that has expanded piecemeal over the years and is becoming obsolete for the Society's modern operation. Therefore, the non-profit group that operates the Peninsula Humane Society has begun a long-range planning process to look at options for replacing and modernizing its facilities. Should the Peninsula Humane Society decide to relocate to another site that would better suit their needs, the Master Plan recommends considering relocating the park maintenance yard/central county maintenance yard to the Humane Society complex area. See *Section VII – Special Study Area, Item B Special Use Facilities* for further recommendations for the Peninsula Humane Society Site.

**Restrooms, Potable Water and Showers** –Restrooms (eight) and potable water are provided in all of the picnic areas. Many of these facilities while functional, do not meet current Americans with Disabilities Act (ADA) requirements.

Potable water, restrooms, and showers are provided in the Marina. A renovated restroom with a shower to make it ADA compliant is proposed between Basin 1 and Basin 2 in the Marina area. Three new restrooms are proposed. A new unisex restroom is proposed at the Marina launch ramp. A new restroom with potable water and an outdoor shower is proposed for the windsurfing area in conjunction with the new concessionaire building. A new restroom with potable water and showers is also proposed as a part of any plan for the San Francisco Bay Water Trail overnight camping area..

All of the existing restrooms and showers, and all the new facilities should be developed and signed for universal access to accommodate the ADA requirements and be constructed using “green” building practices to reduce water and energy use.

**Utilities and Infrastructure** - Utilities and infrastructure (e.g. metering, fire suppression needs, etc.) should be upgraded, as much of the existing infrastructure is nearing the end of its life span and is inadequate to meet current usage requirements and codes. Refer to *Section II – Background – Sub-section Planning Area and Setting- Utilities and Infrastructure* for a discussion of the Coyote Point Recreation Area sewer service, water supply, electric power and underground drainage systems. Refer to sub-section *D - Landscaping and Resource Management Programs - Water Supply and Irrigation Service* in this section for a discussion of the water system in the Coyote Point Recreation Area and its constraints on the available water supply and the existing irrigation system. Recognizing that current infrastructure is not up to current standards relating to code, efficient use of resources and user needs, the County has identified a number of projects on their Capital Programs and Projects list. These include park water distribution analysis and repair, sewer line realignment, beach area drainage improvements and turf irrigation replacement. Currently a study is underway to develop a solution to the water distribution issues. The Master Plan recommends a similar study be undertaken for the wastewater system.

Due to limited infrastructure, and the fact that this recreation area is a day use facility, no recreation vehicle sewage disposal sites will be incorporated into the park

**Security Lighting** - The Coyote Point Recreation Area includes night lighting in several areas, though the area is closed at dusk to park visitors. The Marina area has the highest lighting levels since this facility is accessible to boat owners 24 hours a day. Security lighting is provided in the parking lots adjacent to the Marina, Yacht Club and Humane Society. This level of night lighting will be retained, but no additional lighting is recommended as part of this Master Plan, unless added in conjunction with new/ remodeled facilities.

**PG&E Access** – 24-hour access for inspection and maintenance of the PG&E transmission line towers is currently provided. PG&E access requirements should be reviewed, as the design for new or remodeled facilities are proposed to ensure that their maintenance requirements will not be compromised.

**Coordinating with Future Flood Protection Improvements** - The City of San Mateo Public Works Department has developed plans for flood improvements that will include modifications to the Coyote Point Recreation Area. This project has not secured funding. The purpose of these improvements is to upgrade flood protection measures to meet current FEMA requirements relative to potential effects that could result from a major storm with a 100-year tidal event. This flood event scenario is based on a 24-hour duration tidal event that could result in inundating the Peninsula Beach Shoreline Park area, the City's golf course and then the residential neighborhood located to the south. However, since tides change on the average of 4 times in a 24-hour period, it is highly unlikely that there would be sufficient volume of water entering the park to inundate all of these areas.

The flood protection improvements may include replacing the San Mateo New Poplar Pump Station (located at a point about 700 feet southwest of the Marina), levee improvements that may affect the implementation of the Bay Trail in the Peninsula Beach area, and development of vegetation management plan for the channelized creek (East Poplar Avenue Channel) that runs through the City of San Mateo golf course located south of the recreation area.

The proposed improvements currently being considered by the City of San Mateo are confined to the Peninsula Beach Shoreline and could result in the parking area being inundated during a 100-

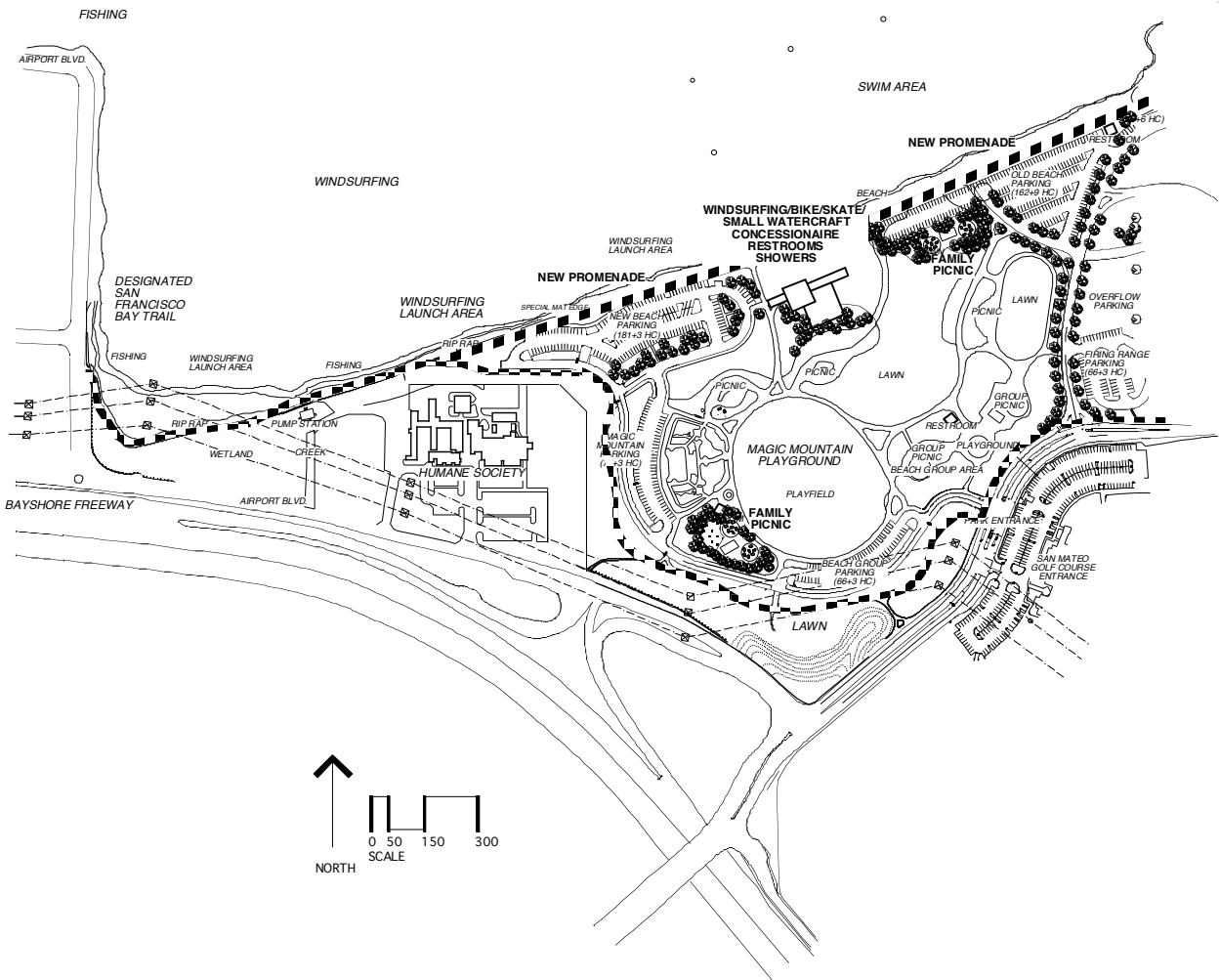


year tidal event, which is an event with a 1% chance of happening in any given year. The proposed improvements consist of a variety of berms and raised features such as a floodwall at the north west boundary of the recreation area and a new berm that will require the vehicular roadway through the Peninsula Beach to be raised and replaced. It will also include a berm along the edge of the picnic area. The improvements, as proposed by the City in April 2001, have been incorporated into the Master Plan Design Plan Map and should be reviewed and designed to minimize impacts on visitor use and shoreline access.

The County will need to continue to coordinate with the City of San Mateo Public Works Department as the flood protection program for the shoreline in the Peninsula Beach area is funded and a final design is developed. The focus of the City's dialogue with these agencies will be to ensure that the future flood protection program for this area takes into account the improvements recommended in this Master Plan.

## IV. Master Plan Elements Peninsula Beach Shoreline

### SAN FRANCISCO BAY



## **IV. Master Plan Elements Peninsula Beach Shoreline**

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### **Description of Existing Park Amenities**

The Peninsula Beach Shoreline, with swim and windsurfing areas, is located in the northern section of the recreation area west of the Coyote Point Knoll. The beach shoreline was developed with imported sand. Continued erosion has undercut the adjacent paved promenade trail and removed most of the imported sand leaving a base of pea gravel along much of the beach shoreline. Erosive forces have undercut the rock riprap and collapsed the shoreline “armor flex” which has caused the adjacent pavement to fail. Where there is no shoreline protection the erosion has been the greatest. This beach area is 100 feet wide and approximately 1,250 feet long. The beach currently has designated swimming and windsurfing areas. The swim beach area, which is approximately 450 feet wide by a quarter mile long is marked with buoys and ropes, though no lifeguard staffing is provided to oversee the swim activities. The swim area is used most heavily during the warmer months beginning in April and extending through September.

Adjacent to the swimming beach near the west end of the beach promenade, there is a small building complex that is used as a concession facility with a kite and windsurfing shop. This building also includes a restroom. The building is outdated, does not meet current ADA requirements, and is not being used for any of its original functions.

The Coyote Point Beach Shoreline has a renowned reputation as one of the premiere regional windsurfing sites. The northwest portion of the beach shoreline has been designated for windsurf launching and portions of the shoreline have been stabilized with concrete cells to facilitate launching. Windsurfers use the parking lot, beach promenade or other flat areas to assemble and disassemble their equipment. Windsurfing takes place year round, but has a definite peak use between April and September. It is estimated that over 24,000 visitors used the recreation area for windsurfing annually (based on the 200 parking spaces available and additional observations).

Between the swimming beach and the windsurfing area there are several submerged to partly submerged concrete piers remaining from prior uses along the waterfront. These concrete piers represent a potential safety hazard to both swimmers and windsurfers.

There are four picnic areas located in the Peninsula Beach Area. Each area is separated by mounds and trees plantings. The Beach Group area has a central restroom and is surrounded on three sides by large adjacent fields for informal play.

There are two playground areas in the peninsula beach area and several large turf fields that are used for informal play. The Magic Mountain play area, located on the western edge of the developed portion of the area, has recently been renovated to meet current safety and accessibility standards and includes separate play areas for both tots and older children. The other playground is located on the eastern edge of this section of the area. It is a relatively small, structure and is incorporated into a large group picnic facility. It is compliant with ADA and current safety requirements (CPSC); however, the surfacing is in need of replacement.

Located along Airport Boulevard at the edge of the Peninsula Beach Shoreline area is the Peninsula Humane Society. It is comprised of a complex of buildings and animal shelter facilities that serves the County of San Mateo and the surrounding region. While the facility is located within the boundaries of the Coyote Point Recreation Area and is surrounded by parklands, it is not considered a part of the park and is not served directly by the recreation area. Access is from Airport Boulevard

## **Master Plan Recommendations**

The Master Plan recommends the following facility improvements to the Peninsula Beach Area.

### Beach Promenade

- Stabilize promenade from continued erosion. New shoreline protection measures need to incorporate access improvements for swimmers and windsurfers. See *Section VII – Special Study Areas Item G Beach Safety* for recommendations on future studies to improve the Beach Promenade area.
- Upgrade the existing beachfront walk to create a wider promenade oriented to a variety of non-motorized activities including, skating, bicycling, walking and jogging
- Include rest areas (e.g. pullouts with benches) for people to relax and watch water activities in the design for the promenade.
- Incorporate interpretive exhibits focused on the cultural, historic and biotic resources of the area along the promenade.

### Water Activity Zone

- Remove the submerged concrete piers from the swimming/windsurfing areas of the beach.
- Improve the swim beach area by replacing the sand that has eroded away from the shoreline.

### Concessionaire Complex

- Replace the existing concessionaire building with a new take out food/rental concessionaire building.
- Continue to orient sales/rentals to water sports, such as kayaking, windsurfing and beach promenade use. Accommodate sales, lessons and rental of equipment, bikes, skates, etc. and food service.
- Develop complex to be to be compliant with Americans with Disabilities Act.
- Include unisex restrooms designed for universal access that are compliant with Americans with Disabilities Act.

### Windsurfing Launch Area

- Incorporate vegetation windbreaks to protect windsurfers using the outdoor showers.
- Add a new unisex restroom and outdoor shower in the concessionaire complex designed for universal access that is compliant with Americans with Disabilities Act adjacent to windsurf area.
- Develop an ongoing maintenance program for the shoreline protection measures that are under design for the windsurfing launch area to stabilize the shoreline and facilitate launching.
- Improve shoreline area for assembling windsurfing equipment.

### Group Picnic Areas

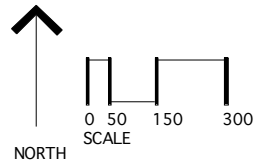
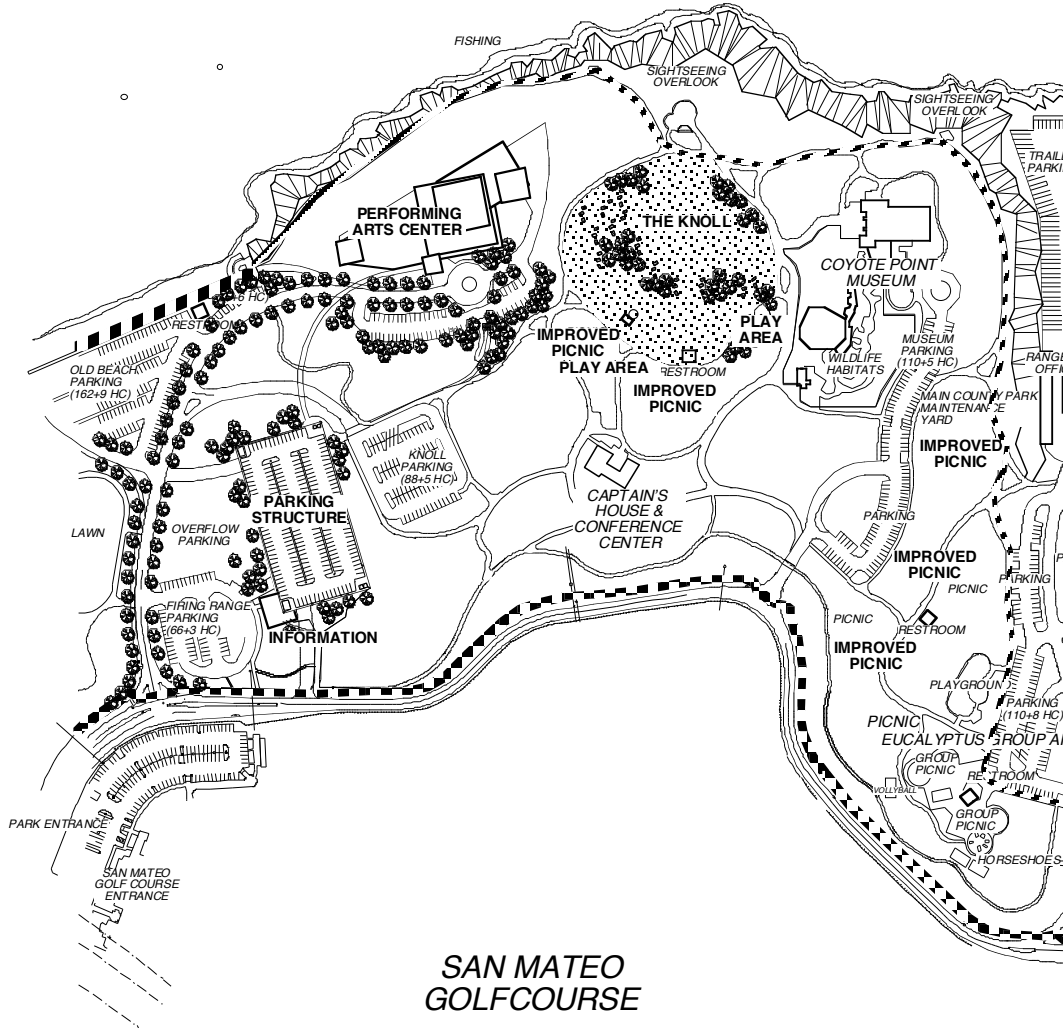
- Upgrade and manage each of the group areas to accommodate groups of 150 to 300 by reservation.
- Incorporate vegetation windbreaks into the landscape designs for each of the group picnic areas.

# V. Master Plan Elements

## The Knoll & Eucalyptus Area



### SAN FRANCISCO BAY



## **V. Master Plan Elements**

### **The Knoll & Eucalyptus Area**

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#### **Description of Existing Recreation Amenities**

The prime features of the Knoll include its 80-foot high elevation, tree cover and scenic views. Outdoor recreation activities in this area are oriented toward picnic use and trail use that takes advantage of these natural features. In addition to the unique landscape found in this area, the Knoll includes the highest degree of facility development including a museum, a rifle and pistol range, a former restaurant, and a meeting/conference center.

All of these facilities are nestled in the mature groves of eucalyptus, cypress and pines trees that were planted in the 1850s. However, most of the trees on the Knoll show the effects of their harsh growing conditions -- prolonged wind pruning, drought and lack of soil and nutrients. The eucalyptus trees are continually dropping bark debris and branches. Their old age means they are more subject to breakage and creating hazardous conditions. The Knoll includes two areas where the eucalyptus trees have been removed and reforestation begun using oaks and redwood trees. The meadow area is no longer irrigated lawn but rather tall grasses.

The Bay side of the Knoll is very steep, and barren areas of the slope are experiencing severe erosion as result of the nature of the soils and the slope's exposure to the harsh bay winds and tidal action. There is a small remnant community of Coastal Scrub located on these northern slopes of the Knoll and in a small drainage east of the overlook. This Coastal Scrub community includes toyon, poison oak, blackberry and some elderberry.

The south and east side of the Knoll is less steep with terraces for the Captain's House Conference Center, Coyote Point Museum for Environmental Education and museum parking. The slope levels out at the Eucalyptus group area.

There are four picnic areas located on the Knoll and Eucalyptus area. They include both family and group picnic sites. The Eucalyptus Group Picnic Area has a central restroom, volleyball courts and horseshoe pit. It is fully accessible. The existing picnic area at the top of the knoll

needs to be refurbished with ADA access improvements and additional recreation facilities such as a volleyball court and small playground.

There are two playground sites associated with the Knoll and Eucalyptus area. All of the play equipment has been removed from the site on the top of the Knoll. A replacement playground is in the conceptual planning stage. A new playground that is ADA compliant was installed in the spring of 2001 adjacent to the Eucalyptus Group Picnic Area. Installation of this playground equipment was a cooperative effort between the County Parks Division and KaBoom, a nationwide philanthropic organization of orthopedic surgeons.

The Captain's House Conference Center, which was originally built by the Merchant Marine School, has been converted by the County for use as a small conference center. It is popular for use as a small training center for County agencies and other organizations. In addition to the main conference room and three break-out rooms, there is a kitchen and some small seating areas. A central patio on the northeast side of the building provides an outdoor gathering area, as well as ramp access into the building. The interior of the facility has been upgraded to be ADA compliant. A new deck is currently underway on the southern side of the structure, along with a new path of travel that will expand the useable space and make it more accessible.

The Coyote Point Museum for Environmental Education is located on the eastern side of the Knoll. The Museum shares parking with the Eucalyptus Group Picnic Area. The main purpose of the Museum is *“to develop and operate an environmental education museum; to present programs which increase knowledge and appreciation of the natural environment, with particular emphasis on the Bay area, and to assist Bay area residents in setting priorities for the future.”* The Museum Association operates the Museum by agreement with the County of San Mateo. The Board of Trustees is currently undertaking a fundraising process to determine the scope of the Museum's future.

The Rifle and Pistol Range is centrally located to the left of the main access road on a 3-acre site that was originally created as a barrow pit during the development of the Marina. The range consists of a 66-car parking lot and an area enclosed by a chain link fence incorporating several outbuildings and the range firing area.



The range is utilized by 13 law enforcement agencies for training and certification, typically in the early morning. The Coyote Point Rifle and Pistol Club has access to the range weekday evenings and weekends. The range area is accessible to the general public.

The County Board of Supervisors has encouraged the Sheriff's Office and the Rifle and Pistol Range club members to seek alternative sites, due to safety and noise concerns. To date no acceptable alternative has been located.

The Rifle and Pistol Range is likely to have materials associated with spent ammunition that could be considered hazardous materials. If another use is proposed for the site, an assessment will be required to assess the presence and level of toxic materials in the soils. Once that assessment is completed, a clean up standard will need to be established based on the proposed use. Clean up could vary from capping the site, to expensive, complete removal and proper disposal of all contaminated soil.

## **Master Plan Recommendations**

The Master Plan recommends the following facility and programmatic improvements to the Knoll including, the Coyote Point Museum for Environmental Education, Upper Lawn Area, the Rifle and Pistol Range and the Eucalyptus Group Picnic Area:

### Coyote Point Museum for Environmental Education

- Encourage Museum Board members and staff, to develop and formalize their future vision with a strategic planning process that allows the County Parks Department staff and community stakeholders to actively participate
- The strategic planning process may propose significant physical improvements (e.g. new buildings) which cannot be determined at this time. These improvements should be evaluated in the context of existing and proposed programs and facilities identified in this plan and incorporated (or rejected), as appropriate, during the planning process
- Determine ways to increase opportunities for future collaboration between the programs and facilities offered by the Museum and those offered by the County Parks and Recreation Department within the Coyote Point Recreation Area. Opportunities for future collaboration may include:
  - Innovative educational programming, including outdoor interpretation
  - Facility and grounds improvements, including food service

- Improved transportation (e.g. access by transit, pedestrian/bicycle access and on-site secured storage, shuttle buses) to meet visitor needs
- Indoor/outdoor meeting and classroom facilities.

#### Gazebo/Expanded Upper Lawn Area

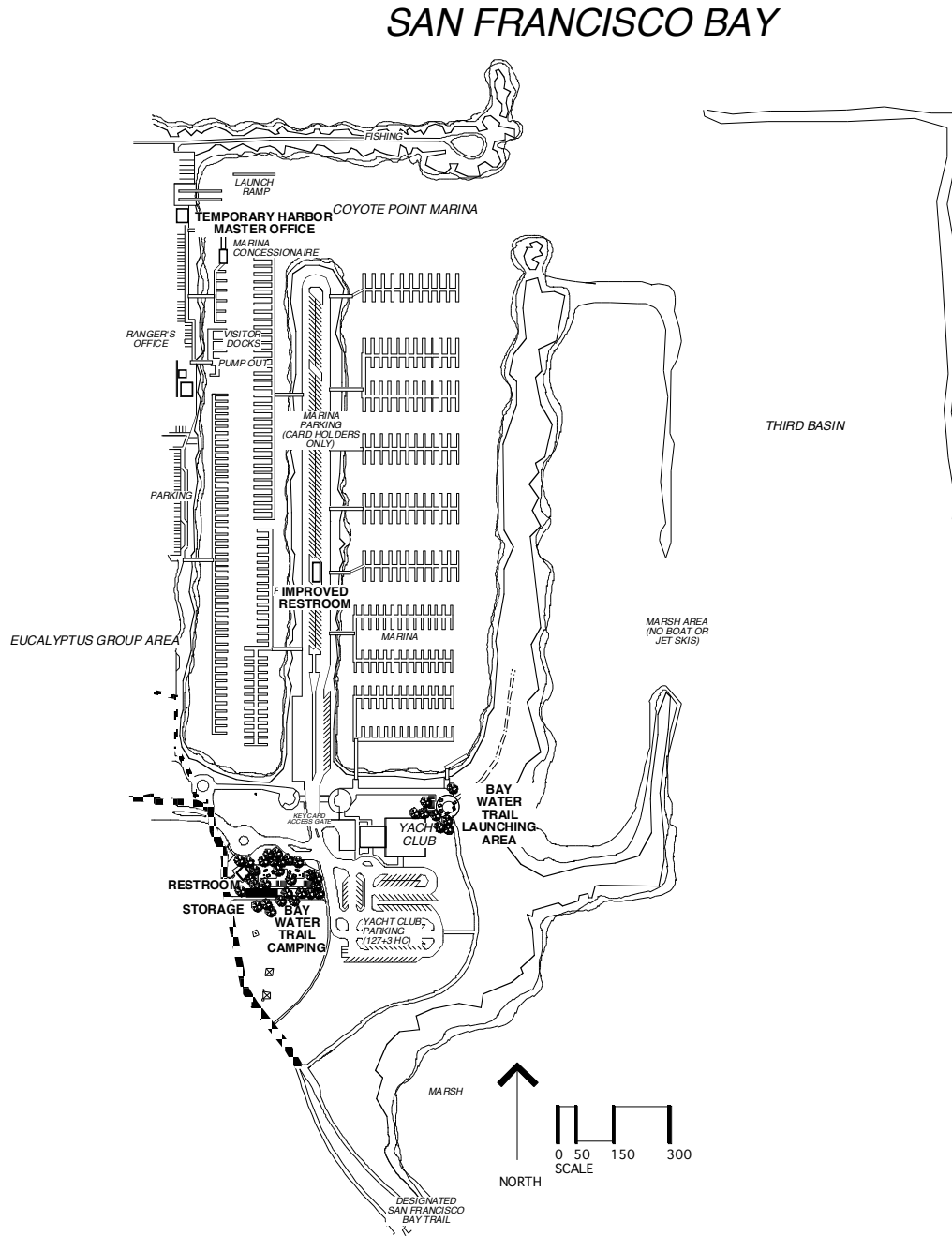
- Upgrade a group picnic area to include a potential gazebo for small events, such as weddings. Renovate and expand lawn area that can be reserved for special group events that will take advantage of the Knoll's 80-foot high elevation, tree cover and scenic views (for examples of special event facilities that are designed to take advantage of the unique features in the natural setting, contact staff at East Bay Regional Parks and Santa Clara County Parks staff at Sanborn County Park).
- Add an underground water storage tank for emergency water and fire suppression.
- Renovate existing picnic area and provide for greater separation of picnic areas from the Captain's House and add additional landscaping.

#### Rifle and Pistol Range

- Conduct a noise and safety study to evaluate options for reducing noise levels, adding safety improvements and limiting hours at the range
- Create design scenarios and an environmental assessment to explore options for developing a parking structure at the Rifle and Pistol Range, if the range is vacated in the future. See *Section VII– Special Study Area Item E Parking Structure at the Rifle and Pistol Range Site* for further recommendations.

## VI. Master Plan Elements

### The Coyote Point Marina and Coyote Point Shoreline Meadow/Marsh



## **VI. Master Plan Elements**

### **The Coyote Point Marina and Coyote Point Shoreline Meadow/Marsh**

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#### **Description of Existing Recreation Amenities**

The Coyote Point Marina is a full service marina with 24-hour bay access for permanent, temporary and visitor berthing. There is also a three lane launch ramp available for use by the general public. The Marina offers boating opportunities ranging from motor boating to sailing and kayaking. It has 580-boat berths, some of which can accommodate boats up to 65 feet in length.

The Marina has two basins with a central jetty. There are a total of 14 docks with slips ranging from 24-50 feet, with the majority from 28 to 32 feet. The docks are accessed through a security gate, that can be opened only by authorized visitors with a key card. The central jetty has parking for 164 cars and centralized restrooms and shower house with public telephones that serve the docks in Basin 2 and the east side of Basin 1. Parking for the west side of Basin 1 is located south of the Marina.

The Marina Harbormaster's office is located on the west side of the marina in a temporary building. The office was previously housed at a part of the former training facility for the Merchant Marine Cadet School. The two-story structure is in the process of being demolished.

The Marina Concessionaire is also located in the Marina area. It is a private concession that operates a boat brokerage that sells boats, nautical supplies and fuel, and provides boating lessons. The concession operates from a floating office/pier located adjacent to the Harbormaster's office.

A 3-lane boat launch is located at the northeastern edge of the Marina. This ramp was completely renovated and expanded with wider handicapped accessible floats for the disabled in 1992. The ramp leads directly to a channel along the north jetty, the sheltered entry of the Marina and out into the Bay. The ramp is maintained by the Marina and utilized by boaters. The ramp is used year round with slightly higher use July through October. Use mostly is dictated by fish runs and weather conditions.

Trailers and vehicles can park in the open area west of the launch ramp. This area is approximately 450 feet long with space for approximately 50 vehicles and trailers.

On-shore fishing is permitted all along the shoreline of the Park, though there are no cleaning stations within the recreation area.

The rubble from the old San Mateo Bridge defines the east property line of the recreation area and the limits of a potential “third basin” (an area studied for Marina expansion in the 1970s and 1980s). If a Marina were to be developed, this rubble would be used as part of the proposed north and northeast breakwaters. The shoreline of this “third basin” east of the Marina is now emerging as marshlands. Refer to Appendix E for a diagram of the “third basin” as proposed in the 1970s and 1980s.

The Marina is a self-funded unit of the Parks Department of the County of San Mateo. The Marina does not receive money from County general funds. All revenues produced by the Marina are kept in a special fund for its operation.

The Yacht Club was founded in 1941 to encourage and promote recreational boating and safety. The building is owned by the Club on land leased from the County. The Club staffs a restaurant, galley and bar for its members on weekends. These existing food services are available for rental to the public for private functions. The Yacht Club also sponsors membership meetings, club races, a youth sailing program, and other boating safety events.

Adjacent to the Yacht Club is a natural tidal salt marsh. The shoreline of the basin east of the Marina (area proposed for Marina Expansion in the 1970s and 1980s) is remnant coastal salt marsh community that is expanding naturally in an easterly direction as a result of the configuration of the Marina levees. This configuration has produced an eddying effect that brings in natural deposits of silt, sand and seashells, allowing cordgrass and pickleweed to gain a hold in this area. The resulting tidal mudflats adjacent to the shoreline provide important foraging habitat for migrating and wintering birds, including waterfowl, shorebirds, wading birds, gulls and terns.

Inland from the marsh is an open meadow that is undeveloped except for a Bay Trail connection to the City of San Mateo Shoreline Park.

The San Francisco Bay Water Trail comprises a series of launch and land sites for human powered and beachable watercraft that are existing and proposed around the San Francisco Bay. Coyote Point Recreation Area has been identified as one of the potential launch sites and as a possible future overnight facility. The water trail proponents are working to establish the water trail consistent with the “Guiding Principals” of North American Water Trails.

## Master Plan Recommendations

The Master Plan recommends the following facility and programmatic improvements to the Coyote Point Marina and Coyote Point Shoreline Meadow/Marsh:

### Marina Improvements

- Replace Dock 29, fuel dock and other dock components such as piers and flotation
- Develop maintenance dredging plan for marina area and undertake regular maintenance dredging operations
- Upgrade utilities and electrical service.
- Restroom addition and ADA improvements
- Update Marina Master Plan and identify additional capital projects

### Boating Programs

- Encourage the Harbormaster to develop more boating programs for kayaking, outrigger canoes, Sea Scouts, sailing etc.
- Encourage the Yacht Club to continue with, and expand upon, their marine related programs. These programs include operating a youth sailing club that is open to the public, as well as club members, and hosting visitor yacht clubs.

### San Francisco Bay Water Trail

- Develop a launch site on the landside of the marina south of Dock 20, specifically for small watercraft, such as kayaks. Include improved launch with gently sloping ramp to a low freeboard dock.
- Provide for launch parking for vehicles in Marina near the proposed low freeboard dock.
- Provide for overnight water trail camping, including bathroom and shower facilities and secure overnight storage of boats.

### Fishing Opportunities

- Continue to provide fishing during park hours all along the shoreline of the recreation area
- Maintain the paved access along the northern tip of the Marina breakwater, which provides wheelchair access that accommodates 18 fishing poles for those with disabilities

### Restrooms

Encourage the Harbormaster to upgrade the restroom facilities in the Marina to include:

- A renovated restroom with a shower between Basin 1 and Basin 2 in the Marina area
- A new unisex restroom at the Marina launch ramp.

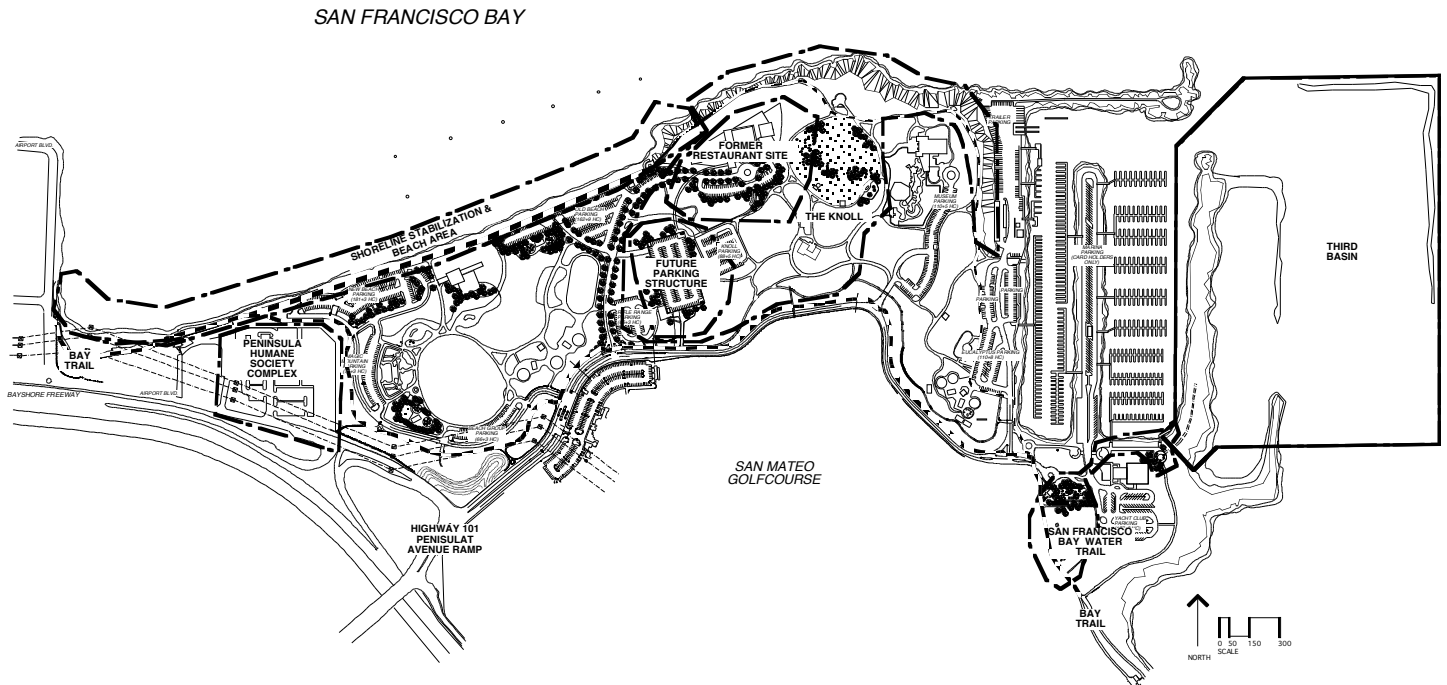
### Small Watercraft Storage

- Retain existing trailer boat storage parking lot
- Conduct feasibility study and if warranted provide a long-term storage facility for kayaks, rowing shells and other small non-motorized boats by the San Francisco Bay Water Trail launch point(s) or overnight camping area..

### Harbormaster's Office Building

- Seek funding to construct a new Harbormaster's office building.

## VII. Special Study Areas





## VII. Special Study Areas

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### A - Future Studies – An Overview

The Coyote Point Recreation Area Master Plan includes several recommendations that can not be implemented immediately due to a variety of circumstances. These circumstances include:

1. A dependence on other agencies jurisdiction over the project
2. An existing lease with a lessee; and/or
3. An undetermined cost-benefit analysis for moving forward with the project.

Following is a summary of the projects that the Master Plan recommends be either

1. Coordinated with outside agencies as external circumstances evolve over time; or
2. Be evaluated, programmed and designed in a separate special study.

### B – Special Use Facilities

**The Former Restaurant Site** – The former restaurant site was a full service restaurant from 1964 until the late 1990s. While the site has spectacular views, its relatively remote location in a park that is primarily open during the daylight hours has made it a tenuous site for operating a sit-down restaurant.

The Master Plan recommends alternative public uses for this area such as a center for the arts or community center. This would require a new state of the arts facility for performances, events, conferences, seminars and classes. A 1,600 to 2,000 seat main theater would require approximately a 50,000 square foot building. This would accommodate not only a theater and stage, but a box office, lobby area, and a large reception/banquet room that can also accommodate meetings. Backstage areas would include a green room, dressing rooms and administrative offices.

The existing meeting space within the Coyote Point Recreation Area is very limited and is often booked several months in advance. The center for the arts would expand the capacity of meetings that currently take place at the Captain's House.

Parking will be an important component of a successful center for the arts or community center. San Mateo County parking policies and standards require 1 parking space for each 5 seats or 320 to 400 spaces. However, additional parking may be recommended at a ratio of 1 per each 3.5 seats or 457 to 575 spaces. Parking for the facility would be accommodated by multiple lots including those adjacent to the Captain's House with 110 spaces and the Old Beach Area with 162 spaces. Additional parking could be accommodated by such as future reuse of the Rifle and Pistol Range site as a parking structure.

Future planning for a center for the arts or community meeting facility in this area will need to include:

- A demolition plan for removing remnants of the existing structure, including appropriate disposal techniques per the current County requirements at the time of demolition
- A cost-benefit analysis to determine the type and size of facility that might be appropriate for this site
- Environmental site analysis relating to biotic and cultural resource studies, potential traffic, parking and circulation issues, visual assessments, land use compatibility, utility upgrades and trails around the Knoll.
- Facility programming options to ensure that the facility will function optimally
- A site plan to ensure that the facility will not create adverse visual impacts and that it will be compatible with the shoreline character and the surrounding park uses. The plan will also need to address additional site lighting for both safety and security.
- Facility design to ensure that the facility is ADA compliant and addresses current and future technology requirements for performance and meeting spaces.

**Peninsula Humane Society Complex** – The Peninsula Humane Society currently occupies a 6.7 acre site at the northwest edge of the recreation area. This site is separate from the main body of the park and accessed directly off of Airport Boulevard. The Peninsula Humane Society's existing lease is not due to expire until 2052.

The site's proximity to the Bayshore Freeway and location on the northwestern edge of the recreation areas offers unique opportunities for the Parks Department. There are several possibilities for future use of the site including full-service restaurant(s) or the central County Park maintenance yard.

Future use of the 6.7-acre Peninsula Humane Society site will require:

- A cost-benefit analysis to determine the type of use and size of facility that might be appropriate for this site
- A site plan to ensure that the facility will not create adverse visual impacts and that it will be compatible with the Peninsula Beach park uses
- Environmental site analysis relating to biotic and cultural resource studies, potential traffic, parking and circulation issues, visual assessments and land use compatibility
- Facility programming options to ensure that the facility will function optimally
- A demolition plan for removing remnants of the existing structure, including appropriate disposal techniques per the current County requirements at the time of demolition

### C - Access and Circulation

The Coyote Point Recreation Area Master Plan recommends a number of facility and programming improvements relating to access and circulation. Some of the proposed recommendations are dependent on successful negotiations between the County Parks Department and other agencies. For this reason these recommendations are included in this section on “Future Studies.” A summary of these recommendations and the key players that will need to be involved to implement the recommendations are provided below.

**Transit** - Master Plan recommends that local transit operators provide access to the park to reduce motorized traffic impacts and to enable under served disabled persons and youth between 12 and 16 to more readily access the recreation area.

Implementation of this recommendation will require on going coordination between the County and Sam Trans and other local transit operators to encourage them to provide access to the Coyote Point Recreation Area as part of their transit routing systems.

**Parking** - The parking areas, which have a total carrying capacity of 990 cars, will generally be retained in their existing configurations. Distribution of the cars throughout the recreation area is shown below.

Eucalyptus Parking	110 cars (8)	Coyote Point Museum	110 cars (3)
Knoll Parking	88 cars (1)	Old Beach	162 cars (3)
Rifle Range	66 cars (3)	Beach Group	66 cars (3)
Peninsula Beach (northwest area)	75 cars (0)	New Beach	181 cars (5)
Near former restaurant site	5 cars (6)	Yacht Club	127 (3)

( ) indicates the number of dedicated handicapped spaces in each parking area.

Source: *Coyote Point Recreation Area Utilization Study*, August 1996

Most of these existing parking lots are generally small in size. Typically, there is a single aisle with parking on both sides to reduce their visual impact. The largest paved parking lots are located adjacent to the Yacht Club and beach area. The harsh weather conditions at these sites results in limited landscaping that does little to mitigate the appearance of the paving and parked cars. Several of the existing parking lots do not meet current ADA standards for the required number of designated van or parking spaces for the disabled.

At the widely accepted standard of 3.5 visitors per car, the existing parking capacity for the recreation area is 3,465 persons. During peak periods of use recreation area visitors must compete for parking with Museum and Marina visitors.

The Master Plan recommends that future studies be conducted to look at options to meet current ADA parking requirements, and take full advantage of options to maximize use and control the existing parking for the existing recreational uses (e.g. install gates to close off parking areas when they reach capacity).

To help meet the demand for additional parking to accommodate future proposed uses, studies for additional or enhanced parking may be needed for:

- Implementing needs identified in the Coyote Point Museum strategic planning process
- Developing performance and meeting facilities to supplement the Captain's House meeting facility
- Studying the feasibility of developing the third basin to accommodate additional boat berths
- Studying the feasibility of developing a parking structure in the existing rifle range. (see item *Special Study Area, item E.*)

**Pedestrian/Bicycle Access from Adjacent Neighborhoods** – Highway 101 currently creates a major circulation barrier to pedestrian/bicycle access from the adjacent neighborhoods to the south of the Coyote Point Recreation Area. Caltrans has developed construction documents for modifying the Highway 101/Peninsula Avenue on-off ramp. These freeway improvements incorporate pedestrian/bicycle facilities into the Peninsula Avenue overcrossing to provide a connection from the adjacent neighborhoods into the recreation area. The Master Plan recommends that the area adjacent to the proposed Caltrans overcrossing (northeast corner of

Airport Boulevard and Peninsula/ Coyote Point Drive) be raised in elevation to improve the aesthetics and security for the park users.

Implementation of this recommendation will require on going coordination between the County Parks Department, the County Public Works Agency, and Caltrans.

**The Bay Trail** – The County Parks Department recently completed construction documents for the redevelopment of the Bay Trail within Coyote Point, in coordination with the ABAG Bay Trail Project Staff. This project includes:

- A preferred alignment for the Coyote Point Bay Trail segment
- Design solutions for overall optimal physical improvements to the trail
- Identification of the structural improvements needed to amend the levee at the western end of the trail route
- Improved pedestrian/bicycle circulation near the entry to provide continuity for the regional Bay Trail, as well as a connection between the Peninsula Beach Area picnic facilities and the Municipal golf course.

Implementation of these plans will require continued coordination with ABAG Bay Trail project staff.

## **D - Infrastructure and Management - Facilities and Services**

**Park Maintenance Yard/Central County Maintenance Yard** - The existing park maintenance yard/central county maintenance yard was not designed for its current use and has limited storage space. For these reasons the Master Plan recommends that the park maintenance yard/central county maintenance yard should be relocated. One of the relocations options may be in a portion of the Peninsula Humane Society complex, should the Humane Society relocate to another site.

Future use of the 6.7-acre Peninsula Humane Society site as park maintenance yard/central county maintenance yard will require:

- A remodeling plan for the facility including, a demolition plan for removing on-site materials using appropriate disposal techniques per the current County requirements at the time of the relocation
- A site plan to ensure that the facility will not create adverse visual impacts and that it will be

compatible with the Peninsula Beach park uses

- A facility design to ensure that the facility is ADA compliant and meets current State and County safety codes relative to the use, storage and disposal of hazardous materials such as herbicides, pesticides, paints, etc.

Implementation of this recommendation would require the Peninsula Humane Society terminate their existing lease, which will not expire until 2052, and funding to relocate this central maintenance facility to a new location.

**Future Flood Protection Improvements** - The Master Plan recommendations are consistent with the flood protection improvements as recommended by the City of San Mateo Public Works Department in April 2001.

The County will need to continue to coordinate with the City of San Mateo Public Works Department as funding is secured and a final design is developed. The focus of the City's dialogue with these agencies will be to ensure that the future flood protection program for this area takes into account the improvements recommended in this plan.

### E – Parking Structure at the Rifle and Pistol Range Site

**Future Parking Structure** - The County Board of Supervisors has encouraged the Sheriff's Office and the Rifle and Pistol Range club members to seek alternative sites, due to safety and noise concerns. The County Sheriff's Department continues to look for acceptable locations outside of the park. If another alternative site is found in the future and the range is vacated, the Master Plan recommends that the County Parks Department first explore options for developing a parking structure at this site.

The range is centrally located on a 3 acres site that was originally created as a borrow pit during the development of the Marina. The range firing area is enclosed on the north and east by higher embankments. A multi-level garage could connect both to the lower existing firing range parking on the west and the upper level Knoll parking on the east. This central parking could provide parking for the main activity areas at Peninsula Beach, the Captain's House and new development at the former restaurant site. It is anticipated that approximately 370 cars could be accommodated in a two-story structure.

Future planning for reusing the Rifle and Pistol Range site as a parking area will require:

- A hazardous materials assessment to determine the presence and level of toxic materials in the soils. Once that assessment is completed a clean-up standard will need to be established based on the proposed use. Clean-up could vary from capping the site, to expensive, complete removal and proper disposal of all contaminated soil
- An environmental assessment to address potential noise, traffic and circulation issues, visual assessments and land use compatibility associated with using the site.
- A demolition plan for removing the structures within the range complex, including appropriate disposal techniques per the current County requirements at the time of demolition
- A site plan to ensure that a parking structure can be developed within the topographic constraints of the site, and be compatible with the surrounding land uses (e.g. not over extend the carrying capacity of the park during peak use periods.)

## **F - Third Basin**

The Master Plan recommends that the area delineated as the “third basin” be considered as a site for future study should existing conditions change. A range of options that may be considered depending on future changes in existing conditions include:

- Developing the third basin to accommodate boat berths for any boats over 50’ (See Appendix E for conceptual designs for developing this site as an expanded marina)
- Restoring and enhancing the third basin as wetland where it is currently emerging as a coastal salt marsh.

## **G – Shoreline Protection and Beach Area**

The Peninsula Beach, with swim and windsurfing areas, is located in the northern section of the recreation area west of the Coyote Point Knoll. In the 1920s tons of high quality sand was brought from Monterey to create the Peninsula Beach Shoreline as part of the Pacific City Corporation’s amusement park development. This beach area consisted of approximately 1,250 feet of shoreline that is about 100 feet wide. By the 1960s much of the beach had eroded away. In 1967, the County trucked in 10,000 tons of sand scraped from the Great Highway in San Francisco following sandstorms. This erosion continues and has begun to destroy shoreline protection measures and undercut the paved promenade. Today most of the imported sand has once again eroded away leaving a base of pea gravel along much of the beach shoreline. Between the swimming beach and the windsurfing area, there are several submerged, to partly submerged, concrete piers remaining

from prior uses along the waterfront. These concrete piers represent a potential safety hazard to both swimmers and windsurfers.

The Master Plan recommends a study of the Beach shoreline to determine how to stabilize and replenish the beach area. The study should also look at how to remove the submerged concrete piers from the swimming/windsurfing areas of the beach and how to improve the swim beach area by replacing the former sand that has eroded away from the shoreline with fine gravel. Additionally, this study should address ongoing maintenance requirements for maintaining a sandy beach in the swim area and for maintaining the windsurfing launch area where “armor flex cells” were installed to stabilize the shoreline and facilitate launching.



## **VIII. General Plan Compliance and Regulatory Agencies and Responsibilities**

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### **The Regulatory Framework**

The Coyote Point Recreation Area includes the land area along the edge of the San Francisco Bay, as well as submerged lands below the average high tide. Jurisdiction to and use of the lands located along the San Francisco Bay are shared by numerous federal, state, regional and local agencies. The County of San Mateo has management responsibility for the land areas, as well as the Marina and the shoreline beach area. The Bay Area Conservation and Development Commission (BCDC) has regulatory authority over development within 100 feet of the shoreline. The California Department of Fish and Game (CDFG), the U.S. Army Corps of Engineers (USACE), the Regional Water Quality Control Board (RWQCB), the U.S. Fish and Wildlife Service (USFWS) and the U.S. Marine Fisheries all have some jurisdiction over activities within the water areas submerged during the average high tide, wetlands, marshes and stream channels.

### **Environmental Setting**

Little of the vegetation now found in Coyote Point Recreation Area is native to the region, as most of the site was disturbed as the park site was developed over the last century. Native vegetation on the Knoll most likely consisted of a Coastal Scrub community dominated by scrub oak, grasses and a variety of chaparral plants. The surrounding flatlands were comprised of coastal salt marsh. A small remnant community of Coastal Scrub can still be found on the northern slopes of the Knoll and in a small drainage east of the overlook. This Coastal Scrub includes toyon, poison oak, blackberry and some elderberry.

A small remnant Coastal Salt Marsh is located south of the Marina and is expanding naturally in an easterly direction. The emerging salt marsh at the edge of the San Francisco Bay provides important wintering and foraging habitat for migratory waterfowl, and breeding habitat for shorebirds. Where grassland is found adjacent to pickleweed salt marsh, it can create habitat for the burrowing owl, the endangered salt marsh harvest mouse, endangered snowy plovers and

other shorebirds. Agencies with jurisdiction over pickleweed salt marsh/grassland habitat include the USACE (404), RWQCB (401 certification), USFWS (Section 7), and CDFG (2081).

## **Consistency with General Plan Goals and Policies**

The *County of San Mateo General Plan* and the *City of San Mateo General Plan* provide goals and policies governing land uses within the project area. The following are the most pertinent goals and policies of the *County of San Mateo General Plan Park and Recreation Resources Policies*, the *City of San Mateo General Plan* and the *Shoreline Park Specific Plan* that direct the Coyote Point Recreation Area Master Plan.

**County of San Mateo General Plan - Park and Recreation Resources Policies** – The following polices most directly relate to this Master Plan:

- Policy 6.2 - Meet Recreation Need – Meet identified relative park and recreation needs in a manner which best enhances the physical, mental and spiritual quality of life of San Mateo County residents.
- Policy 6.3 - Build Upon Existing System
  - a. Design all park and recreation systems on the strengths and potentials of existing facilities and develop programs for meeting current and future needs.
  - b. Consider the feasibility of redesigning and/or expanding existing park and recreation facilities to meet future needs while developing new acquisition and development programs.
- Policy 6.4 - Environmental Compatibility
  - a. Protect and enhance the environmental quality of San Mateo County when developing park and recreation facilities.
- Policy 6.5 - Access to Park and Recreation Facilities
  - b. Encourage access to the park and recreation system by transportation means other than private automobiles, where feasible.
- Policy 6.22 - Determination of Recreation Needs
  - a. Determine recreation needs through the adoption of a process which: 1) is responsive to present and projected needs and priorities of the County and its residents, and 2) comprehensively measures relative recreation needs.
- Policy 6.29 - Protection, Operation and Maintenance – Make provisions to protect, operate and maintain park and recreation systems and related easements.

- Policy 6.34 - Use of Volunteer Programs
  - a. Support, encourage and recognize volunteer and docent programs to help maintain and operate the County park and recreation system and to educate the public in the understanding and appreciation of its facilities.
  - b. Provide interpretation programs which will encourage the support of volunteer assistance....
- Policy 6.38 - Trail System Coordination
  - a. Support, encourage and participate in the development of a system of trails that link existing and proposed park and recreation facilities within this County and adjacent counties.
  - b. Particularly encourage the development of ... multi use trails where appropriate....
- Policy 6.42 - Use of Private Sector Sponsors and Concessionaires
  - a. Encourage, where feasible, sponsors (i.e. foundations, nonprofit organizations) to maintain and operate special use parks and facilities (i.e. historical sites, nature exhibits).
  - b. Solicit, where appropriate, private concessionaires to operate park and recreation facilities. Further examine the current system of contracting with concessionaires to determine how it can be improved.
- Policy 6.43 Cooperative Agreement – Pursue to the maximum extent possible the establishment of cooperative agreements with other public agencies and encourage the private sector to provide park and recreation facilities and services.
- Policy 6.52 - Plan Development
  - a. Work with the public in the formulation of specific concept plans, master plans...
  - b. Encourage and solicit public comment through hearings on acquisition and development programs and on planning proposals.

**City of San Mateo General Plan Land Use Element** -The Coyote Point Recreation Area is designated as “Parks/Open Space” on the Land Use Plan

The following goals and policies are the most applicable to this Master Plan:

- Goal 1e – Provide adequate transportation, utilities, cultural, educational, recreational, and public facilities, and ensure their availability to all members of the community. Establish San Mateo as the cultural center of San Mateo County.
- Policy LU 4.30 Defensible Design – require all developments including parks and public places to incorporate safety measures...

**City of San Mateo General Plan Conservation/ Parks and Recreation Element** – This element contains the following goals and polices that most directly relate to this Master Plan:

- Goal 1 – Protect and enhance the City’s natural resource areas which provide plant and animal habitat.
- Goal 2 – Conserve the City’s open spaces which provide or could provide aesthetic and recreation benefits for current and future residents.
- Policy C/OS 1.3 Interpretive Opportunities – promote public awareness of the value and care of the ... shoreline through on-site interpretive programs or outdoor displays which are in character with the adjacent open spaces.
- Goal 4: - Expand the aesthetic and functional contributions made to the urban environment by public open spaces, trail systems, scenic roadways, and ...tree plantings.

**City of San Mateo General Plan – Circulation Element** - This element contains the following goals and polices that most directly relate to this Master Plan:

Policy C-4.1 – Bikeway system- Continue to develop and maintain a logical bikeways system which is coordinated with the countywide system...

**Shoreline Park Specific Plan** - The *Shoreline Park Specific Plan* contains a goal to establish waterfront development useable by all the people in San Mateo.

This Master Plan is consistent with the goals and policies outlined in these documents. The majority of the recreation area is used for recreational, cultural, and educational purposes. The Bay Trail runs through the recreation area providing an alternative transportation route. The Coyote Point Recreation Area is a public facility available to all members of the community.

### **Permitting Requirements**

While the Master Plan does not propose work in areas subject to jurisdiction by the USACE (i.e., below the limits of ordinary high water) or the CDFG (i.e. obtaining a 1601 Streambed Alteration Agreement or 2081 permit), the County will be responsible for submitting future projects to the Bay Area Development and Conservation Commission for approval at the design development phase and for submitting a Stormwater Pollution Prevention Plan to the Regional Water Quality Control Board (RWQCB) (for project 5 acres or larger in size) as a part of future construction projects.

Construction of park improvements adjacent to the San Francisco Bay, marshes, wetland and riparian areas will have to adhere to stringent control measures to ensure protection of the habitat values in these areas. Emergent wetland sites will need to be monitored prior to construction to determine the location of any nest sites and to determine whether special provisions will need to be made (including a delay in construction) to protect nesting birds.

Construction adjacent to the Bay and in areas that drain to the Bay will need to conform to the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and the Storm Water Pollution Prevention Program (SWPPP). Best Construction Management Practices (BMP), as required by the SWPPP, should include making repairs off site; keeping construction materials covered, sweeping paved surfaces and erecting silt fences, straw bales, and sediment basins, and performing other measures, as necessary to reduce the potential for construction related sediments to be transported into the San Francisco Bay. In addition, construction activities should be scheduled in the dry season to minimize potential impacts associated with storm water run-off.

**Table 1**  
**Summary of Jurisdictional Responsibilities and Permitting Requirements**

County of San Mateo Depts. and Agencies	Jurisdiction/Responsibilities	Design Review/Agreement/Permit
Agricultural Commissioner	<ul style="list-style-type: none"> <li>• Administers agricultural laws and regulations within the County</li> </ul>	Review and Inspection <ul style="list-style-type: none"> <li>• Regulates application of pesticides, herbicides, fungicides</li> </ul>
Planning Dept. –Env. Services Agency	<ul style="list-style-type: none"> <li>• Environmental Clearance of Park Projects</li> </ul>	Review <ul style="list-style-type: none"> <li>• Environmental review, CEQA review</li> </ul>
Public Works Department	<ul style="list-style-type: none"> <li>• Development and maintenance of County sidewalks, pathways, bike lanes, bike routes and road improvements</li> <li>• Assistance in applying for Federal transportation grants</li> </ul>	Review and Development <ul style="list-style-type: none"> <li>• Construction review</li> <li>• Development of sidewalks, pathways, bike lanes, bike routes and road improvements</li> </ul>
Environmental Health Division	<ul style="list-style-type: none"> <li>• Supervises public health prevention activities and hazardous waste materials for the County</li> </ul>	Review and Inspection <ul style="list-style-type: none"> <li>• Inspection, permitting and enforcement of recreational facilities relative to public health</li> <li>• Monitoring and inspection of hazardous materials and hazardous waste generation</li> <li>• Monitors water quality and notifies public of unsafe water quality at Peninsula Shoreline Beach</li> </ul>

**Table 1**  
**Summary of Jurisdictional Responsibilities and Permitting Requirements**  
**(continued)**

<b>Local Agencies and Special Districts</b>	<b>Jurisdiction/Responsibilities</b>	<b>Design Review/Agreement/Permit</b>
City of San Mateo	<ul style="list-style-type: none"> <li>Design and development of flood protection program within the Recreation Area including vegetation management of creeks and associated drainage behind the Peninsula Humane Society at the pump station</li> <li>Development and maintenance of City sidewalks, pathways, bike lanes, bike routes and road improvements</li> </ul>	Agreement <ul style="list-style-type: none"> <li>Coordination on Bay Trail alignment</li> </ul>
Sam Trans	<ul style="list-style-type: none"> <li>Management of bus routes that could provide access to the Recreation Area</li> </ul>	Review / Agreement <ul style="list-style-type: none"> <li>Review future route change proposals that could provide access to the recreation area</li> </ul>
<b>State Agencies</b>	<b>Jurisdiction/Responsibilities</b>	<b>Design Review/Agreement/Permit</b>
California Department of Fish and Game (CDFG)	<ul style="list-style-type: none"> <li>A trustee agency under CEQA responsible for protecting California fish and wildlife</li> <li>Protects State listed species - requires avoidance and/or appropriate mitigation</li> </ul>	Review <ul style="list-style-type: none"> <li>CEQA project reviews</li> <li>Review wetland/riparian mitigation and monitoring plans to ensure no net loss of acreage or value of riparian areas</li> </ul> Permits <ul style="list-style-type: none"> <li>Streambed Alteration Agreement, Sec. 1601 CDFG Code if proposed improvements will alter streambed and Sec. 2081 if improvements will affect state-endangered species or habitat</li> </ul>
San Francisco Bay Conservation and Development Commission (BCDC)	<ul style="list-style-type: none"> <li>Responsible for preventing unnecessary filling of the San Francisco Bay and for increasing public access to and along the Bay shoreline Jurisdiction of waters of San Francisco Bay up to the Mean High Tide (MHT) except in marsh areas where it extends up to 5 feet above the mean sea level</li> <li>Certain Waterway Jurisdiction</li> <li>Shoreline Band Jurisdiction</li> <li>Jurisdiction over a 100-foot wide strip of land on “Bay Margin” –requires “maximum feasible public access”</li> </ul>	Review <ul style="list-style-type: none"> <li>Design review identifying general locations and standards for public access</li> </ul> Permits <ul style="list-style-type: none"> <li>Permits for shoreline development, including grading within 100’ of shoreline</li> <li>Permits for filling in the Bay or in certain tributaries of the Bay</li> <li>Permits for dredging material from the Bay bottom</li> </ul>
California Public Utility Commission (CPUC)	<ul style="list-style-type: none"> <li>Jurisdiction over all utility transmission lines - dictate clearance beneath these lines and the types of uses permitted</li> </ul>	Review <ul style="list-style-type: none"> <li>Design review of all projects within their easement area</li> </ul>

**Table 1**  
**Summary of Jurisdictional Responsibilities and Permitting Requirements**  
**(continued)**

<b>State Agencies (continued)</b>	<b>Jurisdiction/Responsibilities</b>	<b>Design Review/Agreement/Permit</b>
State Air Quality Management Board/Bay Area Air Quality Management District (BAAQMD)	<ul style="list-style-type: none"> <li>• Attain and maintain air quality to meet State and Federal Standards</li> </ul>	<ul style="list-style-type: none"> <li>• Demolition</li> </ul>
State Water Resources Control Board/Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> <li>• Responsible for reviewing any sections of the trail within the USACE jurisdiction</li> <li>• Develops the environmental guidelines which are followed by the USACE in evaluating permit proposals under USACE jurisdiction</li> <li>• Stormwater Pollution Control Compliance - monitoring and control of pollutants from storm water runoff from construction sites larger than 1acres</li> </ul>	<p>Review</p> <ul style="list-style-type: none"> <li>• Review of wetland mitigation and monitoring plans to ensure there is no net loss of acreage function or value of riparian areas</li> </ul> <p>Permits</p> <ul style="list-style-type: none"> <li>• Section 401 Permit - Certify that any permit issued by USACE pursuant to Sec. 404 will comply with State water quality standards</li> <li>• National Pollutant Discharge Elimination System (NPDES) permit and Storm Water Pollution Program (SWPP) permit</li> </ul>
<b>Federal Agencies</b>	<b>Jurisdiction/Responsibilities</b>	<b>Design Review/Agreement/Permit</b>
US Army Corps of Engineers (USACE)/US Environmental Protection Agency (EPA)	<ul style="list-style-type: none"> <li>• EPA is responsible for implementation of Clean Water Act –regulates discharge of dredged or fill materials into waters of the US</li> <li>• USACE has jurisdiction (under Sec. 10 of the Rivers and Harbors Act) over structures in waterways, such as piers, piles, levees, ramps, site development fill, revetments, and all park areas within the ordinary high water mark and in bayshore areas at elevations below mean high tide including historic wetlands and all park improvements impacting wetlands</li> </ul>	<p>Permits</p> <ul style="list-style-type: none"> <li>• Section 10 permit for any structures in waterways</li> <li>• Sections 404 permits for any activity that would impact wetlands (once a RWQCB section 401 permit has been issued)</li> </ul>
US Fish and Wildlife Service - Refuge Manager (USFWS)	<ul style="list-style-type: none"> <li>• Manages the 93-million acre National Wildlife refuge system including the San Francisco Wildlife Refuge and protects federally listed endangered species</li> </ul>	<p>Review</p> <ul style="list-style-type: none"> <li>• Design review of any improvements that affect refuge lands</li> </ul>

<b>Federal Agencies (Continued)</b>	<b>Jurisdiction/Responsibilities</b>	<b>Design Review/Agreement/Permit</b>
US Fish and Wildlife Service - Endangered Species Division (USFWS)	<ol style="list-style-type: none"> <li>1. Protection of federally listed endangered species</li> <li>2. Consults on any federal project that involves the modification of any body of water including wetlands and any project that impacts federally endangered species and their habitat including wetlands, streams and ponds</li> </ol>	<p>Review</p> <ul style="list-style-type: none"> <li>• Permit review of USACE 404 permit applications</li> </ul> <p>Permits</p> <ul style="list-style-type: none"> <li>• Section 7 permit– Endangered species</li> <li>• Section 10 permit processing</li> <li>• Mitigation banking</li> </ul>



## IX. Implementation

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### Phasing and Priorities

It is anticipated that implementation of all of the components of the Coyote Point Recreation Area Master Plan will take place over a period of time depending on the monies available in the County of San Mateo's capital budget and the ability of the County to secure supplemental funding from other sources to augment the budget. Additionally, some elements of the plan may need to be phased until new locations can be provided to accommodate the current activities (e.g. the Rifle and Pistol Range and the Peninsula Humane Society). Taking the fiscal limitations and the community's preferences into consideration, the following priorities have been provided to guide the future implementation of this Master Plan.

**Community Priorities** - At the three community meetings and in the responses to the two questionnaires, the public participants' desire was to keep new development to a minimum, and to retain the natural character of this Bayfront site, while focusing on improvements to the landscape and infrastructure. They wanted to see:

- A connection between the recreation area and its unique bayfront setting
- The existing facilities upgraded to meet current standards and signage improved to guide people through the park
- Enhancement of the site to create a "park like" atmosphere through landscaping, with an emphasis on the use of native plants appropriate to the area.

This is consistent with the findings of the statistical survey *Needs Analysis for San Mateo County Parks and Recreation, Final Report (August 2001)*, which showed the ranked-order of community spending priorities for parks as follows:

1. Preserving natural open space areas
2. Walking and/or jogging and multi-use trails
3. Public restrooms
4. Playgrounds
5. Picnic areas

Based on these community preferences, the Master Plan Implementation Program has been broken down into five phases. These groupings are based on general community preferences and infrastructure needs within the recreation area. However, should opportunities arise to implement later phases early on, because of unforeseen public/private partnership opportunities, and/or new grant or bond monies, then the County should work to take advantage of these opportunities as they arise.

**Phase I Implementation** - Based on community input and available resources, Phase I Implementation will be focused on the continuation of existing reforestation programs, the upgrade of existing facilities with an emphasis on repair/replacement of aging infrastructure, and improvements to the existing pedestrian/bicycle circulation system. These improvements will include:

- Continue the phased tree restoration program on the Knoll to remove aged eucalyptus trees that are diseased and/or creating a public safety hazard
- Conduct an analysis of existing park water distribution and repair/replacement of the system to meet current fire suppression requirements
- Upgrade the outdated irrigation system to be more efficient, provide better water pressure, and provide better water conservation
- Improve beach area drainage and restore the informal turf play areas where they have deteriorated.
- Upgrade and realign the sewer line to comply with current codes and park demands
- Develop the Bay Trail to connect with the City of San Mateo Shoreline Park and the City of Burlingame
- Stabilize erosion undercutting beach promenade
- Implement landscaping, public access and windsurfing improvements within Coyote Point Park utilizing funds for public access required by BCDC for the Glenborough Partners Realty development
- Implement interpretive exhibits that can be funded and maintained by the telescope concessionaire.
- Trail repair
- Design plans for the center for the arts or community meeting facility.

**Phase II Implementation** - This phase will be focused on upgrading existing group and family picnic facilities and shoreline access improvements to ensure that they meet current accessibility standards.

The upgraded group and family picnic areas will include:

- ADA compliant restrooms with storage for maintenance equipment and supplies
- Universal access drinking fountains that are ADA compliant
- Universal access barbecues (2 each in the group areas) that are ADA compliant
- Universal access picnic tables that are ADA compliant
- Universal access serving tables (group areas) that are ADA compliant
- Electricity (group areas)
- Trash receptacles
- ADA compliant small play areas oriented to the younger children in association with each of the group picnic areas
- A gazebo and expanded lawn area that can be reserved for special group events in conjunction with the group picnic area in the upper Knoll.

The existing beachfront walk will be upgraded to:

- Stabilize and improve the promenade oriented to a variety of non-motorized activities including skating, bicycling, walking and jogging
- Include rest areas for people to relax and watch water activities
- Incorporate interpretive exhibits focused on the biotic and cultural resources of the area.

The existing boating options and opportunities to explore the Coyote Point shoreline environs will be enhanced by:

- Providing a storage area for kayaks and rowing shells on floating docks within the Marina across from the Harbormaster's office, restrooms, and overnight camping associated with San Francisco Bay Water Trail
- New Harbormaster's office building.

**Phase III Implementation** - This phase will be focused on landscape improvements to create a "park like" atmosphere.

Phase III landscape improvements will include:

- Adding shrubs and trees throughout the recreation area to define spaces, provide a buffer from the wind, repair eroded areas and frame views of the San Francisco Bay.

**Phase IV Implementation** - All of the projects identified in this phase will require coordination with other lessees and agencies and frequently will require the completion of future strategic planning process, and/or further design development to implement.

It is anticipated that Phase IV will include the development of the following components:

- Developing interpretive exhibits that celebrate the San Francisco Bay and cultural and natural resources that make this park unique. This interpretive program should maximize opportunities for joint collaboration between the County of San Mateo Parks Department and the Coyote Point Museum
- Providing pedestrian access adjacent to San Mateo Golf Course Clubhouse from the Recreation Area
- Adding stairs connecting Marina parking to Coyote Point Museum (the steep topography prohibits the development of ADA access at this location).
- Constructing a new shower in the Marina area in conjunction with the San Francisco Bay Water Trail overnight camping and constructing a new restroom with potable water and an outdoor shower in the windsurfing area as a part of the new concessionaire building that are compliant with current ADA requirements.
- Conducting a noise and safety study at the Rifle and Pistol Range to evaluate options for reducing noise levels, adding safety improvements and limiting hours at the range.

**Phase V Implementation** - This will be the final phase. All of the projects identified in this phase will require additional planning studies, schematic designs, environmental review and construction documents prior to implementation. In some cases, these projects will also require current activities (e.g. the Rifle and Pistol Range and the Peninsula Humane Society) to be relocated to another site. It is anticipated that this phase will include the development of the following components:

- Implementing the future flood protection improvements as proposed by the City of San Mateo Public Works Department
- Developing pedestrian/bicycle access into recreation area in conjunction with future Caltrans freeway improvements

- Providing pedestrian/bicycle access to the Coyote Point Recreation Area as part of the Sam Trans transit routing system
- Developing a new concessionaire building at the Peninsula Beach Shoreline to incorporate food service along with, or instead of the operating a sports equipment sales and rental shop
- Developing a new center for performing arts, or community meeting facility at the former restaurant site to meet the criteria that will be established in a separate special study
- Relocating the park maintenance yard/central county maintenance yard to the humane society complex if the Peninsula Humane Society site becomes available.
- Creating design scenarios and preparing an environmental assessment to explore options for developing a parking structure at the Rifle and Pistol Range if the range is vacated in the future.

## **Lessees Roles and Responsibilities**

Recreation facilities and programs in the Coyote Point Recreation Area are operated and maintained by the County Parks Department and a number of other County agencies, lessees and concessionaires. These recreation and infrastructure providers include the County Sheriff, the Harbormaster, Coyote Point Museum for Environmental Education, Marina Concessionaire, Peninsula Humane Society, the Yacht Club, PG&E, and the City of San Mateo. Full implementation of the facility and programming recommendations in this Master Plan will be contingent in part upon future partnership agreements with these providers. A summary of the roles and responsibilities these stakeholders will have in the future development of this recreation area is provided in Table 2 below.

**Table 2  
Roles and Responsibilities of Coyote Point Recreation Area Providers**

<b>Recreation Area Agency Partners</b>	<b>Roles and Responsibilities</b>	<b>Implementation Opportunities</b>
Association of Bay Area Governments – The Bay Trail Project	<ul style="list-style-type: none"> <li>Oversees implementation of the Bay Trail</li> </ul>	<ul style="list-style-type: none"> <li>Potential funding source for the Bay trail – recently awarded grant monies to develop design of the Bay Trail in Coyote Point Recreation Area</li> </ul>
Bay Development and Conservation Commission	<ul style="list-style-type: none"> <li>Jurisdiction over a 100-foot wide strip of land on “Bay Margin” –requires “maximum feasible public access”</li> </ul>	<ul style="list-style-type: none"> <li>Can require/promote increasing public access to and along the Bay shoreline</li> </ul>
California Dept. of Boats and Waterways	<ul style="list-style-type: none"> <li>Fund boat ramps and fishing piers</li> </ul>	<ul style="list-style-type: none"> <li>Continuation of boating and fishing</li> </ul>
California Dept. of Transportation	<ul style="list-style-type: none"> <li>Highway 101/Peninsula Ave. interchange</li> </ul>	<ul style="list-style-type: none"> <li>Provide pedestrian/bicycle access to recreation area in association with highway improvements</li> </ul>
City of Burlingame	<ul style="list-style-type: none"> <li>Shared circulation</li> </ul>	<ul style="list-style-type: none"> <li>Integration of Burlingame trails with Coyote Point trails</li> </ul>
City of San Mateo	<ul style="list-style-type: none"> <li>Shared circulation, recreation, and public works functions</li> </ul>	<ul style="list-style-type: none"> <li>Integration of San Mateo Shoreline Park trails with Coyote Point trails</li> <li>Flood control protection improvements</li> <li>Pedestrian access between the recreation area and City golf course</li> </ul>
County of San Mateo Police Chief’s and Sheriff’s Assoc./ South Bay Safety Training Consortium	<ul style="list-style-type: none"> <li>Operates the shooting range</li> <li>Operates a regional Law Enforcement Training Center</li> </ul>	<ul style="list-style-type: none"> <li>Conduct a noise and safety study to evaluate options for reducing noise</li> <li>Adding safety improvements and limiting hours at the range to conform to the findings of the study</li> </ul>
Harbormaster	<ul style="list-style-type: none"> <li>Marina Enterprise Zone – develops and manages facilities within the Marina</li> </ul>	<ul style="list-style-type: none"> <li>Develop more boating programs such as kayaking, outrigger canoes, Sea Scouts, sailing</li> <li>Upgrade the new restroom to include indoor showers</li> <li>Provide a storage area for kayaks and rowing shells on floating docks within the Marina across from the Harbormaster’s office</li> <li>New Harbormaster’s office building</li> </ul>
Sam Trans	<ul style="list-style-type: none"> <li>County bus service</li> </ul>	<ul style="list-style-type: none"> <li>Provide shuttle/public transit into park to increase visitation</li> </ul>
<b>Easements</b>	<b>Roles and Responsibilities</b>	<b>Implementation Opportunities</b>
PG&E	<ul style="list-style-type: none"> <li>Operates and maintains utility towers and transmission lines that run through the recreation area</li> <li>Utility provider</li> </ul>	<ul style="list-style-type: none"> <li>Share PG&amp;E easement with recreation providers</li> </ul>

**Table 2  
Roles and Responsibilities of Coyote Point Recreation Area Providers**

<b>Lessees and Concessionaires</b>	<b>Roles and Responsibilities</b>	<b>Implementation Opportunities</b>
Marina Concessionaire	<ul style="list-style-type: none"> <li>Private concession - Operates boat brokerage that sells boats, nautical supplies and fuel</li> </ul>	<ul style="list-style-type: none"> <li>Recreation provider - Provides sailboat lessons and boating supplies to the public</li> </ul>
Coyote Point Museum for Environmental Education Association	<ul style="list-style-type: none"> <li>Lessee/Non-profit Organization – Operates the museum, museum store and animal habitat areas</li> </ul>	<ul style="list-style-type: none"> <li>Partner with County Parks Department to create interpretive programs</li> <li>Collaborate with the County Parks Department to improve transportation options to meet visitor needs</li> </ul>
Coyote Point Rod and Gun Club	<ul style="list-style-type: none"> <li>Private Club</li> </ul>	<ul style="list-style-type: none"> <li>Recreation provider to range club members</li> </ul>
Coyote Point Yacht Club	<ul style="list-style-type: none"> <li>Own and maintain yacht club building on land leased from the County</li> <li>Rent dock space from the County</li> </ul>	<ul style="list-style-type: none"> <li>Operate a youth sailing club that is open to the public as, well as club members</li> <li>Host visitor yacht clubs</li> <li>Staff a restaurant, galley and bar for members on weekends and make club facility available for events</li> <li>Develop and operate a new public snack bar/ café with outdoor deck at the Yacht Club</li> </ul>
Peninsula Humane Society	<ul style="list-style-type: none"> <li>Lessee/Non-profit Org. – Operates and maintains animal shelter and associated site improvements</li> </ul>	<ul style="list-style-type: none"> <li>Collaborate on developing a landscape buffer between recreation facilities and shelter</li> </ul>
Point of View	<ul style="list-style-type: none"> <li>Public telescope concession</li> </ul>	<ul style="list-style-type: none"> <li>Partner with the County Parks Department and Museum in development of rest areas/interpretive exhibits and interpretive programs</li> </ul>

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### **County of San Mateo Staff**

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Ty Kang, Park Ranger III, Parks Department  
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Lynne Fritz, Former Park Superintendent  
Ted Warburton, Former Harbormaster, Parks Department

### **San Mateo County Police Chief's & Sheriff's Association**

Mike Peck, County Sheriff's Office

### **Coyote Point Recreation Area Concessionaires**

Astaria Catering – Jennifer Sproul  
Castaways Restaurant - Davoud Mohammad  
Club Nautique - William Knight  
Point of View

### **Coyote Point Recreation Area Lessees/Easements**

Coyote Point Museum for Environmental Education Association – Elaine Kauffman  
Peninsula Humane Society

PG&E - Eric Hansen and Melody Kercheval  
South Bay Regional Public Safety Training Consortium  
Coyote Point Yacht Club - Bud Norquest

**City of San Mateo**

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**Other Agencies**

Association of Bay Area Governments – The Bay Trail Project - Niko Letunic  
Bay Development & Conservation Commission - Leslie Lacko

**XI. Appendices**

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## **Appendix A - Alternatives**

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*Coyote Point Recreation Area*  
**Alternatives Program**

<i>Program Element</i>	<i>Alternative 1</i>	<i>Alternative 2</i>	<i>Alternative 3</i>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
<b>Circulation</b>			
Access	Develop a "member access" gate at front entry	Retain as existing	Develop a pay as you leave system
Motorized circulation	Reconfigure access into "beach" picnic area	Retain as existing	Reconfigure access into "beach" picnic area
Pedestrian & Bicycle Circulation	<ol style="list-style-type: none"> <li>1. Add stairs connecting Marina parking to museum</li> <li>2. Reroute Bay Trail along the beach shoreline (west side of park)</li> <li>3. Widen road to marina to incorporate Bay Trail adjacent to road</li> <li>4. Coordinate with City of San Mateo to provide a "seamless" integration between City &amp; County Bay Trail sections</li> <li>5. Develop a promenade along the "beach" shoreline for skating &amp; biking, &amp; walking</li> <li>6. Coordinate pedestrian/bicycle access into park in conjunction with Caltrans freeway improvements</li> </ol>	<ol style="list-style-type: none"> <li>1. Add stairs to provide connection between Marina parking &amp; museum</li> <li>2. Reroute Bay Trail to follow shoreline along the beach</li> </ol>	<ol style="list-style-type: none"> <li>1. Add stairs to provide connection between Marina parking &amp; museum</li> <li>2. Reroute Bay Trail to follow shoreline along the beach</li> </ol>

<b>Program Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
Parking	Provide designated parking for Castaways Restaurant	Add parking up on the knoll if area is developed for additional meeting space	
<b>Activities &amp; Programs</b>			
Picnicking	Reconfigure "beach picnic to incorporate as a large 300+ "corporate" picnic area	Retain sites as existing. As facilities are upgraded focus on developing themes that celebrate ethnic diversity of the County	Retain sites as existing. As facilities are upgraded focus on developing themes that celebrate unique shoreline features of the site
Playgrounds	Upgrade existing playgrounds to meet current ADA & safety requirements	Upgrade existing playgrounds to meet current ADA & safety requirements	Upgrade existing playgrounds to meet current ADA & safety requirements
Windsurfing	1. Add a restroom adjacent to windsurf area 2. Clean up Caltrans rubble in northwest corner of Park	1. Add a restroom adjacent to windsurf area 2. Clean up Caltrans rubble in northwest corner of Park	1. Add a restroom adjacent to windsurf area 2. Clean up Caltrans rubble in northwest corner of Park
Bike & Skate Rental	Have a concessionaire run a bike & skate rental		
Outdoor Education		Continue to provide ongoing programs including: Sequoia Sierra Club marsh walks & museum docent tours for children	1. Develop interpretive amphitheater/ outdoor classroom near marsh (County -Museum partnership opportunity) 2. Continue to provide ongoing programs including: Sierra Club marsh walks & museum docent tours

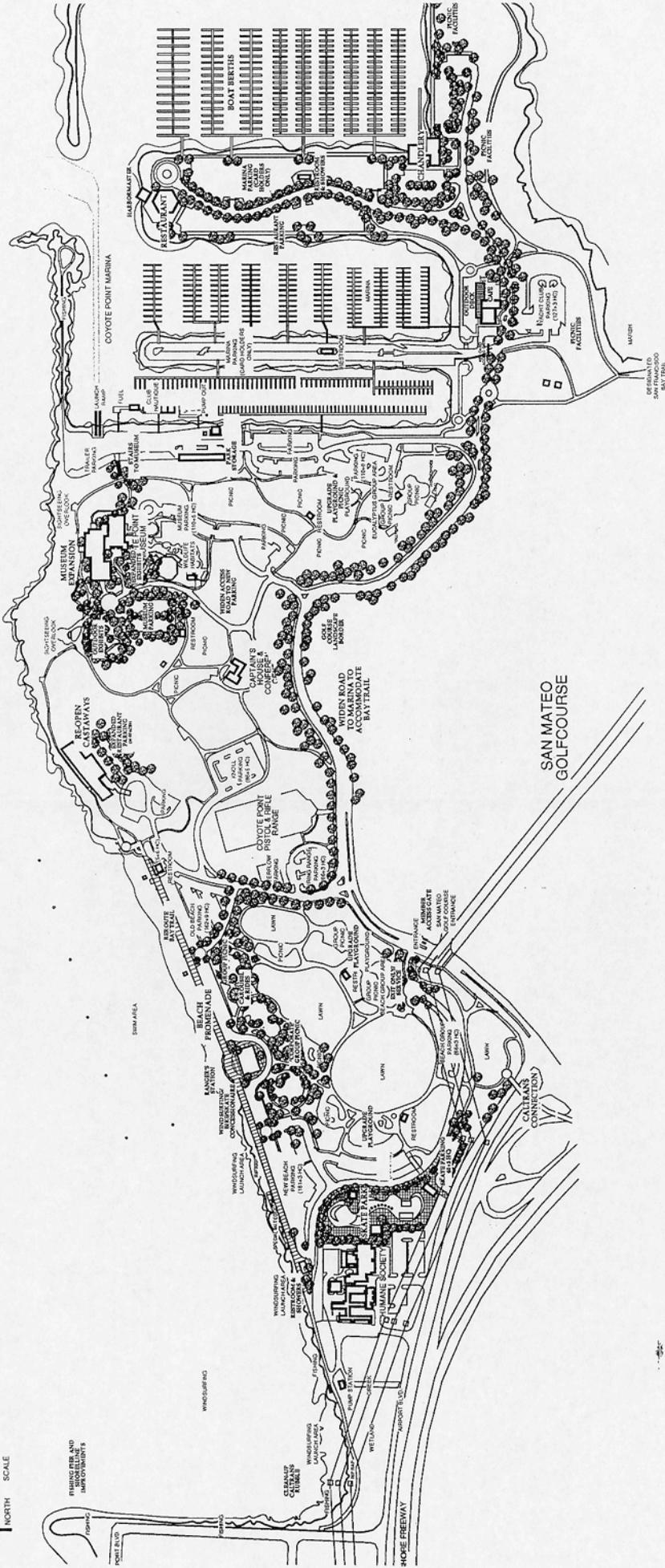
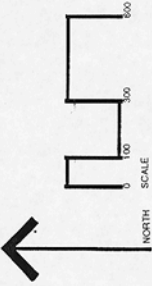
<b>Program Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
<b>Food Service</b>			
Castaways	Reopen with upgrade to comply with ADA & major refurbishment of building (also see parking)	Reopen with upgrade to comply with ADA & major refurbishment of building	Reopen with upgrade to comply with ADA & major refurbishment of building
Additional Food Service	1. Develop an eat in/take out breakfast/lunch snacks at Yacht Club - must have environmental sensitive packaging in association 2. Retain roving food vendor carts/trucks in shoreline picnic area	Retain roving food vendor carts/trucks	Keep it simple – just add water fountains
City Golf Course Restaurant	Encourage use of restaurant by park visitors by offering Validate parking in park for eating at restaurant	Retain status quo with parks and the gold course managing their own parking within their “boundaries	Retain status quo with parks and the gold course managing their own parking within their “boundaries
<b>Specialized Facilities</b>			
Skateboard Park	Accommodate area for City of San Mateo skateboard park. Locate parking under PG&E towers & skating area adjacent to Human Society. Incorporate pedestrian/bike access between Coyote Point and Skateboard park	Accommodate area for City of San Mateo skateboard park. Locate parking under PG&E towers & skating area adjacent to Human Society. Access only from Airport Blvd.	Accommodate area for City of San Mateo skateboard park. Locate parking under PG&E towers & skating area adjacent to Human Society. Incorporate pedestrian/bike access between Coyote Point and Skateboard park
Human Society	Retain as existing	Retain as existing	Retain as existing

<b>Program Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
Marina	<p>1. Develop third basin to accommodate boat berths/over 50' for visiting boats</p> <p>2. Convert ex. maintenance yard to marina storage area for small boat such as kayaks and offer more boating programs</p>	Develop more boating programs such as kayaking	<p>1. Restore and enhance third basin as wetland</p> <p>2. Provide benches along marsh path</p>
Knoll/Captain's House	Incorporate into Police Academy	Retain as picnic/play – upgrade playgrounds to meet current ADA & safety requirements	Develop a conference/classroom to provide additional meeting space & facility for youth programs & add additional parking. Design of building to function as an “indoor/outdoor room (County–Museum partnership opportunity)
Open lands adjacent to Yacht Club	Develop a large public meeting/conference center in large open area adjacent to the yacht club – research feasibility of incorporating a restaurant into the site	Enhance site for trail users. Add drinking fountain, benches, 1-2 picnic facilities	See outdoor Education element
Yacht Club	<p>Expand Food Service to provide a public snack bar (see food services)</p> <p>Continue to operate a youth sailing club that is open to the public as well as club members</p> <p>Continue to host visitor clubs who dock at the County Marina or access club through the park</p>	Retain facility & programming as existing	<p>Retain facility as existing.</p> <p>Expand programs toward youth and bay awareness – boating and outdoor education programs</p>

<i><b>Program Element</b></i>	<i><b>Alternative 1</b></i>	<i><b>Alternative 2</b></i>	<i><b>Alternative 3</b></i>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
Museum		Retain status quo with parks and the museum developing their own programming within their own "boundaries"	Develop an system of interpretive signs and exhibits that integrates the park to the museum – create a "seamless" classroom without walls (County –Museum partnership opportunity for facility development & programming)
Pistol & Rifle Range	Expand Pistol & Rifle Range site and develop as Police Academy Training Facility	Retain Pistol & Rifle Range site as existing	Remove Pistol & Rifle Range when new Police Academy Training Facility location can be found. Consideration to be given to developing an indoor facility off-site with potential airport mitigation monies
<b>Signage</b>			
Directional signage	Develop uniform directional sign systems that relate to a new park map (distributed at gate ) directing visitors to all activity nodes	Develop uniform directional sign systems that relate to a new park map (distributed at gate ) directing visitors to all activity nodes	Develop uniform directional sign systems that relate to a new park map (distributed at gate ) directing visitors to all activity nodes

<b>Program Element</b>	<b>Alternative 1</b>	<b>Alternative 2</b>	<b>Alternative 3</b>
Development Focus	Focus on Expanding Development to Accommodate Outside Demands	Focus on Improving/Upgrading Existing Facilities	Focus on this being a San Francisco Bay Park with Shoreline Enhancements
<b>Lighting</b>			
Night lighting	Add lighting on all major roadways that may provide access to existing or future nighttime activities	Add lighting along spine of motorized circulation route(s) (e.g. access road to marina)	No additional lighting --security lighting only
<b>Landscaping</b>			
The "Beach Picnic" area	Retain existing mature vegetation that provides a wind buffer Maintain informal turf play areas	Retain existing mature vegetation that provides a wind buffer Maintain informal turf play areas	Retain existing mature vegetation that provides a wind buffer Maintain informal turf play areas
New Landscaping		Focus on naturalizing the park in low activity areas	Develop a demonstration garden in association with outdoor classroom area with focus on seasonal flower color
The Knoll	Continue with trees restoration program on the "knoll"	Continue with trees restoration program on the "knoll"	Continue with trees restoration program on the "knoll"
<b>Operations</b>			
Ranger Contact	Develop a Ranger's contact point in existing parking lot for pistol range	Retain as existing	Develop a ranger's office in former lifeguard's office
Maintenance Yard	Relocate to north side of Humane Society	Retain as existing	Retain as existing

SAN FRANCISCO BAY

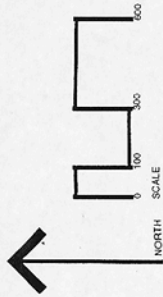


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Coyote Point County Recreation Area • MASTER PLAN

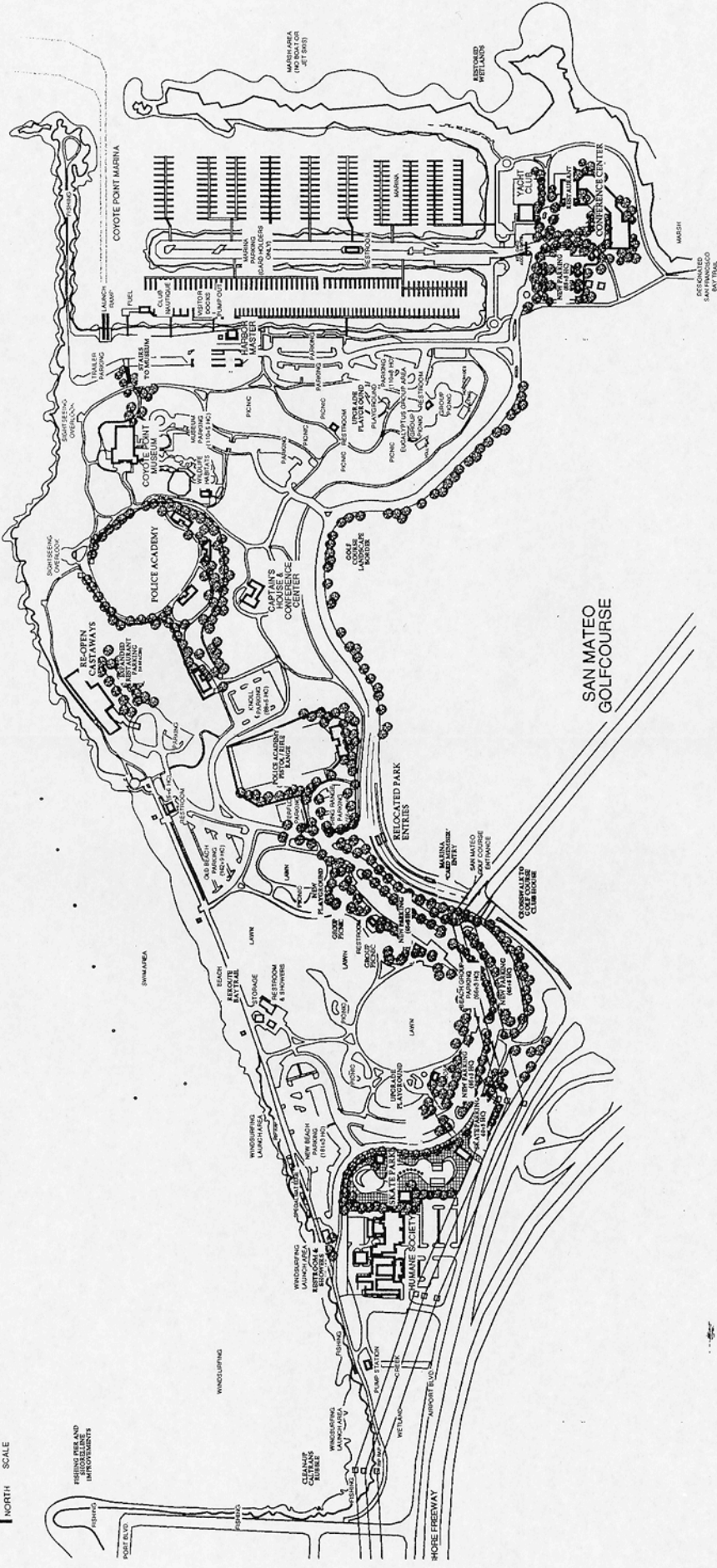
San Mateo Parks & Recreation Department

Amphion Environmental, Inc.



SAN FRANCISCO BAY

AT 50' - 200' N' WAVE ZONE



ALTERNATIVE 2 10 JAN 01

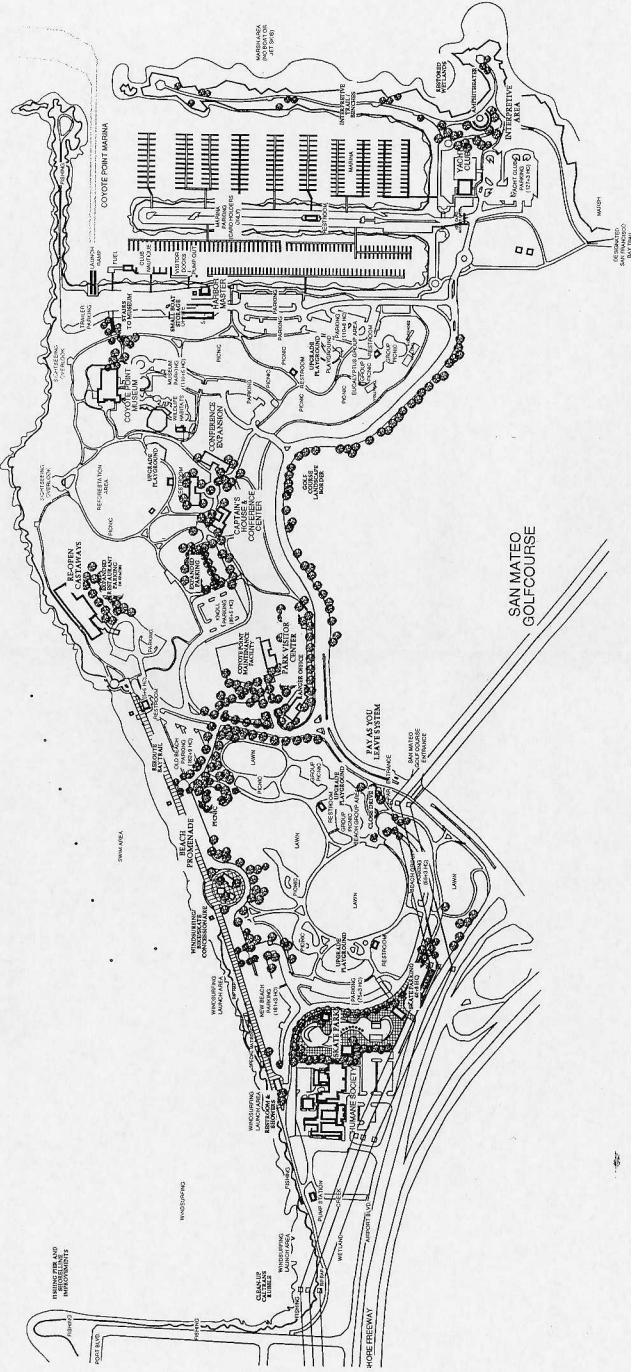
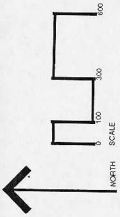
# Coyote Point County Recreation Area • MASTER PLAN

San Mateo Parks & Recreation Department

Amphion Environmental, Inc.



SAN FRANCISCO BAY



ALTERNATIVE 3 <sup>10</sup>JAN 01

# Coyote Point County Recreation Area • MASTER PLAN

San Mateo Parks & Recreation Department

Amphion Environmental, Inc.

**Appendix B - Community Outreach -  
Questionnaires & Results**

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# Questionnaire

## Coyote Point Recreation Area Master Plan



San Mateo County  
Parks and Recreation Department  
455 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063

Telephone (650) 363-4020  
FAX (650) 599-1721

The Coyote Point Recreation Area is located on San Francisco Bay approximately 30 miles south of downtown San Francisco. Readily accessible from Interstate 101, the Park is a facility providing unique recreation opportunities for residents countywide. The park is a total of 480 acres, 336 acres of that are underwater.

There have been ongoing improvements throughout the 1970s and 1980s, the last comprehensive look at the park was the 1971 General Development Plan and accompanying Environmental Impact Report that was certified in March 1973. A study for expansion of the Marina was undertaken separately with a Feasibility Study and Environmental Impact Report in June 1975.

The main purpose of developing a revised Master Plan is the need to provide guidance for the enhancement of the park's principal natural, recreational and structural resources, to maintain the preservation of the park areas, and to enhance compatible visitor use areas. The overall result will be a management plan that will meet the expanding needs of the numerous visitors to the Recreation Area, while protecting and enhancing the natural resources at the same time.

The County of San Mateo is the lead agency in supporting the Master Plan process. The public participation component will ensure that all stakeholders are included. Three public workshops are planned as well as a public meeting before the San Mateo County Parks and Recreation and Board of Supervisors. **Please give us your input by returning this questionnaire by January 9, 2001.**

To be informed of upcoming public meetings on this project, please be sure to include your information on the return address portion of this survey or call our office at (650) 363-4020.

Place First  
Class Postage  
Here

Coyote Point Master Plan  
c/o San Mateo County Parks and Recreation Division  
455 County Center, 4<sup>th</sup> Floor  
Redwood City, CA 94063

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Return Information

# Questionnaire

## Coyote Point Recreation Area Master Plan

The San Mateo County Parks and Recreation Department is in the process of updating the Master Plan for the Coyote Point Recreation Area. One part of updating the Plan is working with the public to identify current issues, likes, dislikes, and ideas for the future.

You can help us in this master planning effort by answering the following questions. Please take a moment to complete this survey questionnaire and return it to us by mail, fax, or our park office on or before **January 9, 2001**.

1. Are you generally familiar with the Coyote Point Recreation Area?

Yes  No

2. How often do you visit any part of the recreation area?

Daily  Weekly  Monthly  
 A few times a year  Never

3. What age best describes you and those that use the recreation area with you? (check all that apply)

0-12  13-20  21-64  65+

4. If you come as a group or family, do you stay together in one area?

Yes  No

5. How do you get to Coyote Point?

Vehicle  Bicycle  Walk  Boat  
 Other: \_\_\_\_\_

6. If there was public transportation to Coyote Point, would you use it?

Yes  No

7. What city do you live in?

8. What parts of Coyote Point Recreation Area do you use? (check all that apply)

Beach  Picnic Areas  
 Trails  Wind Surf Areas  
 Bay  Fishing Jetty  
 Museum  Playgrounds  
 Marina  Captain's House  
 Yacht Club  Shooting Range  
 Other: \_\_\_\_\_

9. How long do you stay when you visit?

1-2 Hours  2-4 Hours  All Day

10. What specific age groups should new visitor services or programs serve?

0-12  13-20  21-64  65+  All

11. What do you like best about Coyote Point Recreation Area?

12. What do you like least about Coyote Point Recreation Area?

13. What visitor services, programs, or special events would make your visits more enjoyable?

Interpretative programs (tours, history, etc.)  
 Recreation programs (hiking, biking, etc.)  
 Water skill classes (boating, kayaking, etc.)  
 Rentals (bikes, skates, boards, boats, etc.)  
 Sports or recreational fields and equipment  
 Conference or Meeting Facilities  
 Food service carts or stands  
 Full service restaurant  Viewing telescopes  
 Take out restaurant  Exercise course  
 Showers  Sport Classes  
 Amphitheater  Other: \_\_\_\_\_

14. What changes would you like to see made at Coyote Point Recreation Area in the future?

Check here and complete the return address information on the other side if you wish to be placed on our list for this master planning process. Please mail, fax or drop off this form to the park office when completed. **Thank you!**

## Coyote Point Recreation Area Survey Results

- 194 English surveys were returned
- 2 Spanish surveys were returned

1) Are you generally familiar with the Coyote Point Recreation Area?

100% (194) **Yes**                      0% (0) **No**

2) How often do you visit any part of the recreation area?

6% (11) **Daily**                      47% (91) **Weekly**                      20% (39) **Monthly**  
26% (51) **A few times a year**                      1% (2) **Left blank**

3) What age best describes you and those that use the recreation area with you? (Check all that apply) {All percentages for this question are based on the total number of checked boxes which equals 257}

14% (37) **0-12**                      7% (19) **13-20**                      63% (163) **21-64**                      16% (40) **65+**

4) If you come as a group or family, do you stay together in one area?

76% (147) **Yes**                      15% (29) **No**                      9% (18) **Left Blank**

5) How do you get to the Coyote Point Recreation Area? {Some patrons marked more than one mode of transportation. Percentages are based on total number of surveys received (192)}

94% (182) **Vehicle**                      11% (21) **Bicycle**                      7% (14) **Walk**                      8% (15) **Boat**

6) If there were public transportation to the Coyote Point Recreation area would you use it?

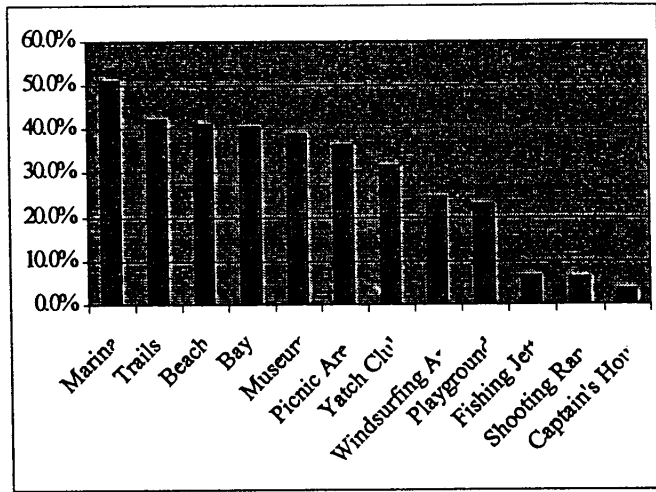
18% (36) **Yes**                      80% (154) **No**                      2% (4) **Left Blank**

7) What City do you live in? {Percentages based on the 132 total number of surveys that stated Home City.}

San Mateo	24	18.2%
San Francisco	18	13.6%
Burlingame	12	9.1%
San Carlos	9	6.8%
San Jose	8	6.1%

8) What parts of the Coyote Point Recreation Area do you use? {Percentages based on total number of surveys received (192)}

Marina	98	51.0%
Trails	81	42.2%
Beach	79	41.1%
Bay	78	40.6%
Museum	75	39.1%
Picnic Area	70	36.5%
Yatch Club	61	31.8%
Windsurfing Area	47	24.5%
Playgrounds	44	22.9%
Fishing Jetty	13	6.8%
Shooting Range	12	6.3%
Captain's House	7	3.6%



The average Patron uses the park for at least three or more uses in the given categories. (665/194)

9) How long do you stay when you visit?

7% (14) **1-2 Hours**    59% (114) **2-4 Hours**    34% (66) **All Day**

10) What specific age group should new visitors services or programs serve?

5% (10) **0-12**    6% (12) **13-20**    24% (47) **21-64**    0% (1) **65+**    64% (124) **All**

11) What do you like best about Coyote Point Recreation Area? {All answers to this question have been categorized into similar topics. Numbers and percentages relate to the frequency the topic was mentioned.}

Windsurfing	38	19.8%
Marina	33	17.2%
Natural beauty	33	17.2%
Museum	23	11.8%
Location	22	11.5%
Trails	22	11.5%
The park is clean	19	9.9%
Patrons feel safe	12	6.3%
The picnic area	9	4.7%
Open grass	7	3.6%
Activities-lots of them	6	3.1%
Bay access	6	3.1%
Beach	5	2.6%

Not enough restrooms	2
Staff was inconsiderate	2
Need more BBQ pits	1
Park was to crowded	1
Not enough parking at beach	1
Not enough phones	1
Power lines are in the way	1
Trails are bad	1
There is no windsurf launch at the point	1
Lighting is bad	1

13) What visitor service, programs, or special event would make your visits more enjoyable?

Full service restaurant	69	52.3%
Food services	67	50.8%
Water Skills Classes	60	45.5%
Rentals	54	40.9%
Showers	42	31.8%
Take out restaurant	36	27.3%
Recreation Programs	33	25.0%
Interpretation Programs	32	24.2%
Viewing Telescope	27	20.5%
Exercise Course	27	20.5%
Amphitheater	18	13.6%
Sports or Recreation Fields	15	11.4%
Conference or meeting Facilities	14	10.6%
Other	14	10.6%
Sport Classes	10	7.6%

The "other" category listed above is summarized in question 14

14) What changes would you like to see made at Coyote Point Recreation Area in the future? {Total number of comments about the given topic}

Add food vendors	10
Stop airport expansion	7
Plant flowers and bushes	7
Dredge the marina	5
Expand windsurfing	5
Improve entrance	4
Add windbreaks	4



Allow people to live on boats in marina	1
improve signage in park	1
allow bigger boats in marina	1
Showers are always locked	1
Ban Alcohol	1

To be informed of upcoming public meetings on this project, please be sure to include your information on the return address portion of this survey, or call our office at (650) 363-4020.

The County of San Mateo is the lead agency in supporting the Master Plan process. The public participation component will ensure that all stakeholders are included. Please give us your input by returning this questionnaire by September 14, 2001.

The main purpose of developing a revised Master Plan is the need to provide guidance for the enhancement of the park's principal natural, recreational and structural resources, to maintain the preservation of the park areas, and to enhance compatible visitor use areas. The overall result will be a management plan that will meet the expanding needs of the numerous visitors to the Recreation Area, while protecting and enhancing the natural resources at the same time.

Report in June 1975.

Feasibility Study and Environmental Impact Marina was undertaken separately with a General Development Plan and accompanying Environmental Impact Report that was certified in March 1973. A study for expansion of the comprehensive look at the park was the last throughout the 1970s and 1980s; the last while there have been ongoing improvements across, 336 acres of that are underwater.

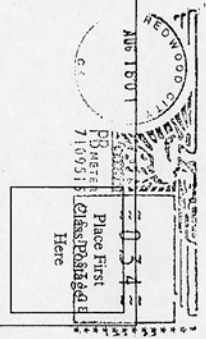
San Francisco Bay approximately 30 miles south of downtown San Francisco. Readily accessible from Interstate 101, the Park provides unique recreation opportunities for residents countywide. The park is a total of 480 acres, 336 acres of that are underwater.

**Background**

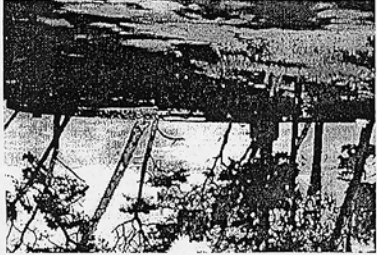
15. Improve signs and park guides. Develop new recreation area maps and distribute at gate. Add new directional sign system related to map and coordinated throughout area directing visitors to all activity points.
  16. Maintain no kite-flying zone under PG&E Towers.
  17. Remove Caltrans rubble in northwest corner of Recreation Area.
- Programmatic Elements
18. Coordinate with City of San Mateo to provide a "seamless" integration between City & County Bay Trail sections.
  19. Provide for a concessionaire to operate a windsurfing, bike & skate rental along the promenade.
  20. Expand interpretive facilities within Recreation Area and outdoor programs with museum ("museum without walls", kiosks, panels etc.)
  21. Continue to provide and improve ongoing programs.
  22. Develop more boating programs such as kayaking, outrigger canoes, Sea Scouts, sailing etc.
  23. Continue Yacht Club Programs: Operating a youth sailing club that is open to the public as well as club members. Hosting visitor yacht clubs who dock at County Marina or access yacht club through recreation area.
  24. Coordinate with local transit operators to encourage providing access to Recreation Area.

\* Proposed new facilities shown on illustrative map. See other side.

Coyote Point Master Plan  
 c/o San Mateo County Parks and Recreation Division  
 455 County Center, 4th Floor  
 Redwood City, CA 94063

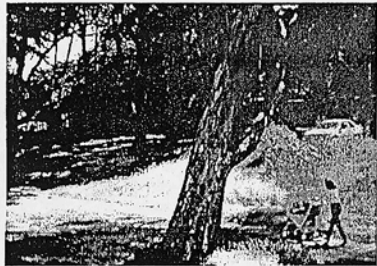


San Mateo County  
 Parks and Recreation Division  
 455 County Center, 4th Floor  
 Redwood City, CA 94063  
 Telephone: (650) 363-4020  
 FAX: (650) 599-1721



**Questionnaire**  
 Coyote Point  
 Recreation Area  
 Master Plan

Your help is needed  
 to plan the future of  
 Coyote Point  
 Recreation Area!



**Preliminary Master Plan Recommendations**

Early in the master planning process an initial questionnaire was distributed in November and December 2000. Over 200 questionnaires were returned. In addition, two interactive public workshops were held to gather input. The initial public input resulted in strong consensus on a number of elements that should be included in the Recreation Area. These have been listed below (Note: The order does not reflect priority).

Physical Elements

1. Improve Bay Trail and spur trails throughout Recreation Area. \*
2. Coordinate pedestrian/bicycle access into recreation area with future Caltrans freeway improvements at Peninsula Avenue and Airport Boulevard. \*
3. Provide pedestrian access to Golf Course Clubhouse from the Recreation Area. \*
4. Add stairs connecting Marina parking to Coyote Point Museum. \*

5. Provide additional locations for vista points and telescopes for viewing both scenic and natural resources.
6. Upgrade all restrooms and showers.
7. Add new play features. Upgrade existing playgrounds to meet current ADA & safety requirements.
8. Accommodate future City of San Mateo skateboard park. \*
9. Add a new restroom and shower adjacent to windsurf area. \*
10. Upgrade utilities, night lighting and infrastructure (e.g. metering, fire suppression needs, etc.)
11. Restore Harbormaster's office building. (ADA compliance and dry rot/maintenance).
12. Landscaping:
  - Retain existing mature vegetation that provides a wind buffer.
  - Maintain \ restore informal turf play areas.
  - Implement vegetation management program including tree restoration program on the "Knoll".
  - Emphasize use of native, drought tolerant plants, and removal of exotic species.
  - Enhance wildlife habitat.
  - Improve irrigation system to be more water conserving.
13. Incorporate new fishing pier and enhancements along Airport Boulevard. \*
14. Coordinate with City of San Mateo's flood control and maintenance activities.

**OTHER COMMENTS**

Please use the space below for any other comments you may have related to the future of Coyote Point Recreation Area.

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Return Information

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Place First Class Postage Here

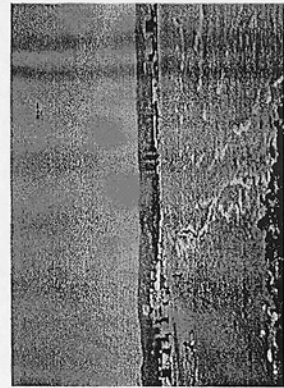
**Coyote Point Master Plan**  
 C/o San Mateo County Parks and Recreation Division  
 455 County Center, 4<sup>th</sup> Floor  
 Redwood City, Ca 94603

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To return this questionnaire please fold in thirds with the return address visible and secure with tape.

Please give us your input by returning this questionnaire by September 14, 2001.

Thank you for your participation.

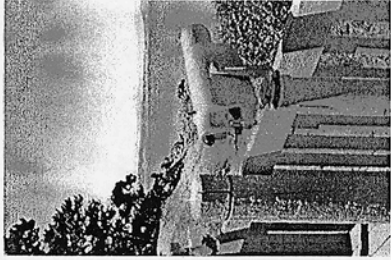


# Your input will help plan the future of Coyote Point Recreation Area!

Incorporating the ideas that we have received from the community, we have developed an illustrative plan of how the park might look in the future. You can help us refine the final master plan design and overall flavor of future park development by filling out this questionnaire and mailing it back to us.

The Coyote Point Recreation Area can be divided into three general use areas: Peninsula Beach Shoreline, the Knoll and the Marina. Popular recreation activities include picnicking, informal turf play, playground activity, windsurfing, boating, fishing, and sightseeing.

This questionnaire has been developed to give you design ideas for each of the major areas. Please indicate whether you think each idea is desirable to include in the final master plan.



## PENINSULA BEACH SHORELINE

The 1,250 feet long beach currently has designated swimming and windsurfing areas. Proposed improvements will include a new equipment rental concession building oriented to windsurfing/ beach promenade use. Should the County:

- Yes  No Build a new restroom with indoor and outdoor showers next to the concession building.
- Yes  No Include new take out food service/café in the new concession building.

I have another suggestion.

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## THE BAY TRAIL

A portion of the 400-mile Bay Trail currently is an asphalt trail that enters Coyote Point Recreation Area from Shoreline Park on the south and follows Coyote Point Drive and the southern perimeter of the park until it reaches Airport Drive. Should the County:

- Yes  No Widen Coyote Point Drive from the park entry to the marina to incorporate a bike route on the road and a separated trail paralleling the road.
- Yes  No Maintain the existing Bay Trail route on a trail along the lower portion of the Knoll.

I have another suggestion.

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**PENINSULA BEACH PICNICING**

There are currently four picnic areas, two playgrounds, a central restroom and turf fields for informal play. Should the County:

- Yes  No Expand the picnic area incorporating a 300 person group picnic facility.
- Yes  No Expand the teen/ adult recreation activities (such as a par course, sand volleyball courts and a rock climbing wall).
- Yes  No Create small play features for young children at each picnic site.
- Yes  No Develop a "splash" water feature.
- Yes  No Maintain the existing picnic sites with no new features.

I have another suggestion.

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**HUMANE SOCIETY**

The Humane Society is a non-conforming lease facility within the park. If the Humane Society is ever relocated, should the County:

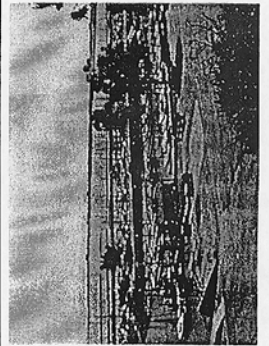
- Yes  No Relocate the park maintenance facility currently located adjacent to the marina.
- Yes  No Expand the proposed skateboard park into this area.

I have another suggestion.

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**COYOTE POINT MARINA**

The existing marina is a full service boating facility. Should the County:

- Yes  No Expand the parking area and provide new restrooms/showers.
- Yes  No Expand the marina storage for trailered boats across from the Harbor Master.
- Yes  No Add boat storage for kayaks/rowing shells across from the Harbor Master.
- Yes  No Add a public snack bar/ café to the Yacht Club.

The Marina area includes a special study area in the Bay called the "third basin." Should the County:

- Yes  No Enhance this area as Wetland.
- Yes  No Develop this area as third boat basin.

I have another suggestion.

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**COYOTE POINT SHORELINE MEADOW**

Adjacent to the Yacht Club is an open meadow that is undeveloped except for a Bay Trail connection to the City of San Mateo Shoreline Park. The shoreline in this area includes a natural salt marsh.

- Yes  No Build a small community meeting facility in this area.
- Yes  No Create an outdoor classroom near the marsh.
- Yes  No Limit improvements to passive, natural enhancement of the marsh.

I have another suggestion.

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**THE KNOLL,  
EUCALYPTUS GROUP AREA,  
CAPTAIN'S HOUSE AND  
COYOTE POINT MUSEUM**

Should the County:

- Yes  No Extend Museum exhibits outdoors; create a "museum without walls".
- Yes  No Add a classrooms/meeting room cluster to the Captain's House.
- Yes  No Add a "wedding gazebo" and expand the lawn area for group and event use.

I have another suggestion.

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**PISTOL & RIFLE RANGE**

Coyote Point Recreation Area includes a Pistol and Rifle Range, which is a non-conforming use in the park. The plan calls for relocating the range outside the park when a new site can be found. Once the range is relocated, should the County:

- Yes  No Build a new visitor center/ranger's office in the former parking lot and a new Countywide Parks maintenance yard in the range area.
- Yes  No Create hardscape recreation facilities (tennis/basketball courts, golf driving range, archery) once the shooting range is relocated.
- Yes  No Develop an outdoor amphitheater/ performing arts theater once the shooting range is relocated.
- Yes  No Retain the existing pistol and rifle range in the existing location.
- Yes  No Retain the existing range but, enclosed it to buffer the sound, and provide for greater safety.

I have another suggestion.

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**FOOD SERVICE**

The Castaways Restaurant is a sit-down restaurant that is currently closed for renovation located at the base of the Knoll adjacent to the Peninsula Beach shoreline. Initial responses from the community called for expanding food service options in the park.

- Yes  No Keep restaurant in the current location.
- Yes  No Reuse the former restaurant building for other purposes (meetings, recreation, interpretive center etc.).
- Yes  No Remove the Castaways Restaurant from its current site at end of lease term (2014) and use the site for a trail/rest area or picnic area.
- Yes  No Remove the Castaways Restaurant from its current site at end of lease term (2014) and develop a new sit-down restaurant in another location.
- Yes  No Develop a different type of restaurant/ snack bar in this location.
- Yes  No Retain food vendor carts throughout the recreation area.
- Yes  No Install vending machines throughout the recreation area.

I have another suggestion.

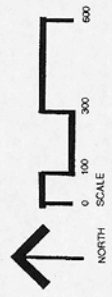
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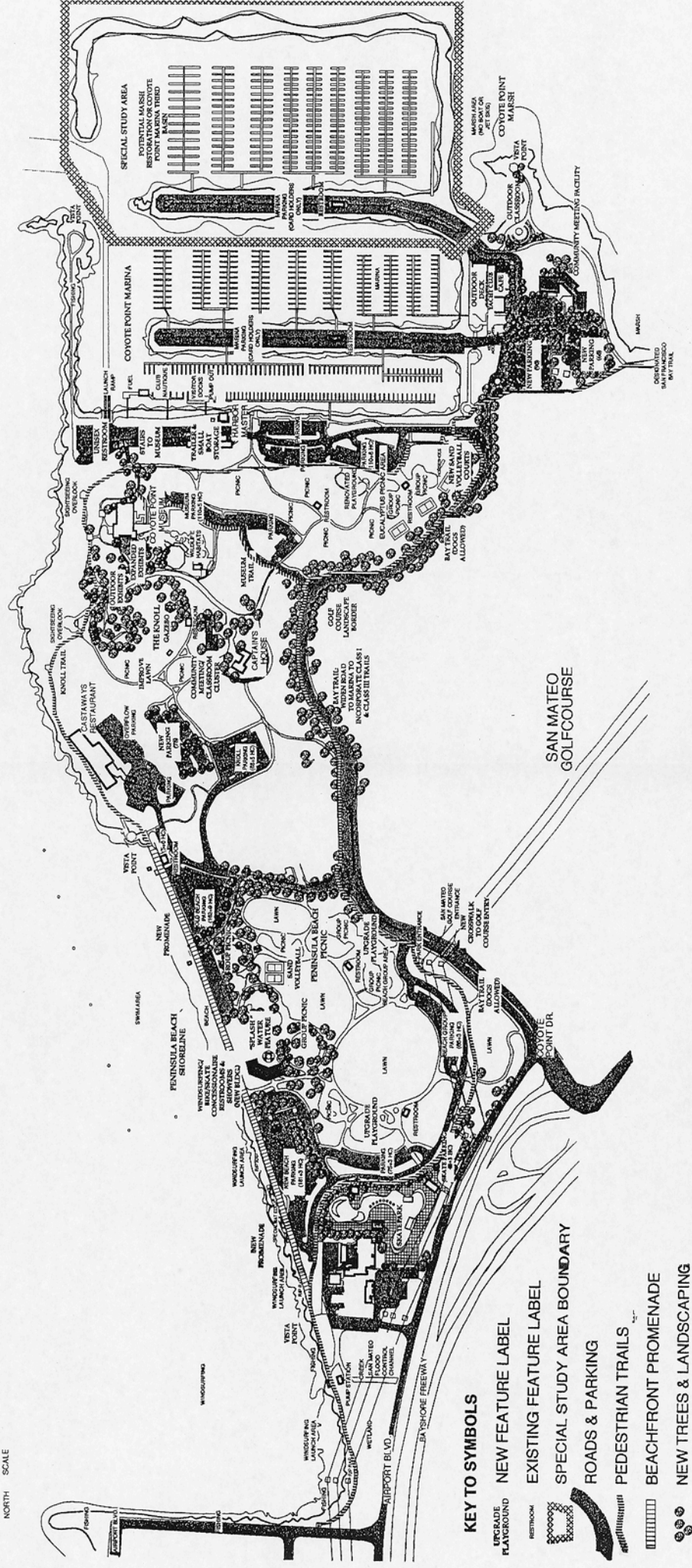


SAN FRANCISCO BAY



ET 98-2007P NO WAVE ZONE

ET 98-2007P NO WAVE ZONE



- KEY TO SYMBOLS**
- UPGRADE PLAYGROUND
  - RESTROOM
  - NEW FEATURE LABEL
  - EXISTING FEATURE LABEL
  - SPECIAL STUDY AREA BOUNDARY
  - ROADS & PARKING
  - PEDESTRIAN TRAILS
  - BEACHFRONT PROMENADE
  - NEW TREES & LANDSCAPING

# PRELIMINARY ILLUSTRATIVE MASTER PLAN

## Coyote Point County Recreation Area

## Peninsula Beach Shoreline

The 1,250-foot long beach currently has designated swimming and windsurfing areas. Proposed improvements will include a new equipment rental concession building oriented to windsurfing beach promenade use. Should the County:

### 1. Build a new restroom with indoor and outdoor showers next to the concession building?

*Tally*            Yes 227 No 58

#### *Comments*

- It seemed one of the complaints from wind surfers was the location of the existing restroom facility.
- Maintain current building at present location.
- Existing facility is adequate.
- Force concessionaire to build and maintain restrooms and showers.
- Add restrooms, but not showers.
- Upgrade existing bathrooms and showers, and add food services. Do not build new restrooms.
- Build only outdoor showers.
- How do we avoid homeless and vandals if there are showers?
- Indoor showers could spell trouble for spreading foot fungus. What about blood? People that go to picnics have their own food. I am there every Sunday and most other people come only for a short walk, since it is often very windy.

### 2. Include new take out food / Café in the new concession building?

*Tally*            Yes 160 No 127

#### *Comments*

- Get vendor for snack bar.
- The design should be very flexible in case food service isn't successful and space could be used for something else.
- Litter will be generated from take out food service vendors.
- Perhaps new bathrooms. Food service...trash?
- Build only a new restroom. Take out food requires constant maintenance and a lot of labor.
- Have a lot of trashcans to encourage everyone to leave no trash behind.

#### *Other Comments*

- Water hose near center of windsurf launch area to rinse equipment down.
- Potential impact of SFO Airport Development/expansion could result in no wind surfing. Improvements should wait.

## Peninsula Beach Shoreline

### *Other Comments*

- The airport expansion will ruin wind surfing and kayaking will be unpleasant. I would love to see a rental concession; it makes no sense if no one will use it.
- Given proximity to shops in the area, concession is unnecessary.
- A new concession building is not necessary.
- Hope the present lifeguard building at the windsurfing area can be used somehow and not torn down.
- Make sure the SFO expansion does not cut off windsurfing or else there will be no windsurfers.
- Avoid more buildings.
- Be certain with increased usage and traffic that marina members can get through quickly.



## The Bay Trail

A portion of the 400-mile Bay Trail currently is an asphalt trail that enters Coyote Point Recreation Area from shoreline park on the south and follows coyote point drive and the southern perimeter of the park until it reaches Airport Drive. Should the County:

1. **Widen Coyote Point Drive from the park entry to the marina to incorporate a bike rout on the road and a separate trail paralleling the road?**

*Tally*            Yes 127 No 142

### *Comments*

- There is enough room for bicycles on the road now.
- Make sure that the road is not too wide, otherwise cars will tend to go too fast.
- A separate trail parallel to the road would be better for cyclists.
- Bikes should be kept off this road; it's too dangerous with two-way traffic.
- Improve the current road and bike trails.
- Have separate bike trails for safety.
- Build a Class I bike trail only outside the roadway.
- Bay trail along lower portion of the knoll needs to be widened.
- More signs to clearly mark existing bike path rather than widening road.
- This area is currently very hazardous. Bikers, joggers, and walkers often use the existing road, not the trail.
- Putting the trail by the road is a bad idea.

2. **Maintain the existing Bay Trail route on a trail along the lower portion of the knoll?**

*Tally*            Yes 220 No 44

### *Comments*

- Leave as is.
- Re-surface the trail.
- Existing trail is fine.

### *Other Comments*

- The trail alignments would be useful.
- People want the trail to follow the shore that's where it should go.
- Do not remove any trees for safety.
- Please mark the Bay Trail as the recreation route of the Juan Bautista de Anza National Historic Trail.
- Also improve Knoll trail for bikes.

## The Bay Trail

### *Other Comments*

- Your plan does not show the connection to the Bay Trail or Airport Blvd. in Burlingame. We (Burlingame Planning Dept.) are going to do further improvements to this trail, but not a formal fishing station until Fisherman's Park.
- Please be careful here – the trail is going to be multi-use (walkers bikers runners skate boarders) sometimes this isn't compatible, I don't know what is the right answer. I would like to see some exercise stations e. g. pull up bars etc.
- Include additional bike trail connection to promenade.
- Provide dog bags/containers for people who bring their dogs on the trail.

## Peninsula Beach Picnicking

There are currently four picnic areas two play grounds, a central rest room and turf fields for informal play. Should the County:

### 1. Expand the picnic area incorporating a 300-person group picnic facility?

*Tally*            Yes 84 No 182

#### *Comments*

- Parking is at a premium around the park on weekends. If a new 300-person picnic area were added, where would the cars go?
- If picnic area is expanded, then more restrooms will be needed.
- Do not expand picnic areas if it crowds. Is there room for expansion? Including parking, restrooms, etc.
- 300-person picnic area is too large for a small area.
- A windbreak is needed.
- Add some kind of a windbreak.
- Do not remove any existing plant life for more picnic areas.
- Have a covered shelter area for picnics.

### 2. Expand the teen adult recreation activities (such as par course , sand volleyball courts, and a rock-climbing wall?)

*Tally*            Yes 160 No 130

#### *Comments*

- Sand volleyball is a good idea in areas sheltered from the wind.
- Keep it simple. Everyone likes plain grass. A rock wall is a major liability issue and
- Will there be enough water for the water feature in the future?
- I vote against golf. Rock climbing yes but is it a liability?
- The climbing wall is a great idea.
- 
- A par course in the area would be great.

### 3. Create small play features for young children at each picnic site?

*Tally*            Yes 182 No 89

#### *Comments*

- There is not enough play ground equipment for small children

## Peninsula Beach Picnicking

There are currently four picnic areas two play grounds, a central rest room and turf fields for informal play. Should the County:

### 4. Develop a “splash” water feature?

*Tally*            Yes 85 No 282

#### *Comments*

- the splash feature doesn't provide enough fun for the money.
- Splash water feature, if approved, should be: 1) Cost effective, 2) Use recycled, clean water, 3) located away from windsurf/concession areas.
- Add water play features similar to parks in Redwood City and Palo Alto.

### 5. Maintain the existing picnic sites with no new features?

*Tally*            Yes 115 No 116

#### *Comments*

- As little transformation as possible.

#### *Other Comments*

- Make sure there is sufficient parking for any facility expansions.
- Need more parking.
- Add umbrellas even at an added cost as optional.
- Please reinforce the pet-prohibited area by making a bigger “No Pets” sign.
- Remember to consider season changes when selecting park features. If you are spending millions of dollars in improvements, make sure it is useful year round.
- Expand grassy area and landscaping for sunbathing, picnicking, Frisbee, windsurf rigging area, and multiple uses.

## Humane Society

The Humane Society is a non-conforming lease facility within the park. If the Humane Society is ever relocated, should the county:

### 1. Relocate the park maintenance facility currently located adjacent to the Marina?

*Tally*            Yes 141 No 116

#### *Comments*

- Is there a way to do both? The park needs a bigger maintenance yard, but it also looks like the proposed Skate Park may be too small.
- Maintenance needs larger area and can use existing building.

### 2. Expand the proposed Skate Park into this area?

*Tally*            Yes 98 No 174

#### *Comments*

- Is there a way to do both? The park needs a bigger maintenance yard, but it also looks like the proposed Skate Park may be too small.
- Not a lot of recreation opportunities in area for teens.
- The Skate Park is great idea.
- Any skateboard park should be located where noise and pedestrian traffic would not be a problem to those of us who use the park.
- Skate Park should be larger.
- Additional parking for skateboarders, wind surfers, etc.

#### *Other Comments*

- The Humane Society has not been a good neighbor.
- Charge the Humane Society bay area rental rates.
- The humane society should not be relocated.
- Humane Society should not be relocated.
- Keep the Humane Society and integrate it into wildlife preservation programs, if possible.
- Leave the Humane Society in their current facility.
- Ensure the Humane Society is never relocated.
- Keep the Humane Society there.
- Why cant they stay here, appears to be the best location. How do the youth get out to Coyote Point to enjoy all this?
- Art museum/small performance building combination

## **Humane Society**

### *Other Comments*

- Maybe use building for office space for County Park employees or set up craft school for students.
- Build a racetrack to replace Bay Meadows.
- Keep this parking lot for overflow parking on crowded days. Also use it to expand windsurfing parking along beach.

## Coyote Point Marina

The existing Marina is a full service boating facility. Should the County:

### 1. Expand the parking area and provide new restrooms / showers?

*Tally*            Yes 160 No 109

#### *Comments*

- Place the new showers/restrooms closer to the marina gate than is in the plan.
- Do not expand parking, but add new restrooms and showers.
- Expand parking and restrooms if study shows shortage

### 2. Expand the Marina storage for trailered boats across from the HarborMaster?

*Tally*            Yes 123 No 146

#### *Comments*

- Poorly maintained, unused boats should be removed from marina. Even if they are paying slip fees, there should be some level of neat clean appearance required.
- The Marina needs to be dredged. Boats sit on the bottom at low tides and the docks will get damaged soon by the low tides.

### 3. Add boat storage kayaks / rowing shells across from the HarborMaster?

*Tally*            Yes 182 No 91

#### *Comments*

- Encourage a kayak rental/teaching company to come into the harbor area.

### 4. Add a public snack bar / Café to the Yacht Club?

*Tally*            Yes 184 No 93

#### *Comments*

- A café at the Yacht Club has a high potential for trash and litter scattered around, causing an increase in rodents around the club. A separate building across the parking lot would help cut down on this.
- Food service should be very simple here. It should appeal to park users, not to traffic off of the highway.

## Coyote Point Marina

The Marina area includes a special study area in the Bay called the “third basin.” Should the County:

### 1. Enhance this as Wetland?

*Tally*            Yes 179 No 95

#### *Comments*

- You should develop an enhanced wetland habitat area to the south. It could partly serve as mitigation for the third basin.
- Enhance third basin into wetland.
- Please do not develop the third basin in any way. Save Nature.

### 2. Develop this as third boat basin?

*Tally*            Yes 93 No 161

#### *Comments*

- We need more boat slips due to Redwood City closing their marina.
- There is a great need for this facility here since the closedown of boat docks in Redwood City.
- Make ½ as boat basin and ½ as wetland.
- Don't add as many slips as shown in the preliminary plan and enhance remainder of study area as wetland.
- Demand for boat basin may disappear if Airport expands.
- If the third basin is developed, offer slip space to city and county residents fairly.
- The third basin would be ideal as a dingy basin for sailing away from traffic in the existing basins.

#### *Other Comments*

- Erosion is a serious problem above the harbormaster's building. The trail is getting closer to the edge and trees are falling.
- Remove the old pieces of concrete.
- Add key pass with electronic gate to one of the existing park entrances for boat owners to use rather than having two manned booths. This could decrease labor costs on busy days and allow pass holders with quicker access to the park.



## Coyote Point Shoreline Meadow

Adjacent to the yacht Club is an open meadow that is undeveloped except for a Bay Trail connection to the City of San Mateo Shoreline Park. The shoreline in this area includes a natural salt marsh.

### 1. Build a small community meeting facility in this area?

*Tally*            Yes 38 No 235

#### *Comments*

- Make this meeting facility available to the existing neighborhood
- Community meeting place is completely inappropriate. The Yacht Club already has meeting rooms.

### 2. Create an outdoor classroom near the marsh?

*Tally*            Yes 98 No 172

#### *Comments*

- As a teacher at North Shore view Elementary School, I know our staff would appreciate and utilize such a facility.
- Small educational facility open to community.
- It is not necessary to build a classroom for environmental lessons.
- What impact would the classroom have?

### 3. Limit improvements to passive natural enhancement of the marsh?

*Tally*            Yes 259 No 40

#### *Comments*

- Encourage new bird species for habitation.
- Preserve marshland space first, but sensible access to the area is okay since power lines, etc. already exist.
- Marshland is a valuable and declining resource, save it whenever possible.
- The marsh should be kept as natural as possible, but still be available for study.
- Limit improvements, retain marsh.
- Classes on birds and habitats could be held.
- Don't touch the marsh!

#### *Other Comments*

- Do we need that space for marina improvements?
- How about an art gallery or small art museum?

## **The Knoll, Eucalyptus Group Area, Captain's House, and Coyote Point Museum**

Should the County:

### **1. Extend the museum outdoors; create a "museum without walls"?**

*Tally*            Yes 187 No 95

#### *Comments*

- Feature an educational exhibit on the benefits of native plants.
- If cost effective and safe from vandalism, extend museum outdoors; otherwise do not.
- Money well spent on education at the museum.

### **2. Add a classrooms / meeting room cluster to the Captains House?**

*Tally*            Yes 125 No 152

#### *Comments*

- Add more parking for museum. Build outdoor classrooms for environmental courses.

### **3. Add a wedding Gazebo and expand the lawn area for group and event use?**

*Tally*            Yes 126 No 160

#### *Comments*

- Expand the lawn area without the gazebo, or better yet, leave it natural.

#### *Other Comments*

- Perhaps holding a summer concert series for entrance fee would be a way to raise funds; use existing area.
- This area is already overdeveloped.
- Coyote point is already full. Make additions carefully, sparingly, and reluctantly.

## Pistol and Rifle Range

Coyote Point Recreation Area includes a pistol and rifle range, which is a non-conforming use in the park. The plan calls for relocating the range outside the park when a new site can be found. Once the range is relocated, should the County:

- 1. Build a new visitor's center/ rangers office in the former parking lot and new County wide Parks Maintenance yard in the range area.**

*Tally*            Yes 72 No 213

### *Comments*

- Keep Parks Maintenance yards at a distance, at Humane Society location.
- Build the maintenance yard here.
- The visitor center/rangers office would be invaluable. Please don't bring in countywide maintenance.

- 2. Create hardscape recreation facilities (tennis / basketball courts, golf driving range, archery) once the range is relocated?**

*Tally*            Yes 82 No 214

### *Comments*

- If the shooting range moves, add a driving range with discounts to County residents.
- Add an open handball court.
- Whatever you do, don't put in a golf driving range – golf balls can be a hazard.
- Consider adding the basketball option to the Peninsula Beach Picnic area.

- 3. Develop an outdoor amphitheater / performing arts theater once the range is relocated?**

*Tally*            Yes 114 No 180

### *Comments*

- Developing an amphitheater will also introduce the parks many assets to one-time concert goers.
- Add an art museum.
- Plant a tree instead of having a nature museum.

## Pistol and Rifle Range

Coyote Point Recreation Area includes a pistol and rifle range, which is a non conforming use in the park. The plan calls for relocating the range outside the park when a new site can be found. Once the range is relocated, should the County:

### 4. Retain the existing pistol and Rifle Range in the existing location?

*Tally*            Yes 131 No 186

#### *Comments*

- Do not close existing range even if a new range is built.
- Please stand by the commitment not to remove the existing range until and unless a compatible facility east of the hills opens.
- If the range were to be moved, a new range should be open the day the old range closes.
- Retain existing range until new range location is operational, thus creating a seamless transition.
- This is the only range for miles and I think it is a good time to teach kids to shoot.
- Since the rifle range is needed for all of law enforcement, please leave it operational.
- Open new range before closing down old shooting range.
- This area is the best location for this activity. Why relocate? Amphitheater... parking traffic, noise?

### 5. Retain the existing range, but enclose it to buffer the sound, and provide for greater safety?

*Tally*            Yes 112 No 202

#### *Comments*

- The shooting range should be open more than three nights per week and allow pistols as in previous years.
- Extend hours of operation, especially on weekends. Renovate and expand existing range or build a new, expanded facility.
- The range is currently safe and quiet. There is no need to enclose it.
- Add center-fire pistol shooting.
- Increase public access.
- Add more to the range to include the use of shotguns and handguns, and expand hours for more use.
- Enhance safety through another method.
- Existing range is already safe.
- Keep the range at this location and expand it.
- Expand the shooting facility. It will be much more useful than an amphitheater.

## **Pistol and Rifle Range**

- 5. Retain the existing range, but enclose it to buffer the sound, and provide for greater safety?**

*Tally*            Yes 112 No 202

### *Comments*

- Manage its use to accommodate park people – i.e. fire at off-hours and under limited conditions. Only reason for its current operation is for the sheriff. Let law enforcement pay for range, preferably in another location.
- Range hours have been placed on a time frame so as not to conflict with day activities. 2) A number of police agencies use and train at this facility. 3) Safety record for range is outstanding – safer than golf course.
- Expand rifle and pistol range to include the use of shotguns for skeet and clay shooting and expand pistol range for larger caliber use.

### *Other Comments*

- Add more picnic area and lawn. Build a 300-person group picnic facility here plus restrooms.
- Pistol range should be moved, but should not be closed.
- There should be no guns or firearms in this beautiful park.
- Move the range out of the park. Maintenance yards should be outside of the parks, not inside them.

## Food Service

The Castaways restaurant is a sit down restaurant that is currently closed for renovation located at the base of the knoll adjacent to the peninsula beach shoreline. Initial response from the community called for expanding food service options in the park. Should the County:

### 1. Keep restaurant in the current location?

*Tally* Yes 225 No 64

#### *Comments*

- A sit down restaurant is okay, but keep it informal and relatively inexpensive.
- Castaways should be remodeled and reopened.
- Keep restaurant in current location, and expand its services for take-out service.

### 2. Reuse the former restaurant building for other purposes (meeting, recreation, interpretive center etc.)?

*Tally* Yes 53 No 211

#### *Comments*

- Meeting room available for rent with a wedding facility here.
- Remove the castaways restaurant and extend the shooting range to make a better safer range.
- Make a restaurant similar to the golf course one and have it also available for business meeting, etc.
- If you are going to move it, the area should be used for recreation – tennis, soccer, softball, and racquetball.

### 3. Remove the Castaways Restaurant from its current site at the end lease term (2014) and use the site for a trail / rest area or picnic area?

*Tally* Yes 14 No 217

#### *Comments*

### 4. Remove the Castaways Restaurant from its current site at the end lease term (2014) and develop a new sit down restaurant in another location?

*Tally* Yes 26 No 233

#### *Comments*

- A sit down restaurant near the wedding gazebo

## Food Service

### 5. Develop a different type of restaurant / Snack bar in this location?

*Tally*            Yes 62 No 203

*Comments*

- New food will be at yacht club and rental concession building per general plan.

### 6. Retain food vendor carts throughout the recreation area?

*Tally*            Yes 130 No 133

*Comments*

- Food vander carts are Big Clean up problem.
- Food vending can cause a lot of litter.

### 7. Install vending machine throughout the recreation area?

*Tally*            Yes 46 No 227

*Comments*

- Vending machines create waste and garbage and they do not belong in the park.
- Install vending machines close to the restrooms and shower area, where more people are in and out frequently.
- Include healthy choices, more towards unprocessed foods versus highly processed junk.
- Vending machines will cause you nothing but trouble.
- Keep snacks in picnic areas, otherwise there will be too much maintenance.
- Avoid commercialization – signs, structures, and traffic concerning food delivery within the park.
- Trash clean up?

*Other Comments*

- Add more trashcans.
- Why not have both snack bars and the restaurant?
- Research the Getty Museum food solution. Its perfect, why reinvent the wheel?

# Other Comments

## General

- Add more parking for senior citizens and handicapped and provide transportation to all parts of the park
- I would like the park to remain as close to natural lands.
- Please, don't remove any trees
- Keep Coyote Point as natural as possible and changes should be kept to a minimum.
- Phase out all Eucalyptus trees.
- Continue to keep the dogs out.
- Should install more park benches to sit and rest while taking a walk.
- Improve signs and upgrade night lighting.
- Make 60-year-old admittance to the park free.
- Please do not overdevelop this lovely place, keep it as natural as possible.
- Add small train for children.
- Please incorporate the required flood control features with the city of San Mateo, which would remove county and city properties from a flood area. It definitely makes sense to do this all at once rather than tear up and rebuild the Coyote Point Park then add flood control later.
- We need an open handball court.
- Stop excessive spending!
- Anything that is done should be done with class to maintain the beautiful landscape and natural environment.
- We need to be very careful about adding take out/ fast food. Perhaps a larger marina is a better use of the space. We need more open space and wetlands, not more concrete and buildings.
- Any wind shelter areas would be nice.
- If SFO succeeds in its bay fill plans all this planned expansion improvements is a waste of money.
- How about an enclosed area for dogs?
- I would like to see the RV dump area reopened. This could be an income resource. We might also consider "en route camping" in which parking without any hookups and vacate by 8am (a place to stop and sleep for the night).
- A suitable site should be found for a golf driving range.
- FEMA has declared the area south of Coyote Point a flood zone and a dike / levee needs to be built from HWY 101 to the Knoll. This should be incorporated in the Master Plan for Coyote Point.
- Maintain present Bay Trail as an All Weather Trail in the present location. Some of it is mud and gravel in wet weather- surface it! Putting it next to Coyote Point Drive is dangerous to bikers, runners, and walkers, and removes one of the few grades in the area.



## General

- Parking fees charged to enter the park should be done away with. Our tax dollar pay for the park and to charge an additional fee limits access. If additional money is required to fund the park, perhaps a bond issue should be considered.
- I am in favor of some modest changes, but not changing the current character of the park. Perhaps all that is needed is a new landscaping plan.
- Please keep this area as natural as possible. Everything in this community is over-built and over-developed. Please do not spoil the beauty of this area. Having a skateboard park is bad enough.
- Please be sure to have accessible areas, paths, and picnic areas that will accommodate wheelchairs. We also need accessible restrooms and parking facilities.
- If you build up the area and cover all the ground with cement, and fill it with hotdog stands and enclosures, it is no longer going to be the beautiful place it is today.
- The San Mateo Mothers' Club is an organization of 250 families in cities around San Mateo that would like to give input. Contact (650) 286-3404 for more details.
- Why wasn't this questionnaire sent to each household in the county? We have all used these facilities at one time or another. What is the definition of non-conforming?
- So far, the County has a self contained, charming rec. facility, let's stay on top (so far so good). The influx of the immigrant could overwhelm the controlling factions. Do your homework.

## Beach Shoreline

- Improve access to bike trails and trails to Bayfront.
- Please create a no-parking zone in front of the windsurfing areas so windsurfers can get to and from their cars with their boards. Currently, parking blocks access to water.
- The beach has suffered major erosion. Expand the beach by trucking in sand. This worked well at Cabrillo Beach in San Pedro.
- I am an avid wind surfer so here are some suggestions: 1. Cut off the west section of the swim area – when the winds are unfavorable its hard not to sail in the swim area. 2. Don't put any more benches or any other obstructions in the area used by wind surfers for rigging. 3. More parking in wind surfing area. 4. Add one or two loading spots for wind surfers to unload their equipment when the park gets full. 5. I'd like to see a rigging area that is clean and soft – pea gravel is dirty and can beat up our equipment. 6. Kite sailing is becoming popular – I suggest the beach area west of the pump house is a good spot for them.
- Use promenade as flood control.

## **Knoll**

- Please address the erosion problem before any other funds are spent. The new breakwater has caused the waves to eat away more soil at the base of the point. Trees along the shoreline continue to fall into the water and the area near Castaways is being seriously undermined. Ground covers need to be planted on the slick dried out ground to prevent run off into the bay. People should be prevented from running or riding down this area near the Castaways.

### *Redevelopment*

- Facility rentals could be a great revenue stream if you construct a concert site, banquet site, and/or stand alone facility for small parties, retreats, and receptions.
- Adding an event site on the SF view side of the park would be a great community asset, especially if the facility had convertible features that made it flexible for small or big groups.
- I think Coyote Point should have a hall or indoor party rental facility for baptisms, weddings, etc. with outside access surrounding this facility, maybe with a small playground near by.
- Perhaps you could convert the current restaurant building into a community center.
- The Castaways didn't belong there anyway, its public land to be used by the public, not to make money for them.

### *Museum*

- Expand museum. Vending machines would bring vandalism. I would like to see the museum expand its facilities and it would be better for you to invest in updating the museum plan, not adding new restrooms, food services, etc.
- Museum parking is inadequate. Museum staff frequently takes nearest parking spaces. Suggestion: Build space in eucalyptus trees at museum back door for 12 to 15 cars reserved for museum staff only to free up visitor parking spaces.

### *Road and Bay Trail*

- Prevent pedestrians/bicycles from using main road from entry gate, to marina.
- Separate lanes or provide speed-limiting devices along this road.

### *Shooting Range*

- There are no alternatives to the shooting range available in the county for the Sheriffs.
- The Coyote Point Rifle and Pistol Club is a part of the park. It has been there for many years and provides recreation for shooting sports enthusiasts. Removing it from the park would be a loss to the park and to shooting sports.
- Shooting is a recreational sport just as much as golf, tennis and countless other activities such as boating etc. At least a range has set hours of operation.
- Rifle and pistol range should be expanded for a wider variety of uses including larger caliber handguns and the use of shotguns for clay shooting.
- Firearm safety is crucial, leave the range and expand rifle and pistol safety classes.
- The hours for the rifle range should be expanded.

## **Knoll**

### *shooting range*

- My primary concern is with the shooting range. Traveling an hour and a half to Santa Clara to use the county range is ridiculous. Recognize the reality that after the September 11 Tragedy, young people that may be called to service to fight overseas will want to practice marksmanship to defend their life and this country.
- For reasons of public safety, due to 40 % of households having a firearm) in safe firearm storage and ownership, sport competition [coyote point is a major regional and state site for small base and international style air rifle competition, community service, hunter and other rifle users practice needs]. A range in San Mateo County needs to exist. Whether the SO and LEO would address this in a relocation is not clear, now if an acceptable [to the public and to the shooting public) site to be found, we must work with the Parks Dept., the public and the SO to make C. P. a safe, good neighbor to the other users, but it must not be eliminated.
- The Humane Society and the Pistol Range are the only ones in the County. If you close these places, how are you going to have animal control or have a public range? Where in the County can police train and the public practice their sport?
- It is a lie that you will try to find a new site for the range. More people use the range than the golf course.
- I believe that your basic premise (that the shooting range is a non-conforming use) is flawed. This is suppose to be a recreation facility and many people use the range everyday. I believe the public is better served by having a recreational shooting range than by having and amphitheater.

## **Marina**

- This is a wonderful park and marina that should be developed carefully to retain open space and not be overdeveloped.
- I support expansion of the marina third basin into the special study area provided that there is a full and well designed mitigation project for lost marsh habitat. The marsh to the south of the yacht club seems like an ideal area.
- Boat owners pay rent plus a possessor interest tax to the county. The least the park could do is make the second lane at the park gate a key card or electronic activated gate so owners do not have to wait in the admissions lane which backs up on weekends and holidays.
- Another marina may be needed in Special Study Area. Is the present marina fully occupied? We should have no long term live on boat areas.
- Adding a public snackbar/café to the yacht club is a bad idea. The proper place is the Castaways.
- An expanded marina is an important need. It can also be a moneymaker, especially if dry boat storage is built.

**Appendix C - Tot “Play Features” &  
Children’s Playground Apparatus**

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## **Appendix C – Appendix C - Tot “Play Features” & Children’s Playground Apparatus**

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### **Accessibility**

All of the tot play areas and children’s playgrounds need to include an accessible “path of travel” to and around each play area. This pathway must ensure a continuous, unobstructed route with stable, firm and slip resistant surfacing compliant with the Americans with Disabilities Act.

### **Tot Play Apparatus in Association with Group Picnic Areas**

While each piece of equipment does not need to be accessible, each type of play activity in each play area does. Where one, or a few pieces of play apparatus are provided in association with each group area, all of the play apparatus should be fully accessible. Tot playground apparatus should be designed for users 2-5 years.

### **Playgrounds**

Full playgrounds should encourage body development, hand-eye coordination, agility, social interaction, imaginative play and the manipulation of objects.

The site designs should provide good visibility for surveillance by parents/families, care providers and park staff. The play apparatus should be low maintenance, corrosion resistant and vandal resistant. The site should be designed to promote positive drainage. The site and the equipment should be fully compliant with the current Americans with Disabilities Act Guidelines with regard to access to the site and access to equipment. They should also be fully compliant with the American Society for Testing Materials and the Consumer Products Safety Commission Guidelines with regard to equipment, fall zones and surface materials.

Full playgrounds should accommodate users of various ages, and physical and mental abilities. They should provide opportunities for independent and group play.

**Fitness Activities** - Play equipment should be designed for body development and hand-eye coordination. Apparatus should incorporate:

- Play opportunities for users 2-5 years of age, 6-10 years of age, and minimally serve the over 10-year age group
- Swings for young children, as well as for pre-teens
- Upper body strength building opportunities
- Climbing and balancing opportunities with a variety of challenge levels
- Mixed activity centers that include 2-3 slides
- Room for free play such as running and exploring the Park.

**Social Interaction and Imaginative Play** - Design features should incorporate opportunities for social interaction and imaginative play. The playground design should include:

- Areas that provide a sense of enclosure
- Features that have symbolic meaning, such as animals or vehicles.

**Constructive Play** - Design features should incorporate constructive play opportunities and allow for the manipulation of objects through the use materials such as sand.

### **Site Furnishings & Landscaping**

The site design should consider the placement of benches, drinking fountains, trash receptacles and bike racks in the vicinity of the each of the play areas. Landscaping should incorporate trees and berms to provide shelter from the wind and sun, while large shrubs that could create hiding places should be avoided.

**Appendix C – Appendix C - Tot “Play Features” &  
Children’s Playground Apparatus**

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**Examples of Tot Play Apparatus  
in Association with Group Picnic Areas**



**Appendix C – Appendix C - Tot “Play Features” &  
Children’s Playground Apparatus**

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**Examples of Playgrounds for Young Children**

## **Appendix D - Teen/Adult Recreation Apparatus**

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## **Appendix D - Teen / Adult Recreation Apparatus**

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### **Accessibility**

All of the teen/adult recreation areas need to include an accessible “path of travel” to and around each play area, as well as connections to existing trails and future pathways. These pathways must ensure a continuous, unobstructed route with stable, firm and slip resistant surfacing compliant with the Americans with Disabilities Act.

### **Play Apparatus**

The teen/adult play apparatus should be designed and proportioned for teens 12 and up. Teen/adult play apparatus should be installed as a fitness cluster, easily accessible from the group picnic areas and informal turf play areas. It should be challenging, encourage body strengthening, promote physical agility, and social interaction.

The play apparatus should be low maintenance, corrosion resistant and vandal resistant. The site and the equipment should be fully compliant with the current Americans with Disabilities Act Guidelines, the American Society for Testing Materials, and the Consumer Products Safety Commission Guidelines.

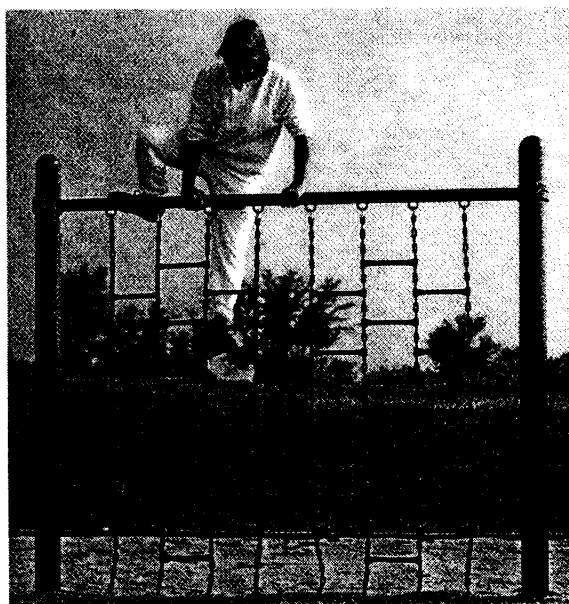
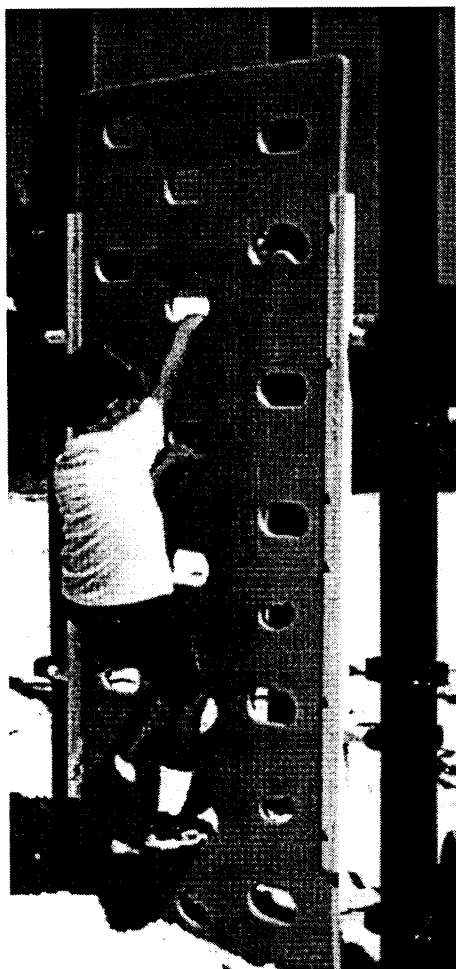
Recommended recreation opportunities for older children and adults include: trail activities, sand volleyball and horse shoes, as well as a climbing wall and a splash water element in the Peninsula Beach Picnic Area. Where these activities are used as, or in close proximity of playground equipment, appropriate fall zones and ground coverings must be used to protect younger users.

### **Site Furnishings & Landscaping**

The site design should consider placing benches, drinking fountains, trash receptacles and bike racks in the vicinity of the each of the teen/adult recreation areas. Landscaping should incorporate trees and berms to provide shelter from the wind and sun, while large shrubs that could create hiding places should be avoided.

## Appendix D - Teen / Adult Recreation Apparatus

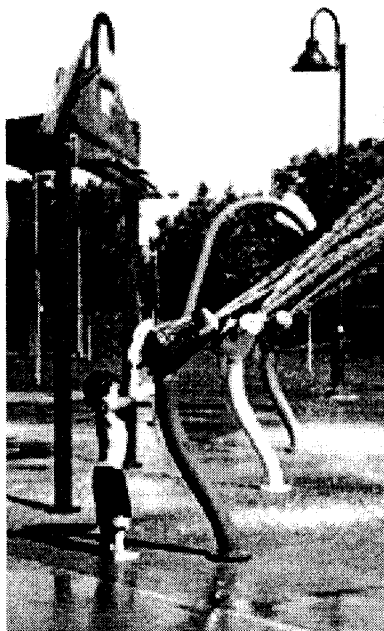
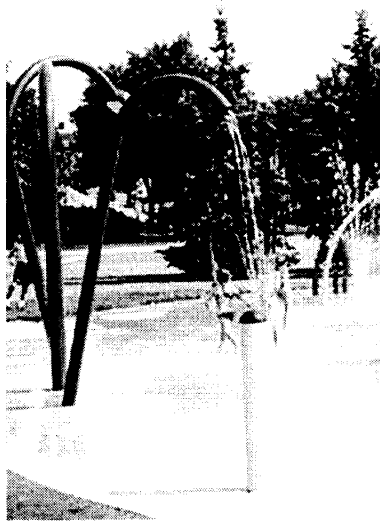
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**Examples of Climbing Walls for the Peninsula Beach Picnic Area**

**Appendix D - Teen / Adult Recreation Apparatus**

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**Examples of Splash Water Elements for the Peninsula Beach Picnic Area**

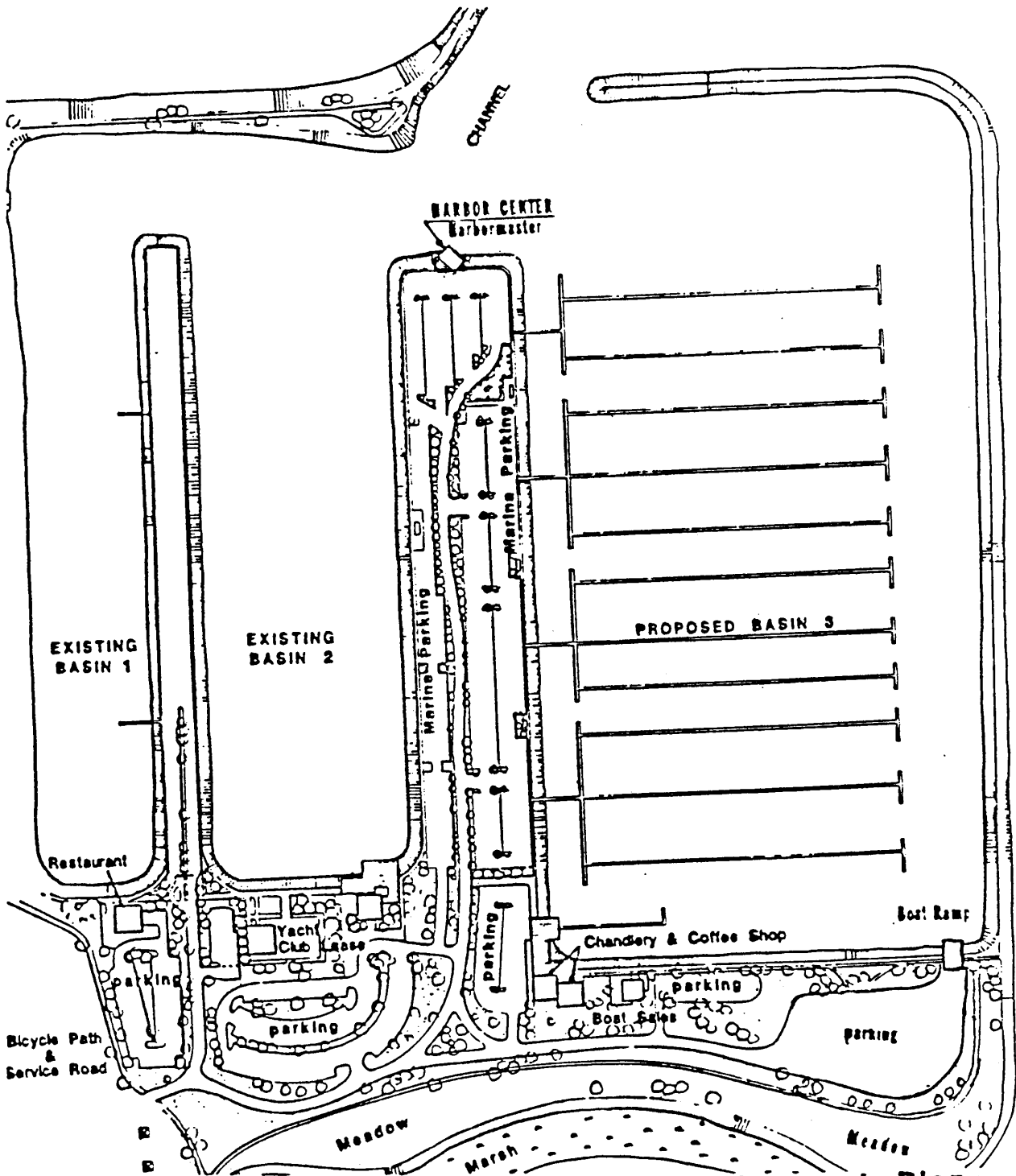
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**Appendix E - Diagram of the 3<sup>rd</sup> Basin  
as Proposed in 1978 & 1981**

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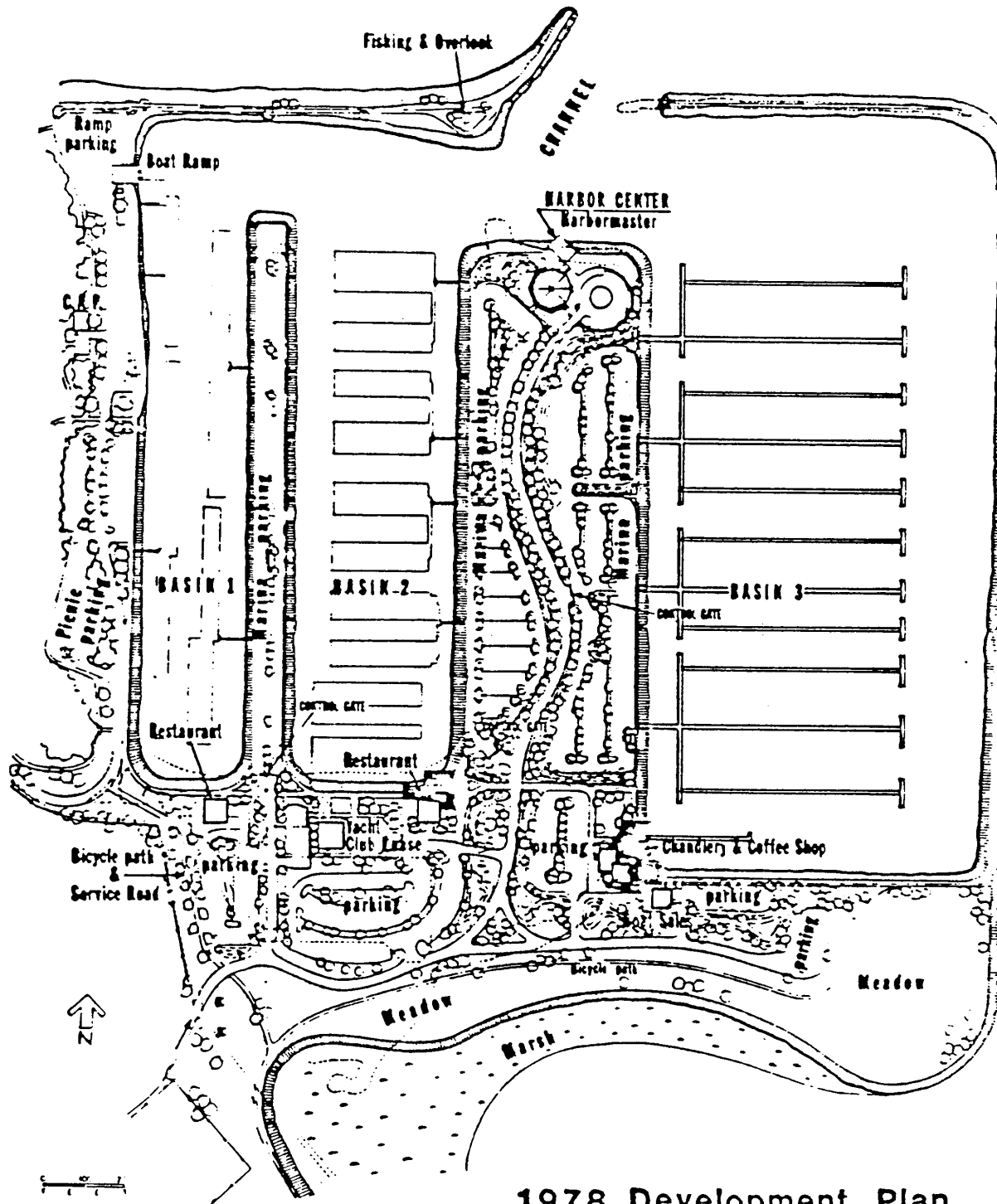


**COYOTE POINT MARINA**

**1981 Development Plan**  
 county of san mateo

Bissell & Karn Inc.

FIGURE 5



**COYOTE POINT MARINA**      **1978 Development Plan**  
 county of san mateo

FIGURE 6

Coyote Point Recreation Area Master Plan

**Appendix F – Examples of Interpretive Signage from  
*Shoreline Parks Master Plan, August 2000***

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## Picnic Shelters / Shade Structures

### Materials:

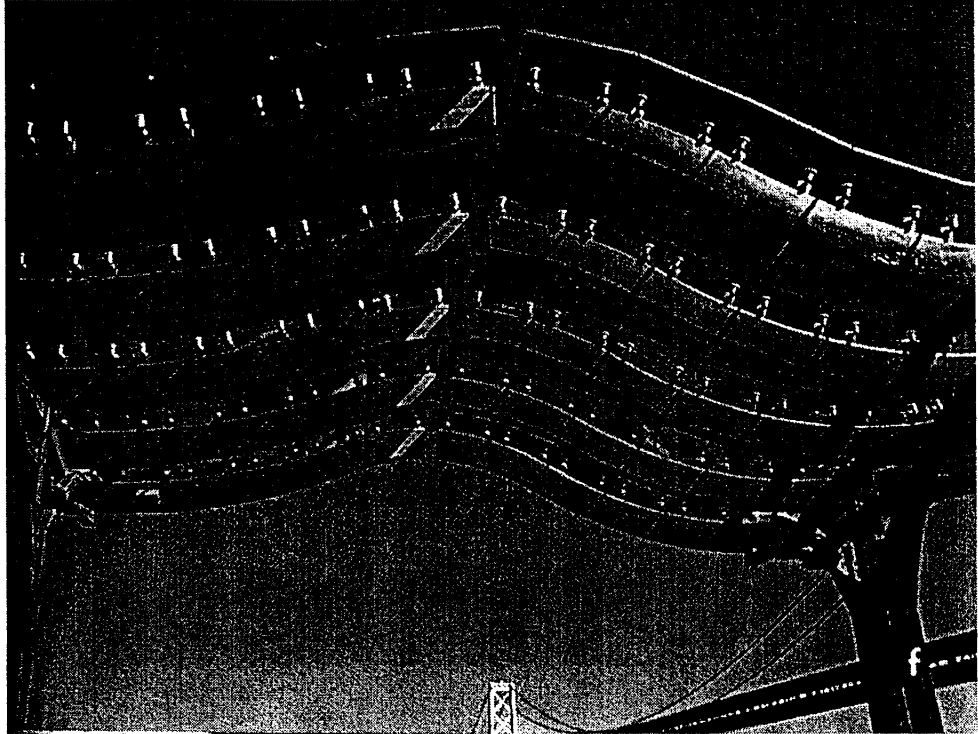
- Painted Steel Posts
- Metal roofs / screens

### Colors:

- Silver, blue-green

### Location:

- Ryder Park
- Seal Point Park
- Tidelands Park



## Interpretive Signs

### Materials:

- Standard: embedded in boulders or stainless steel post

### Colors:

- Post Standard: Silver
- Sign: Blue-green background, silver lettering

### Location:

- Interpretive points along trail system



# Interpretive Point / Sculpture

Sculptural designs are to be determined by artist. Individual sculptures are to interpret specific themes derived from the Shoreline Parks Interpretive Program.

**Materials:**

- Standard: stone base; steel pole (where appropriate).
- Sculpture: to be determined by artist; weatherproof; graffiti resistant

**Colors:**

- Standard: natural, silver, or light rust
- Sculpture: to be determined by artist

**Location:**

- All Areas

**Sculpture**

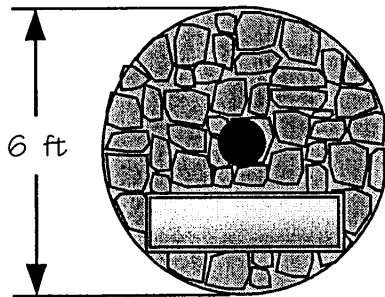
(wind-directed where appropriate)  
 note: form and general scale of artwork varies by location; not all sculpture necessarily to be post mounted; based on location and artistic concept, sculpture may be at ground level

8" Dia. Galvanized Steel Pole (if raised)

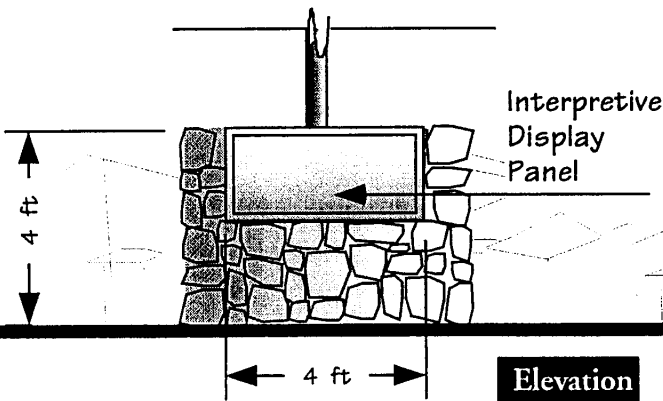
**Stone Base**

note: stone base typically set among boulders positioned to be a natural outcrop in appearance

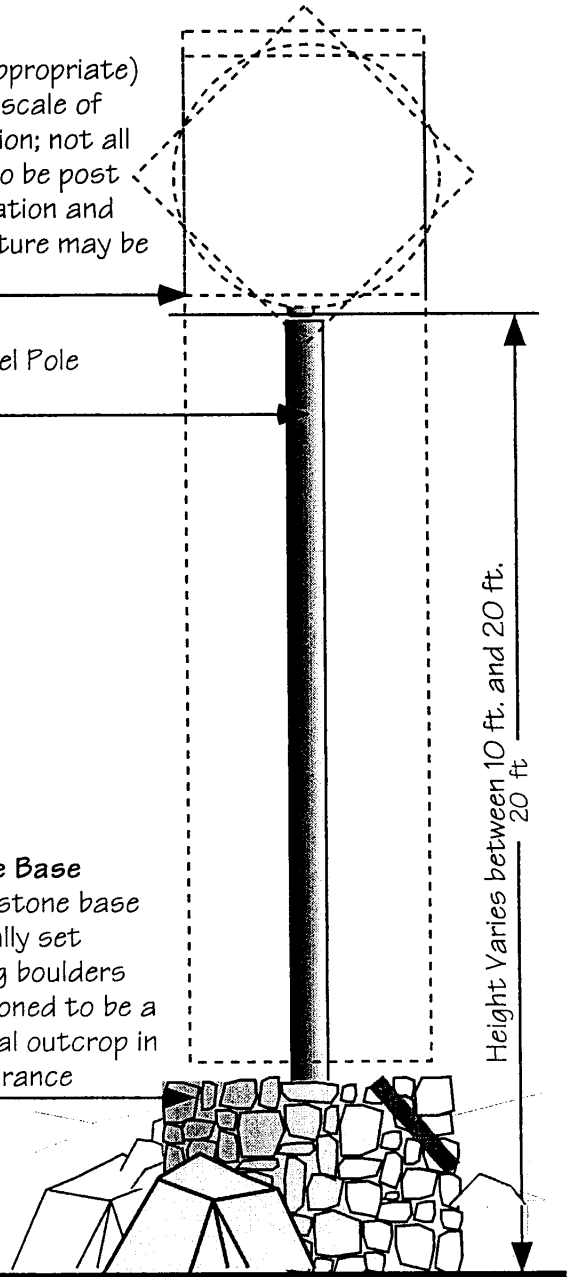
Height Varies between 10 ft. and 20 ft.



**Plan**



**Elevation**



**Section**

Concept Sketch

**Appendix G – Excerpts from *San Mateo County Parks – A Remarkable Story of Extraordinary Places and the People Who Built Them***

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# San Mateo County Parks

*A Remarkable Story  
of Extraordinary Places  
and the People  
Who Built Them*

Michael Svanevik and  
Shirley Burgett

SAN MATEO COUNTY PARKS



*Right: By 1900, Coyote Point, complete with bathhouse, had become a popular bathing beach for residents of Burlingame and San Mateo.*

Apparently there was at least one major difficulty with the county's long-term policy of land banking: unused land had a tendency to take on a life of its own and could easily get away.

Throughout the 1930s, park officials, with a dream of creating a large multi-purpose regional park in an area of high population density had jealously coveted Coyote Point in San Mateo. They found it a place of unusual beauty and began

*Below: Groups of young people, often seeking solitude where alcoholic beverages might be consumed away from public scrutiny, frequently made Coyote Point their destination.*

gradually purchasing plots of land adjacent to the bay.

Coyote Point was originally an eighty-foot-high rocky knoll forming an island connected to the mainland by a marsh, which was subsequently drained and filled to create pasture land. In the nineteenth century, it was

part of *Rancho San Mateo* owned by William Davis Merry Howard and his descendants. The land has had a checkered history.

Ample evidence has been found to indicate that this area was once inhabited by Native Californians who used it as a fishing area. Five shell middens and at least one prehistoric human burial have been unearthed. In 1987, while dredging was proceeding for the Coyote Point Yacht Harbor, an intact human skeleton was found in the mud, twelve feet below sea level. These skeletal remains were radiocarbon dated; results indicated that they were approximately 4,000 years old. Scholars presume that other prehistoric remains probably exist in the area.

In the years after 1860, several hundred Chinese squatters developed a thriving fishing village near the rocky point, primarily concentrating on harvesting bay shrimp for sale to San Francisco restaurants.

About the same time, owner George Howard, who acquired control of the land on the death of his brother, ordered construction of a road to the Point, and a wharf was built. The wharf, in operation by 1868, was used for the



SWANWIK & BURGETT COLLECTION



SAN MATEO COUNTY HISTORICAL ASSOCIATION

## A REMARKABLE STORY

landing of freight that was brought down the bay by barge or ship. Sometime later, this wharf was extended further out into the bay and rented to the Wisnom Lumber Company.<sup>1</sup>

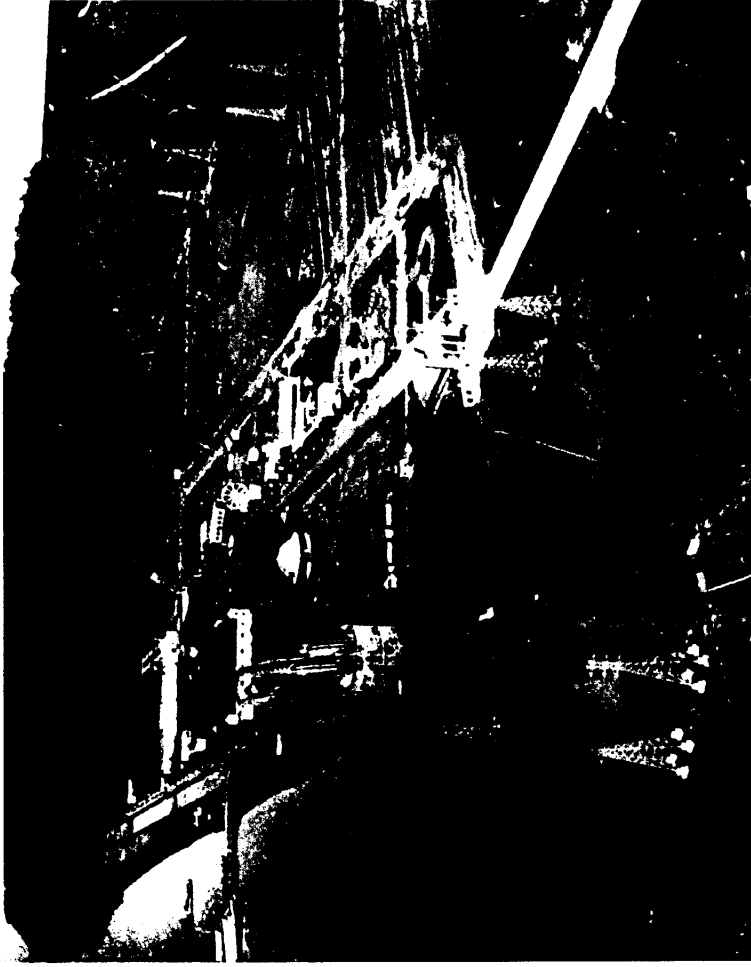
Coyote Point pier provided valuable service during the period between 1888 and 1890, when the Spring Valley Water Company was constructing the huge concrete dam west of San Mateo across the neck of Crystal Springs Canyon. Cement for the project was brought from England to San Francisco and sent to San Mateo by rail, and sand, to be mixed with the cement, was brought by ship from the beaches of San Francisco.

For years, three schooners, loaded with Pacific sand, shuttled continually between North Beach and Coyote Point Wharf. A dozen six-horse teams, each dragging double wagons, moved throughout daylight hours from Coyote Point to San Mateo and thence up tortuous, winding, unpaved Crystal Spring Road to the construction site. In the process, teamsters ensured a daily sand delivery of 100 cubic yards. Ultimately, almost a million barrels were unloaded at Coyote Point Pier.

Earlier, between 1880 and 1882, Scotsman John McLaren, a horticultural specialist who had been trained at the Royal Botanical Gardens in Edinburgh, was brought to the United States by the Howard family. Possessing a great

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<sup>1</sup>William Davis Merry Howard, a pioneer San Francisco merchant, married Agnes Poett in 1849. He died in 1856. His widow married the deceased man's brother George. George Howard died in 1879. Agnes Poett Howard then remarried, this time to Burlingame attorney Henry Pike Boxie. During the 1880s and the 1890s, Coyote Point was owned by the Boxie Estate Company; a portion of the property was under the ownership of William Henry Howard, son of the original owner.



SAN MATEO COUNTY PARKS & RECREATION DIVISION

This photograph of Coyote Point shows the precise location of Pacific City, the 1920s amusement park. It clearly points out the sophistication of the operation.

fascination for fast-growing eucalyptus — Australian gum trees — McLaren directed the planting of the bald point with these tall-growing trees. A forest, initially of approximately 70,000 seedlings, was planted. Today, although many of the trees have been removed and others have died, Coyote Point Park is still characterized by a eucalyptus forest.

By the 1890s, the adjacent sandy bathing beach had become the San Mateo and Burlingame area's most celebrated recreational attraction. It was known for its

## CONEY ISLAND OF THE WEST

Pacific City opened in San Mateo at the foot of Peninsula Avenue July 1, 1922. On Independence Day, 100,000 people went through the turnstiles.

Pacific City was a paradise for youngsters. Four acres were set aside exclusively as playground. Topping the list of wonderful attractions was the roller coaster, the second largest in the United States and unquestionably the fastest in the West. More than one youngster was scared out of years of growth by its near-vertical dive of eighty feet.

Food concessionaires did brisk business in waffles, ice cream, hot dogs, and popcorn. The *Ocean Wave*, an old ferryboat steamer, in addition to having been a one-time Merchant Marine training ship during World War I, was tied up to the new

500-foot-long pier and transformed into a semi-elegant floating cafeteria and grill for 750 diners.

Crowds delighted at finding an elaborate dance pavilion fronting on the boardwalk, large enough to accommodate 2,000 wildly gyrating couples. There was a bathhouse with 1,000 changing rooms. On sunny days, thousands frolicked in the bay.

There was always something going on — baseball games, track meets, and sporting events of all varieties. Special days for kids featured baby buggy parades, gingham gown revues, and Punch & Judy shows. Big, in summer of 1922, was the Hawaiian Carnival featuring Island singers, hula dancers, and surfboarders. A top draw was a young escape artist by the name of Houdini who challenged local policemen to test their skills at keeping him locked up. None succeeded.

Private parties at Pacific City became all the rage. Local youngsters held birthday celebrations there. In August 1922, an international association of 2,000 fire chiefs and 70,000 members of the Woodsmen of the World swept in. The Columbus Day gala, staged by the Knights of Columbus, was transformed into an amazing extravaganza. Seventy-five thousand showed up to watch 1,000 actors restage the landing of Columbus in the New World.

*Investors in Pacific City thrilled at the size of initial crowds. But many factors combined to bring about the early failure of the enterprise.*



TOM GRAY COLLECTION

## A REMARKABLE STORY

shallow, warm water that often reached a comfortable seventy degrees in summertime. A bathhouse was constructed there and used continually until the early 1920s.

Coyote Point became so popular that it was highlighted in travel magazines. "There is no pleasanter spot on the bay for an outing than the 'Coyote.' There is good bathing, fishing, boating and clam-digging, and the clean sandy beach is a positive joy for children." Hunters also gravitated to the area where the supply of game birds seemed unlimited.

A eucalyptus-lined walking trail led from Burlingame to the beach. Coyote Point became a popular destination for cyclists, especially after 1890 when bicycles became an increasingly fashionable form of recreation.

During the 1890s, the beach became threatened with ruination by repeated visits of "sand pirates." For years, intent on gathering sand for sale to artificial stone manufacturers in San Francisco, these pirates carried away fifty to a hundred tons per load. Large portions of the beach, soon characterized by rock and mud, were rendered useless.<sup>4</sup>

During and immediately following World War I, the U.S. Navy briefly considered making Coyote Point, which the government felt to be well protected from potential invaders entering the Golden Gate, the headquarters of the Pacific Fleet. This idea was soon abandoned.

Instead, July 1, 1922, Pacific City, a grand amusement park backed by local chambers of commerce as a way to attract people to the county, opened at Coyote Point. It was

touted as the "greatest fun community since the creation of Coney Island" and the "most marvelous bathing beach on the Pacific Coast." Boosters predicted that the enterprise would rival the great resorts of Southern California. Pacific City was centered on a 3,200-foot boardwalk stretching along a mile of sandy beach. Few visitors, who marveled at the soft, white sand, realized that 2,000 tons had been trucked in from the beaches of Monterey.

Pacific City proved to be an ill-fated endeavor. In spite of an attendance of approximately 1,000,000 during its first year, the much ballyhooed enterprise didn't manage to survive a second season. A fire destroyed part of the complex. Especially cool weather in 1923, accompanied by a foul stench caused by Burlingame's sewer system, which emptied into the bay, contributed to the premature bankruptcy of the enterprise.



After eyeing this valuable property for several decades and fully realizing its potential, in 1940, San Mateo County Park and Recreation Department purchased 727 acres at Coyote Point. About half the acreage, 329 acres, was beneath the shallows of the bay. The purchase included 7,000 feet of shoreline. Typically, except for the beach used by swimmers and sun worshippers, park development was not immediately undertaken.

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<sup>4</sup>Because of this long-term damage to the beach, in 1967, the county trucked in 10,000 tons of sand scraped from the Great Highway in San Francisco following sandstorms.

## MERCHANT MARINE TRAINING AT COYOTE POINT

At Coyote Point, there was a cadre of fifty-three Navy and Merchant Marine officers along with 150 enlisted personnel.

Cadet-midshipmen studying to be deck officers found the curriculum concentrated on principles of navigation, mathematics, charts, and nautical astronomy. There was instruction in signaling with a blinker,

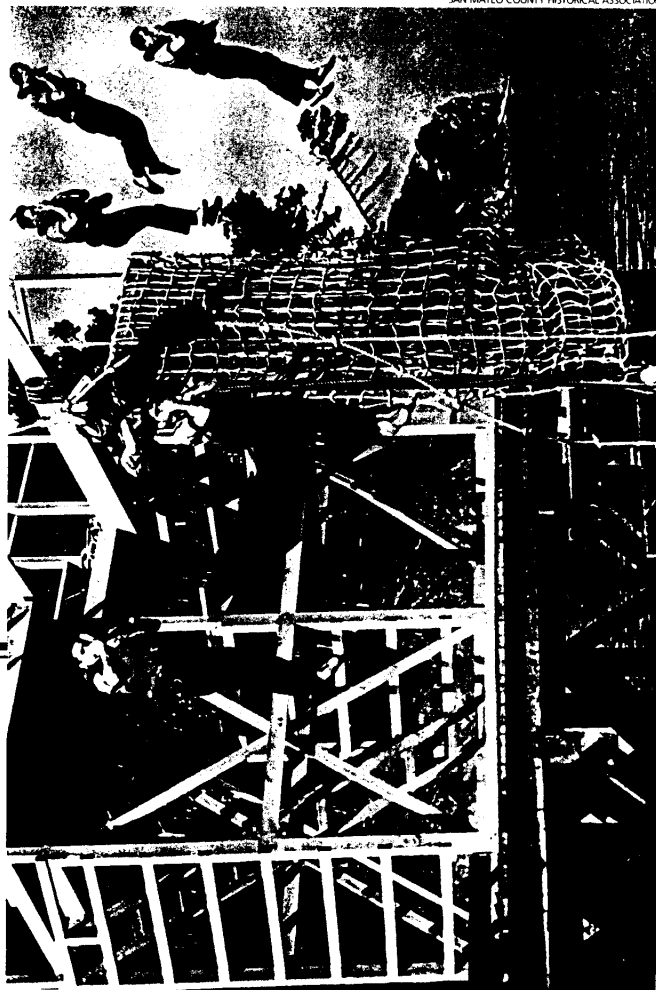
semaphore, and international code flags. Instructors taught rope handling, use of winches, and techniques of loading and unloading a ship amid adverse conditions.

Those working to qualify as engineering officers labored below decks learning to fire boilers and maintain engines. Concentration was on both steam and diesel engineering, electricity, and fire control.

In addition to Navy Science (taught by a commissioned officer), men in both divisions studied ordnance and gunnery. For this training, cadets were bussed over the mountain to Point Montara near Moss Beach. Men were also trained in the use of small arms.

Physical training was vigorous and demanding. Men climbed ropes and cargo nets. They practiced crawling through portholes and swimming submerged in dark, oily, and sometimes burning water. At the end of the long pier, a double-decked tower, the height of a three-story building had been erected. Cadets were required to climb to the top and dive into the bay. This exercise was essential because of the frequency with which Merchant mariners were required to leap from sinking ships into turbulent ocean waters. Men who could not bring themselves to make the dive were "bilged" out of the program. Their records simply noted that they were "study casualties."

*During World War II, officers at the U.S. Merchant Marine Academy supervised "abandon ship" drills from the Coyote Point pier.*



SAN MATEO COUNTY HISTORICAL ASSOCIATION

## A REMARKABLE STORY

After the outbreak of World War II in Europe during September 1939, the United States was gradually but relentlessly pulled toward involvement. Nevertheless, because the prevailing national attitude was that Americans should carefully steer clear of this European struggle, the country did little to prepare. Thus, in December 1941, after the Japanese sank much of the Pacific Fleet in their attack on Pearl Harbor, Hawaii, the United States had much catching up to do.

Shipyards boomed. More than 282,000 shipbuilders were employed in California by August 1943. Industrialist Henry J. Kaiser, one of many contractors, was turning out a new freighter every ten hours.

Providing officers for these new vessels became one of the war's major undertakings. The U.S. Merchant Marine Academy at Kings Point, New York, proved incapable of turning out an adequate number of officers. The Maritime Commission, believing the knoll amid the trees to be an ideal site for training, eyed the unused land at Coyote Point. County supervisors received a request from the Commission and felt it would be in the public interest that the maritime school be established at Coyote Point. Ultimately, in spring of 1942, twenty-six acres were made available to the Maritime Commission for the remainder of the war.

On June 25, 1942, an army of 400 workers undertook another of the many miracles of World War II, blazing through a dense jungle of vicious poison oak and the thick eucalyptus entanglements of Coyote Point. Just sixty-five days later, classrooms, gymnasium, a machine shop,



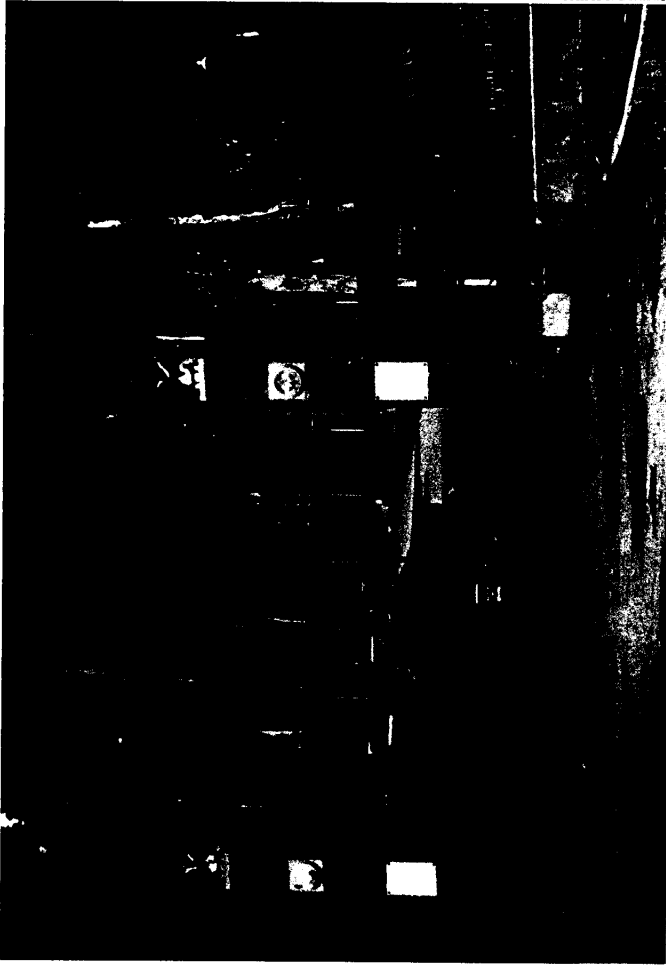
SVANEVIK & BURGETT COLLECTION

*For years this globe and anchor were symbols of the U.S. Merchant Marine Academy at Coyote Point. After the school closed, they remained behind as a memorial to Merchant Mariners who had been killed during the war.*

infirmary, a dock, and fourteen redwood barracks for 336 cadet-midshipmen had been completed. Although site development continued for a year, the base was deemed ready for occupancy.

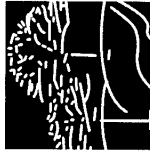
The school at San Mateo Point, as the Navy called the facility, offered accelerated courses for deck and engineering officers. This was the largest of two such training centers in the nation. (The other was at Pass Christian, Mississippi.) The mission at Coyote Point was to offer the basic course for third mates or third assistant engineering officers in just ninety days. Thereafter, following six months of sea duty, the





COLLEGE OF SAN MATEO

memorial is dedicated to the memory of the cadet-midshipmen and graduates of the United States Merchant Marine Cadet Corps who gave the last full measures of devotion for our country during World War II, 1941-1945."



At the war's end, Ralph Shaw and the San Mateo County Parks Commission, noting the desperate need for recreational facilities — indeed the county population had grown by 110 percent since 1940 — expected that Coyote Point should and would be returned to the county for the development of a park.

But park people were again destined for bitter disappointment. San Mateo Junior College, established in 1922, had never had a genuine campus of its own. Within three decades, the college had moved between the old San Mateo High School building on Baldwin Avenue to a dilapidated mansion in San Mateo's Central Park. During the 1930s, construction had been begun on a new, albeit never completed, campus at Delaware and Peninsula avenues.

College officials, in 1947, surveyed Coyote Point as a potential site for a new campus to accommodate the thousands of students expected to enroll in the aftermath of the war under the auspices of the G.I. Bill of Rights. The college's president, Charles S. "Jumbo" Morris, believed that

*Much to the dissatisfaction of the Parks and Recreation Department, after the war, the former U.S. Merchant Marine Academy was turned over to San Mateo Junior College. Planners had hoped to transform it into a major recreation area.*

full twenty-two-month course was completed at Kings Point. This was considered equivalent to a pre-war, four-year program of study.

Steamship companies clamored for Coyote Point graduate officers. By June 1944, 4,111 had successfully completed the course. The school briefly survived the end of the war in 1945. But in January 1947, budget cuts forced closure of the San Mateo Point facility.

Nevertheless, a poignant memorial to Coyote Point graduates still is a highlight of the county park. A granite plaque, mounted at a site overlooking the bay, reads: "This

## A REMARKABLE STORY

the then vacant Merchant Marine buildings, though battered, were ready for occupancy and would be an ideal setting for the school.

Disgruntled park officials argued that whereas a college campus at Coyote Point would serve several thousand students annually, more than a million people a year could be expected to use the land if it were placed in the hands of the Parks Department. Furthermore, Ralph Shaw pointed out, there were no other suitable sites for a much-needed regional park development in that section of the county.

It was finally agreed that San Mateo Junior College would be allowed to locate at Coyote Point "for a year or two." The agreement stipulated that when enrollments, grossly expanded by veterans returning from overseas leveled off, the San Mateo County Parks and Recreation Department would again be allowed to take possession of the property.

College classes at Coyote Point began in 1947. Merchant Marine buildings, designed from the start to have been temporary and now well-worn by wartime use, proved from the start to be inadequate for academic purposes. The one-time Merchant Marine chapel was transformed into the college library. Old Matson Hall became the cafeteria. The campus was directly under the landing pattern of San Francisco Airport. Planes overhead constantly rattled windows and buildings.

Though conscientious educators pointed out these shortcomings and what they continually described as "nightmarish" teaching conditions, county voters were disinclined to approve necessary funds for construction of a

new college campus. Thus, what was supposed to have been merely a temporary expedient became at least semi-permanent. Coyote Point remained San Mateo Junior College's primary campus until 1963.<sup>5</sup>

Driving the road from the highway into Coyote Point was a unique experience that few students ever forgot. The road was narrow, winding, and riddled with deep crevices and erosion scars. Unpaved parking lots, pitted with deep holes, became an ongoing joke. Students spoke seriously about cars that "went down last winter and weren't found until June."

The Commandant's House, former residence of the Maritime Academy's commanding officer, a one-story, relatively modern structure, was set among a picturesque grove of eucalyptus trees. The dwelling, along with its spacious sheltered patio, was used for meetings of college trustees, faculty, and students.

Unlike most educators, Elon Hildreth, who replaced Morris as president of San Mateo Junior College in 1952, was totally enamored with Coyote Point's tranquil setting. The site, among the eucalyptus trees on the edge of the bay, fit his concept of where a college should be placed. He began a campaign to make Coyote Point the site of a new permanent

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<sup>5</sup>San Mateo Junior College was established in 1922. At that time, it was regarded as an institution that provided the first two years of a university education. However, by the 1930s, it was gradually transforming into a community college, offering courses both to potential university scholars and to others involved in vocational pursuits — fire science, horticulture, nursing and cosmetology — to name a few. By 1953, both faculty and students agreed that the word "junior" should be dropped from the name of the college. After much consideration, the name College of San Mateo was adopted and approved by the college trustees in April 1954.

## COYOTE POINT MUSEUM FOR ENVIRONMENTAL EDUCATION

For fourteen years, the Junior Museum operated as a private institution. However, in 1967, after protracted study, the museum was incorporated into the San Mateo County Parks and Recreation Department's new Interpretive Division. Parks and Recreation assumed the responsibility for operating the popular facility. Maryanne Danielson served as the museum director.

From the beginning, operating funds were raised by the Coyote Point Museum Auxiliary, a hardworking cadre of women volunteers who established the non-profit organization in 1953. After experimenting with numerous innovative fund-raising techniques, in 1958, the Auxiliary tested a unique new idea, the so-called Decorators' Show

House. They planned to open one of Hillsborough's great houses. Each room was to be decorated by a different interior designer. The Show House became an overnight success and a virtual Peninsula institution. The lure of lavish houses combined with venerable old family names attracted thousands from all over California.

The museum acquired a new name and scope in March 1973. Thereafter, it became the Coyote Point Museum for Environmental Education. The goal was for the museum to become a learning place for all ages — "a place where extraordinary ways of looking at the ordinary would make each visitor responsive to San Mateo County's precious heritage of ocean and bay, of grasslands and mountains...." All revolved around a planned new resource center. The new facility, crowning the crest of a eucalyptus-covered hill, began to rise at Coyote Point Park.

In 1978, following the passage of California's Proposition 13, a measure limiting property taxes, the Parks Department was faced with severe budget reductions. The Parks Interpretive Division was abolished. Shortly thereafter, museum control passed from operation by the county back to the Coyote Point Museum Association.

An elaborate \$1.9 million, 28,000-square-foot Coyote Point Museum for Environmental Education, paid for by the county, officially opened to the public May 16, 1981.

*The famed Coyote Point Museum for Environmental Education began in a surplus World War II Quonset hut as the San Mateo County Junior Museum during the 1950s.*



SAN MATEO COUNTY PARKS & RECREATION DIVISION

## A REMARKABLE STORY

campus. As if to legitimize this effort, Hildreth and his wife moved into the Commandant's House, thereafter referring to it as the "President's Home." It became the site of faculty luncheons and receptions, fashion shows, and holiday teas.<sup>7</sup>

Hildreth's attitude, plans, and action caused tremendous animosity between the college and many San Mateo County officials who felt that the new president had broken a "gentlemen's agreement," that is, the understanding that after the post-war boom, the college would return Coyote Point to the county for use as a public recreational area.<sup>8</sup>

The battle for Coyote Point, involving the college and the Parks and Recreation Commission spurred on by Ralph Shaw, became increasingly vicious. Both sides lobbied in Washington. There was a barrage of correspondence and ultimately an investigation by the San Mateo County Grand Jury.

<sup>7</sup>This structure, currently known as the "Captain's House," has served a variety of purposes. Not only was it the commandant's quarters during the Merchant Marine years and, for a time the president's house during the era of the college. Later it doubled as the home for San Mateo County Parks and Recreation Chief Kermit Vangene and, in 1970, the office of San Mateo County Supervisor Robert St. Clair. Currently it is used as a training facility for the county and may also be rented by private groups for special seminars.

<sup>8</sup>Hildreth was unsuccessful in his effort to permanently acquire Coyote Point as a new campus. Amid increased opposition to a number of his policies, he resigned as president of the college in 1955. Subsequently he was employed by the U.S. Department of State. Hildreth was sent to Saigon, Vietnam, to assist in reorganizing the South Vietnamese schools and, in the process, help ensure the "continuing health of that nation's democratic tradition."

The privately paid staff was headed by museum director Linda Liebes.<sup>6</sup>

The museum opening marked the culmination of years of fund-raising and planning by the Coyote Point Museum Auxiliary. The museum is characterized by a spacious four-level exhibition hall and animal center. Those who normally thought of museums as dreary and dark found this new institution a warm refreshing treat.

Visitors listen to the actual sounds of rattlesnakes, smell skunks and have the opportunity to watch bees building a hive.

Today the museum is run by the Coyote Point Museum Association. The grounds are maintained by the San Mateo County Park and Recreation Department.

<sup>6</sup>Linda Liebes was one of the original planners of the Coyote Point Museum for Environmental Education. She began working with Coyote Point Museum when it was a county-run, outdoor animal park for children. She worked to raise money for the new museum and was named director in 1975. Construction was completed in 1981. The elegant building houses the Environmental Hall, an 8,000-square-foot room with sculptures, computer games, live insects and a salt-water aquarium, which explains the ecosystem of the Bay Area. An outdoor exhibit of native plants and animals wasn't completed until 1991. Liebes had a passion for the environment and, during her tenure as director, successfully conveyed that passion to visitors. She stepped down from her position in 1996.



SAN MATEO COUNTY PARKS & RECREATION DIVISION

*A dredge beginning the creation of a basin for the Coyote Point Marina.*

During the college years, development of other sections of Coyote Point still under county ownership was undertaken. Articles of incorporation for a junior museum had been signed at Coyote Point in April 1953. The following year a surplus Quonset hut, on college property opened as the newly-created San Mateo County Junior Museum. This free facility was jointly sponsored by the San Francisco Junior League and the National Foundation for Junior Museums. The institution was designed to benefit the children and youth of the county by introducing them to the wonderland of nature.

Live domestic animals, including hamsters, rabbits, and white rats, along with full directions for their care and feeding, were lent to school classes for short periods. The museum also provided such animals to individual children to be taken home for brief periods of study and care.

Meanwhile the Parks and Recreation Commission never abandoned the dream of a regional park at Coyote Point. The

general plan was to encompass the whole area and, if necessary, include the college campus as well. Thus, during the college era, Parks Director Shaw planned and undertook a series of developmental measures.

Earlier yachting activity had been primarily centered off the old Pacific City beach. The only facilities comprised eucalyptus logs for floats and rickety eucalyptus piers held together with whatever happened to be available.

Dredging was begun for an elaborate new harbor, which Shaw ultimately hoped would accommodate 1,000 boats. On a number of occasions throughout the years, these plans were modified. By 2000, there were two basins and only 565 berths. Piles of broken concrete, salvaged after the wrecking of the old San Mateo - Hayward Bridge, are piled nearby for use in the projected construction of a third basin.

Not far from the beach, in 1961, workers began excavating a quarry for construction of the Coyote Point Rifle and Pistol Range, an \$80,000 project. The facility was one of the first National Rifle Association-approved safety ranges to be constructed in the United States. Not long after opening in 1962, it was rated as one of the finest ranges on the Pacific Coast. Initially, access was open to all county residents. In recent years, however, its use has been more restrictive. Safety of the facility had been questioned after at least one person claimed to have been injured by a wild shot and several reported that bullets had narrowly missed them. Unquestionably, trees in the park have become peppered with bullet holes. Presently supervised by the County Sheriff, the range is maintained under especially tight management and limited to use solely by law enforcement agencies.

## A REMARKABLE STORY

The swimming beach was improved and a parking area and bathhouse were not constructed until the 1970s. A picnic ground was also added. The problem of disappearing sand was solved through the introduction of pea-gravel. (Regulations presently forbid the introduction of any new gravel or sand. Rangers, however, note that while the beach diminishes in winter, sand returns each spring.)

Throughout most of the twentieth century, shelter from northwest winds offered by Coyote Point has provided a popular anchorage for pleasure boats bound for San Mateo. The Coyote Point Yacht Club, a private organization which leases land from the county, was incorporated in 1941. Its first clubhouse, a modest single-story structure, was completed two years later. A much more elaborate, spacious, 7,000-square-foot, two-deck yachting headquarters, which stands atop pilings driven sixty-five feet onto the floor of the bay, opened in March 1968. This nautically-flavored clubhouse, the pride of its members, has a dining room large enough to seat 300.

Coyote Point Yacht Club achieved a degree of notoriety in June 1947, through its sponsorship of the First Annual Shark Derby, the only shark-fishing competition in the United States at that time. Derbies were held at Coyote Point from 1947-1952. In 1947, 1,000 attended to watch the efforts of 360 participants. A total of 104 sharks were hooked. Barbara Alexander of Burlingame took the top award by landing a fifty-eight-inch, thirty-pound mud shark. By 1949, 20,000 spectators were in attendance.

President Harry Truman added luster to the second Shark Derby in 1948 when he agreed to order a fifteen-

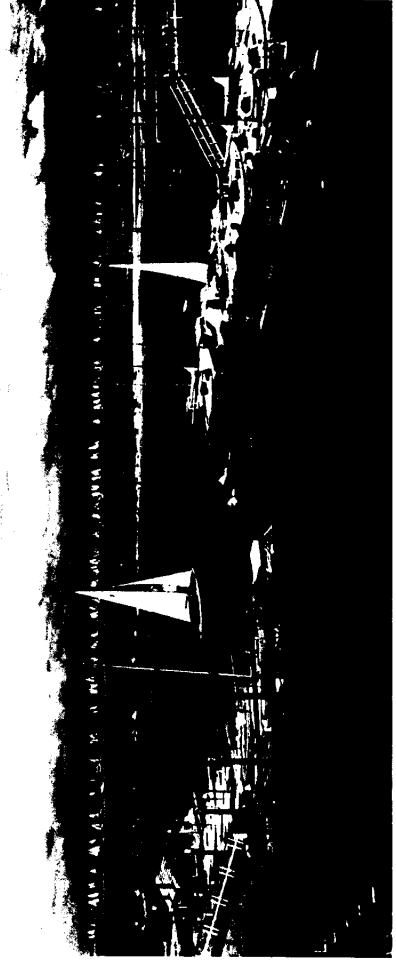
minute train stop in Burlingame on the night of June 13. Almost 10,000 Peninsulaans turned out to greet the feisty president at the Burlingame Railroad Depot. Truman, on the observation car of the Presidential Special, was given a set of fishing tackle by Commodore Andy Byrd of the Coyote Point Yacht Club. Obviously pleased with the memento, Truman whipped the pole over the heads of the crowd.

Members also presented the president with a "Kingfisher Derby." Apparently grateful, although somewhat less enthusiastic, Truman laughingly regarded the elegant, conspicuously labeled hat with Missouri suspicion. He held the derby in his hands but, despite urging, bashfully refused to model it for the gathered throng. A Boy Scout band played for the occasion.

A week later, when the Shark Derby was staged, a total of 364 sharks were hooked. The biggest, a thirty-six pounder, was taken by Jack Miller of Burlingame. A salmon barbecue finished off the day.



*Above: President Harry S. Truman stopped in Burlingame (1948) to highlight the Coyote Point Shark Derby.*



*Below: Coyote Point's Marina became one of the most popular berthing spots on the bay.*

BURLINGAME HISTORICAL SOCIETY

COYOTE POINT MARINA

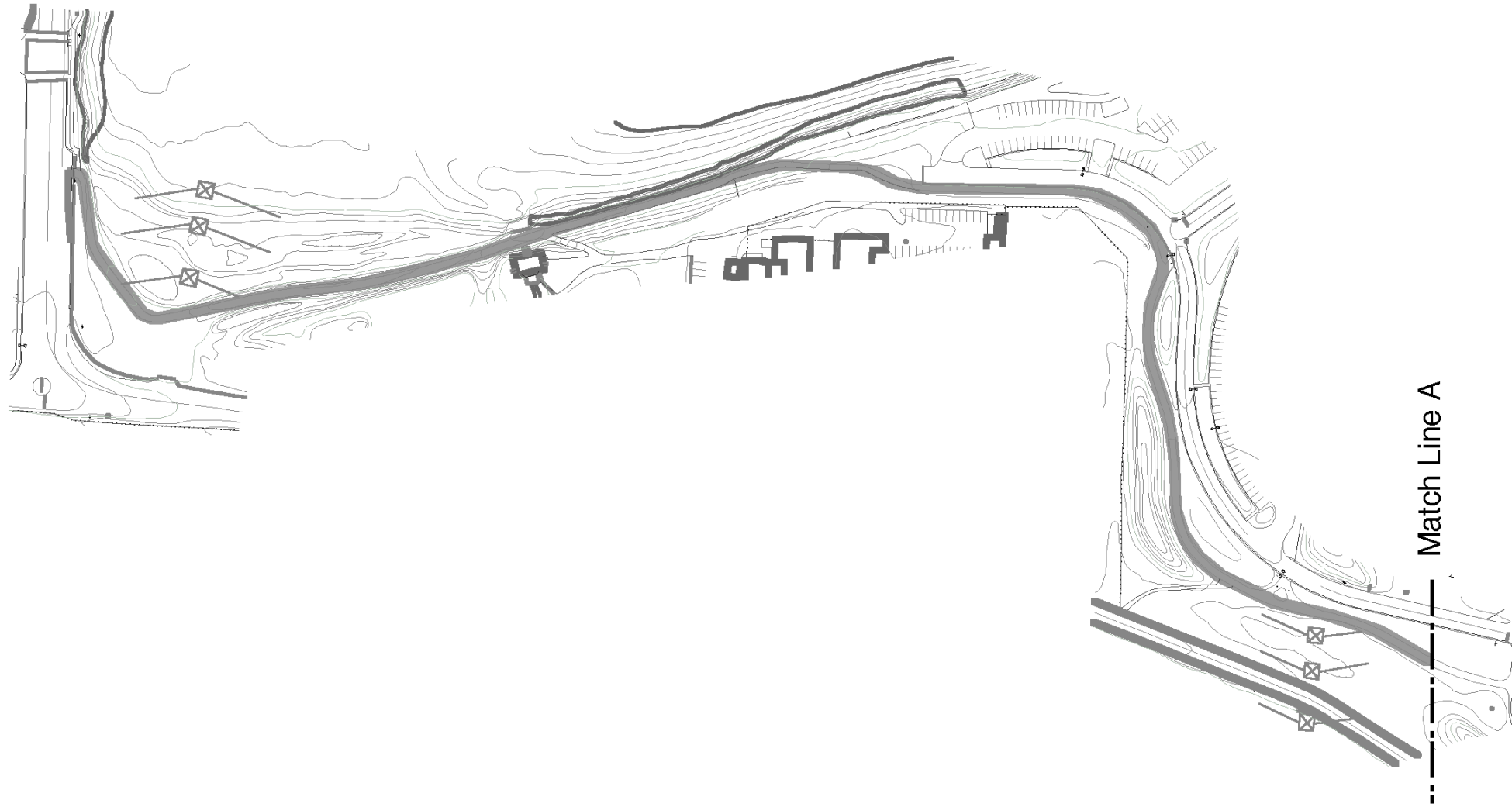
## **Appendix H – Coyote Point Bay Trail Improvements**

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### Coyote Point Bay Trail Improvements

Source: Construction Documents, Prepared by Harris Design, August 30, 2004, for San Mateo County Parks

**See design plans and specifications for further detail.**

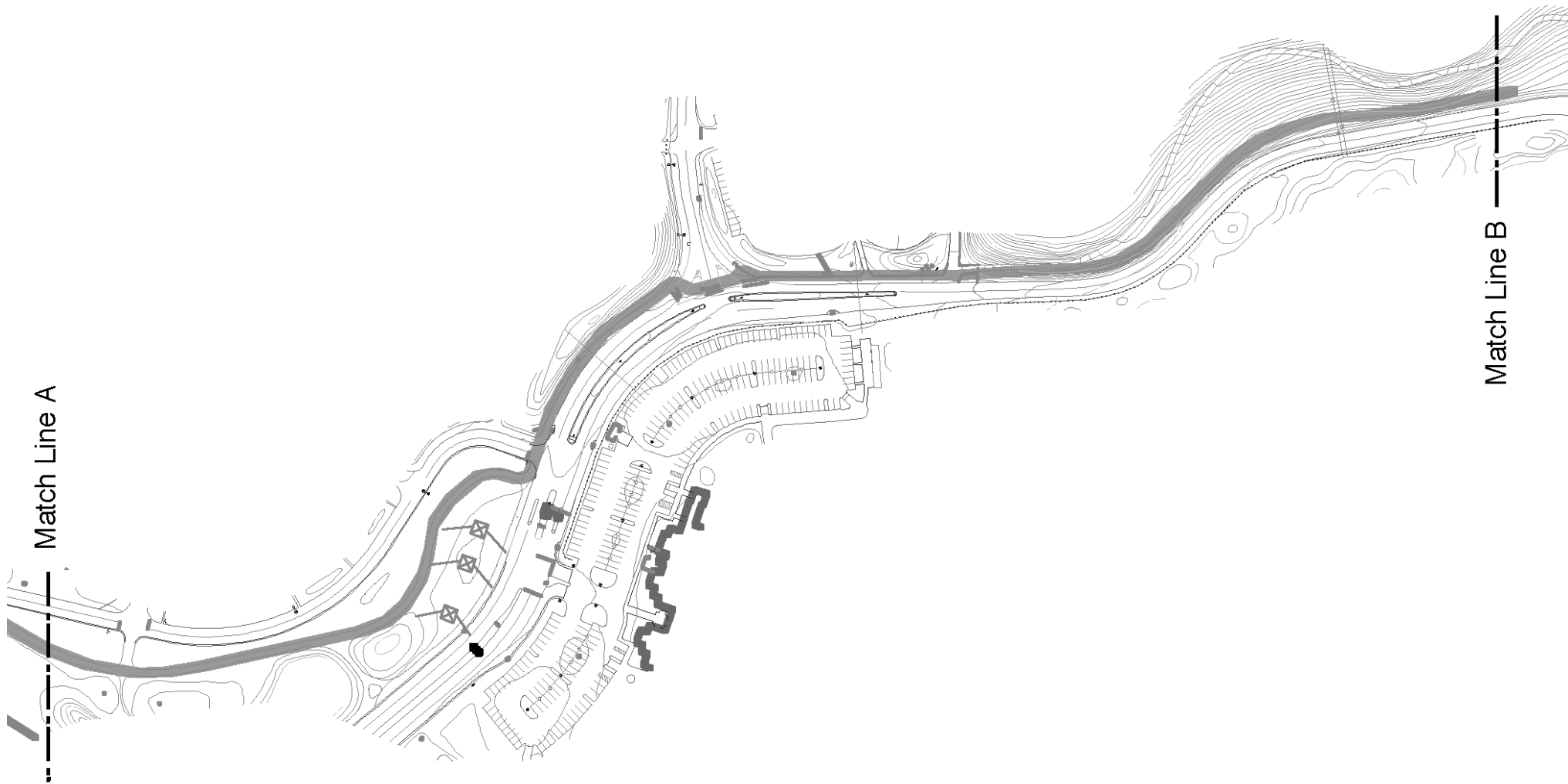




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