



Parks and Recreation Technical Background Report

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January 2005

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EXISTING CONDITIONS

A. Existing Park and Recreation Facilities

The description and analysis of existing parks and recreation facilities in Marin is complicated by a number of factors, including: the multiplicity of agencies providing parks and recreation; the presence of extensive Federal, State and open space; the wide range of size, function and level of development that exists among County and local parks; and the effect of unique jurisdictional and topographic conditions on the level of service provided within each incorporated and unincorporated community.

I. Park Classification and Standards

Where possible, the following discussion is arranged according to the classification described below and summarized in Table 1. The standards quoted are taken from *Planning and Design Criteria* (de Chiara and Koppelman, 1982) and are generally based on standards published by the National Parks and Recreation Association. These are thought to be the most appropriate of the standards commonly used.

County and regional parks: Serving a population of 30,000 and usually incorporating natural areas, trails, water features, picnic areas, and recreation facilities;

Community parks: Ideally serving a population of 10,000 to 30,000 within a 3-mile radius. Usually containing specialized facilities such as swimming pools, tennis courts, community centers and sports field complexes;

Neighborhood parks: Ideally serving one or more neighborhoods with a population of 2,000 - 5,000 and within a radius of 1/2 mile and with a minimum size range between 5 and 20 acres; and,

Mini-parks and tot-lots: Very small parks, play spaces and sitting areas serving neighborhoods and individual developments.

Mini-parks, neighborhood, and community parks may be provided by cities, community service districts or homeowners' associations, while community parks are usually provided by the cities or by the County. A typical standard for total acreage in these parks averages approximately ten acres per thousand persons as noted by the National Recreation and Park Association. However, the Quimby Act uses the range of three-to-five acres per thousand residents for the purpose of park land dedications or in lieu fees associated with development. The park and recreation system is also augmented by school parks, which may provide hard surface courts, sports fields, and recreation/meeting rooms, and by private facilities.



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Table I. Park and Recreation Facility Size and Service Area Standards

	Service Area Population		Acres/1,000 Persons	Acres/Facility	
	Minimum	Maximum	Minimum	Minimum	Maximum
Parks					
Regional/County	50,000	100,000	20.0	250	
Community	10,000	50,000	2.5	20	100
Neighborhood	2,000	10,000	2.5	5	20
Mini-Parks		500	2,500.0		
School Parks					
Elementary	8,000		2.5	20	
Junior High	20,000	30,000		35	
High	local need			50	
Facilities					
Softball Diamonds	3,000				
Baseball Diamonds	6,000				
Basketball Courts	500				
Tennis Courts	2,000				
Recreation Center	25,000				
Cultural Center	None				
Swimming Pool	10,000				
Golf Course	25,000				

Source: Urban Planning and Design Standards, De Chiara and Koppelman, 1982.

The first Marin County Parks and Recreation Facilities Inventory was prepared in 1977 by the County Parks and Recreation and Planning Departments, with the assistance of volunteers and local Parks and Recreation officials. Existing public parks and recreation facilities and many private facilities were identified by type, size and ownership and were recorded and mapped for six planning areas: Novato, Las Gallinas/San Rafael, Upper Ross Valley, Lower Ross Valley, the Richardson Bay Communities, and West Marin.

The inventory was updated in 1985 and 1990 to reflect changes since 1977. The inventory was also computerized to ease maintenance and reorganized according to the County's three standard geographic divisions: the City-Centered Corridor with its six planning areas, the Inland Rural Corridor, and the Coastal Corridor. With these improvements, a thorough and well-organized inventory should have continuing value in the following respects:

- ◆ as a source of public information which is easy to update;
- ◆ as a planning tool to assist County and local agencies in analyzing the supply of parks and recreation facilities in the County and each planning area relative to appropriate standards and thus to assist in



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setting planning, acquisition, and development priorities.

Because open space does not serve the County's needs for many types of active recreation outlets, lands in the open space category are not included in the inventory. These lands will be discussed in the Parks and Recreation Section of the Socioeconomic Element only as their presence affects the policy choices available to the County and other local park and recreation providers.

Table 2. Comparison of Facilities Recommended for Development and Acquisition in the 1965 Park and Recreation Master Plan with Completed Facilities in 2004

Recommended Facilities, 1965	Status in 2004
1. Major Regional Parks Deer Park Phoenix Lake Nicasio Reservoir Stafford Lake County Park Stafford Lake - Watershed Laguna Chileno	Marin County Marin Municipal Water District Marin Municipal Water District Marin County North Marin Water District Private ownership, not a park
2. Shoreline Areas* - Boating Muir Beach and Overlook Bolinas Lagoon Agate Beach, Expansion Tomasini Point Miller Park Hog Island Boating Park Toms Point Beach Park Estero Americano Park Paradise Beach Park Keil Cove - Bluff Point China Camp - Rat Rock Park Manzanita Marina Green Corte Madera Marina Gallinas Creek Marina Black Point Marina	Golden Gate National Recreation Area Marin County Open Space District Marin County (no expansion) State ownership Marin County Marin County (Miller Park) Audubon Canyon Ranch and private ownership Private ownership, not a park Marin County (expanded) Private ownership, not a park State ownership Private ownership, not a park Private ownership, not a park May be included in McInnis Park Private ownership (with County Launch)
3. Golfing - Driving Ranges Rodeo Lagoon	Golden Gate National Recreation Area (undeveloped)



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Recommended Facilities, 1965	Status in 2004
Corte Madera Lucas Valley Nicasio Valley West Marin (San Geronimo) Chileno Valley	Golden Gate Bridge District - various plans Developed as residential Private ownership - rangeland Private ownership, not a park Private ownership - rangeland
4. Historic, Geologic and Botanic Areas Tiburon Uplands Elephant Rocks (Dillon Beach) Estero Fossil Site Olompali Adobe at Burdell Mountain	Marin County (expanded) Private ownership, not a park Point Reyes National Seashore State ownership
5. Wildlife and Stream Reserves Marin Islands Bolinas Lagoon Refuge Upper and Lower Tomales Bay Tidelands Papermill Creek Nicasio and Halleck Creeks Walker, Salmon and Chileno Creek San Antonio Creek	State, Federal, County, and land trust ownership Audubon Canyon Ranch & Marin County State and private ownership Private ownership, not a park Private ownership, not a park Private ownership, not a park State and private ownership Private ownership, not a park

Note: In the Coastal Recreation Corridor, most of the undeveloped land west of Tomales Bay is owned by the Point Reyes National Seashore, and land east of Tomales Bay is owned by the Golden Gate National Recreation Area. The Point Reyes National Seashore manages most of the Golden Gate Recreation Area land.

a. County-Owned Parks

Marin County is abundant with Federal and state parks, open space, and watershed lands; however, these lands are generally protected for environmental purposes and are not available for active recreation. In contrast, County-owned parks, which provide a variety of recreational opportunities, total only 458.6 acres, which is well below the standard of 20 acres per thousand residents shown in Table 1.

The parks and facilities owned and operated by the County and listed in Table 3 vary widely in type and size. They include: specialized facilities (boat launches and the Civic Center facilities); a community park (Deer Park); a neighborhood park (Bolinas); beaches (Agate Beach, as well as beaches at McNear's and Paradise Parks); and the nature preserve at the Tiburon Uplands. Although McNear's Beach and Paradise County Parks serve a countywide function and are thus classified as regional in the Facilities Inventory, only Stafford Lake and McInnis Parks meet the size and service area criteria for a true regional park. The total of 589 acres in these two parks represent a small portion of the 4,430 acres needed to meet the countywide regional parks standard. County regional park acreage meets the



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standard only in central Marin, in the Las Gallinas planning area where McInnis Park is located. While the standard may be unrealistic in light of Marin's extensive open space, it helps underscore a demonstrated need for additional countywide parks for active recreation.

Significant changes in recreational interests have occurred since 1965, including most notably the growth of interest in hiking, running, horseback riding, and biking. Because of the variety of facilities needed, no clear emphasis has emerged to suggest future park and recreation activity in the county. In terms of specialized types of recreation facilities, the County emphasized boating in the 1965 Plan. Golf courses were also emphasized but, with the exception of the Mill Valley course, the former nine-hole Gallinas course, and the planned course at McInnis Park, these facilities have been developed privately.

Table 3. County-Operated Park and Recreation Facilities, 2004

Planning Area	Facility Name	Facility Type	Acres
1. Novato	Black Point	Boat Launch	2.0
	Stafford Lake	Regional Park	139.0
	Novato Multi-Use Path	Multi-use Path	5.6
2. Las Gallinas	Lagoon Park	Community Park	10.0
	McInnis Park ¹	Regional Park	75.0
	Adrian-Rosal ²	Mini-Park	0.7
	Castro Park ²	Neighborhood Park	1.5
	Pueblo Park ²	Mini-Park	2.0
	Candy's Park ²	Mini-Park	0.1
	Mission Pass Multi-Use Path	Multi-use Path	0.5
3. San Rafael	McNear's Beach	Regional Park	55.0
4. Upper Ross	Deer Park	Community Park	30.0
	Creekside Park	Community Park	25.7
	Creekside Multi-Use Path	Multi-use Path	2.8
6. Richardson Bay	Paradise Beach	Regional Park	19.0
	Tiburon Uplands	Nature Preserve	24.0
	Mill Valley/Sausalito	Multi-use Path	20.7
	Multi-Use Path		
7. West Marin	Agate Beach	Beach & Marine Study Area	7.0
	Bolinas Park	Neighborhood Park	1.0
	Miller Park	Boat Launch	6.0
	Whitehouse Pool	Fishing Access	22.0
	Upton Beach	County Beach	4.0



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Planning Area	Facility Name	Facility Type	Acres
	Chicken Ranch Beach	Community Beach	3.0
	Village Green	Community Park	2.0
County Total			458.6

¹ McInnis Park is composed of 75 acres of developable park area and 283 acres of wetland.

² Funded by CSA #18 (Las Gallinas Valley)

³ Funded by CSA #33 (Stinson Beach)

b. Local Parks

In a 1990 inventory of local parks, several planning areas appear to be deficient in neighborhood park space, according to the typical neighborhood and community park distinctions and standards given in Table 1. These standards are suitable for planning purposes and are based on minimum size, acres per thousand persons, service area radius, facilities, and functions served. However, Marin exhibits several features that make application of standard park planning measures somewhat misleading. Due to the small size and geographic isolation of many neighborhoods and communities, mini-parks may serve as neighborhood parks while parks of less than five acres may offer facilities typical of community parks. For this reason, the classification of local parks in this technical report is therefore based upon the judgment of recreation directors of city and district parks.

Table 4 shows that both the Las Gallinas and Lower Ross Valley planning areas are deficient in aggregate mini-, neighborhood, and community park space, when the normal Quimby Act standard of three acres per thousand residents is applied. The county aggregate falls more than 350 acres below the upper Quimby standard of five acres per thousand. The latter standard approximates the de Chiara and Koppelman standard for neighborhood and community parks of 2.5 acres of each type per thousand residents.

In addition, it should be noted that local deficiencies throughout the planning areas may be greater than the aggregate figures suggest. This is because distribution of parks is often uneven due to the small size and relative isolation of individual communities, the topographic isolation of some neighborhoods, or the nature of city and service district boundaries. A further concern is that projected growth, especially in the Las Gallinas and Novato planning areas, which are already the most severely deficient in local park acreage, will require substantial additional neighborhood and/or community park space to achieve and maintain the standard provision.



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**Table 4. Park Acreage by Planning Area (Excluding Schools)
Compared with Quimby Act Standards**

Planning Area	Local Park Acreage	Required at 3 per 1000	Surplus or Deficit	Required at 5 per 1000	Surplus or Deficit
Novato	216.40	163.55	52.85	272.58	(56.18)
Las Gallinas *	61.00	76.69	(15.69)	127.82	(66.82)
San Rafael Basin	126.90	104.47	22.43	174.12	(47.22)
Upper Ross Valley	82.80	72.59	10.21	120.98	(38.18)
Lower Ross Valley	70.80	88.94	(18.14)	148.23	(77.43)
Richardson Bay	132.00	130.84	1.16	218.06	(86.06)
West Marin	26.00	53.22	(27.22)	88.71	(62.71)
Total Marin County	715.90	690.30	25.60	1,150.50	(434.60)

* Excluding McInnis Park, which is defined as a countywide regional park.

Source: Marin County Parks and Recreation Facilities Inventory, updated April 1990; U.S. Census, 1990.

Table 5 summarizes park acreage for each city/town by facility type, updated for 2004. An expanded listing of park acreages by city or town is contained in Appendix A.

Table 5. Park Acreage by City/Town and Facility Type (Excluding Schools and County-operated Parks and Facilities)

City/Town	Mini Park	Neighborhood Park	Community Park	Regional Park	Total
Belvedere	0.20	4.80	0.00	0.00	5.00
Corte Madera	1.35	20.00	30.20	0.00	51.55
Fairfax	0.10	18.50	4.70	0.00	23.30
Larkspur	3.90	19.50	93.00	0.00	116.40
Mill Valley	2.40	27.70	90.60	44.3	165.00
Novato	19.14	132.34	190.20	6.14	347.82
Ross	0.00	6.00	29.40	0.00	35.40
San Anselmo	0.00	61.80	13.00	0.00	74.80
San Rafael	4.22	137.96	302.00	0.00	444.18
Sausalito	5.35	47.60	15.50	0.00	68.45
Tiburon	2.80	62.40	6.40	0.00	71.60



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City/Town	Mini Park	Neighborhood Park	Community Park	Regional Park	Total
West Marin	0.00	5.30	82.10	0.00	87.40
Total Marin County	39.46	543.90	857.10	50.44	1490.90

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Examination of Marin's park and recreation needs in the context of the inventory and agency policies raises a number of policy, fiscal, and implementation issues. Despite the extensive open space in the county, there is a significant need for developed park and recreation opportunities. The central issues concerning the County's role in helping to meet these needs are: 1) determining the financial feasibility of expanded park and recreation provisions; and 2) selecting the appropriate types of parks, facilities and programs.

In helping to meet park and recreation needs, the County may choose one or more of the roles described in the following pages:

- ◆ Acting as a coordinator of the activities and policies of regional and local park and recreation agencies;
- ◆ Providing a central information source to local agencies and residents;
- ◆ Providing continued and expanded countywide parks and facilities for active recreation.

A. Coordination and Information

In light of the number of providers of recreation, the County could provide a valuable coordinating function. Preparation of the Parks and Recreation Section of the Socioeconomic Element is the first step towards providing such policy coordination. Continued monitoring and updating should be provided to ensure that parks and recreation agencies at all levels augment the system, and to ensure coverage of areas where deficiencies exist.

I. Parks and Recreation Policy Coordination

Policy coordination with the County will assist cities in determining:

- ◆ How to interpret Quimby Act standards, using the higher five acres per thousand standard in sub-areas where unserved or underserved pockets exist;
- ◆ When to require in-lieu fees rather than dedication; and
- ◆ When supplementary assistance from the County may be appropriate to support acquisition and development of parks.

a. Centralized Database Preparation and Maintenance

Completion and maintenance of an adequate database is the key to providing coordination and centralized information. Ideally, all park and recreational needs and resources in Marin should be



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identified in a manner that permits periodic review and application of criteria for establishing priority needs.

b. Improvement and Maintenance of the Facilities Inventory

- ◆ Thorough updating, augmenting, and automating the Parks and Recreation Facilities Inventory, the County has made significant progress towards establishing a maintainable database.
- ◆ The inventory will be of primary assistance to local agencies in planning for parks and recreation. In addition, the County could also provide information on parks, facilities and programs to the public. Offering such a public information service on an ongoing basis would be a costly undertaking. An annual publication, summarizing the inventory and providing local contacts for detailed information, might be more appropriate.

c. Recommendations for Updating the Parks and Recreation Needs Analysis

Preparation and conduct of a new comprehensive needs survey is a key recommendation of this Parks and Recreation Section. A methodology is needed to supplement the consistent long-term staff knowledge and observation on which the County was able to rely in the past and which is increasingly hard to guarantee. Ideally, an entirely new and systematic survey should be designed and regularly repeated to achieve and maintain an accurate and useful picture of needs.

The requirements of the Quimby Act provide an important reason why the County should undertake this monitoring and coordinating function.

2. Development of Quimby Act and Education Code Criteria

a. Quimby Act

Close coordination between the County and cities is essential for ensuring consistency in parkland dedication requirements and in-lieu fees.

Many cities, such as San Rafael, have collected park and recreation data and developed park and recreation plans for the city that include surrounding unincorporated areas as well as the area within the city boundaries. They can thus ensure that provision of parks, whether through dedication or use of in-lieu fees, in developments slated for annexation to the city will both meet city standards and be appropriately located so as to achieve even distribution. The effectiveness of such planning could be enhanced with overall monitoring by the County.

b. Education Code Sections 17485-17500

Under the terms and conditions of the Education Code, an opportunity exists to preserve most surplus school sites, if a determination is made that the school facilities provide a valuable neighborhood or district-wide recreational need. This determination would be made by the local community and park and recreation agency, on a case-by-case basis.



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B. Park And Recreation Provision By The County

In addition to providing information and policy coordination, the County may expand its role as a provider of parks and recreation. The earlier discussion of park and recreation needs has indicated a demand for more parks with facilities for active recreation. The County has the option to satisfy these needs directly, or through funding assistance and recommendations for policy changes, to see that they are met by other agencies.

Numerous other options for active recreation activities not currently provided in the county should be examined individually in terms of need and interest, location, and feasibility. Proposals for certain types of developed recreation are expected to be controversial. However, increased active recreation opportunities, ranging from managed facilities for mountain bike riding to archery, are desirable to relieve pressure on natural parks and open spaces from inappropriate use. While a majority of Marin residents desire and respect natural areas, many residents would like more developed facilities. Such facilities will lessen unauthorized use of areas adjacent to existing parks and will serve as potential revenue generators.

C. Options For Funding Acquisition and Operation of Parks and Recreation Facilities

Even in Marin County, with its relatively well-developed tax base, municipal austerity programs have had a profound effect on the ability to acquire, develop, maintain and improve public parks and recreation facilities. Implementation of policies for expanding parks and recreation resources despite fiscal constraints will require creativity and ingenuity. The following section identifies both traditional and non-traditional approaches to obtaining and maintaining parkland and recreation resources.

I. Public Acquisition of Parklands

a. In-Fee Purchase

Traditionally, park and recreation agencies relied primarily on purchase of land for public parks in fee. The funding source was most often a budget allocation from the general fund, supplemented by bond issues for large and important purchases. City and County budgets now have little room for parks, even if a convincing case were made for a major expansion program. Although Marin County residents have shown a willingness to support bond issues for open space acquisition, it should not be assumed that bond money will be available for park purposes, or at least for all the expanded park acquisition, development and operations that appear to be needed.

The fact that very little new park land has been added to the 1977 inventory reflects the Proposition 13 curtailment of jurisdictions' ability to fund improvements, programs and maintenance from normal revenue sources. The effects of Proposition 13 only began to be felt after 1978. Moreover, local governments have also been affected by recessions and curtailment of some outside funding sources since 1978. Voters have also been unwilling to approve bond issues for acquisition or construction of new recreation facilities.

However, funds for purchase may be available from other sources. A thorough exploration of available approaches should be undertaken regularly. Funding sources include: Community Development Block



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grant funds (for projects which serve low- and moderate-income areas), State Park Bonds and private grants. Substantial grants are likely to be available only from the State funds. However, competition among jurisdictions and among projects is intense. Whenever possible, the County and other recreation agencies should seek ways to combine funding and acquisition sources, supplementing dedications, donations and easements with publicly or grant-funded acquisitions.

b. Negotiated Purchase

The major advantage of purchase, as opposed to condemnation, is that it is possible to reduce the initial cost through installment purchases or options to purchase. Under each of these alternatives, the price of acquisition is established but payment may be deferred, at least in part, until revenues from user fees or other sources are generated. The price paid to purchase land on an installment contract or deed of trust is normally higher than that paid in cash.

Purchases can be funded by bond issue, County funds, State or Federal program assistance, or private (foundation) sources. Proposition 13 also limits the local jurisdictions' ability to provide maintenance and operational funds, even if a bond issue is passed. These maintenance and operations funds must be provided from the existing 1% limit on assessed value.

c. Gifts

Gifts of land for open space or park purposes can sometimes be obtained by offering tax incentives to donors. In cases where the donor wishes to remain living on the land, life estates can be developed. Although gifts are not expected to comprise a large source of parkland acquisition, this potential source could be stimulated by publicizing the tax advantages to major owners with an interest in open space, parks and recreation.

d. Eminent Domain

The use of eminent domain to acquire land for most open space uses is well established. The power to condemn land for the purpose of creating parks is less common and is politically undesirable. Ordinarily, eminent domain is used to acquire property only a few years before the desired use is to be developed. Eminent domain cannot be used to acquire land on an installment basis.

e. Use of the Development Process

As indicated above in the discussion of the Quimby Act, cities and counties are permitted to require that private developers dedicate land and/or pay in lieu fees for the purpose of park development. Standards set in each subdivision ordinance must show that existing parkland provision is below three acres per thousand or, in exceptional communities, five acres per thousand. Dedications or fees must serve the proposed development but parts may also be used by other adjacent residential areas.

Where parkland is in particularly short supply, cities may consider offering density bonuses or other incentives in return for excess dedications or fees. As with other uses of bonuses and incentives, available infrastructure and environmental conditions must be capable of supporting the additional units.



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In some instances, it may be preferable to acquire park land rather than open space when lands in a subdivision are offered for dedication by developers. Under these circumstances, County Community Development Agency and park planners should review the lands proposed for dedication to determine if they are suitable for park purposes.

Cities should examine their subdivision ordinances to ensure that they provide sufficient flexibility with regard to the in-lieu fee option. It is often desirable to require payment of fees, in order to avoid acquiring land which is poorly located or otherwise unsuitable for park use. The fees can be used for purchase of a more suitable and easily developable site in the general vicinity.

Where a nexus can be found, developers may also be required to provide recreation easements as a condition of approval of a proposed project. Such easements should include all coastal access permits identified in the Local Coastal Program.

2. Less Than Fee Acquisition of Parkland

a. Zoning

In some cases, passive, visual open space may be desirable for improving the setting of a park or protecting a unique or otherwise valued resource for which access is not required. In such cases, local agencies may be able to avoid acquisition costs through the use of zoning.

However, while zoning can insure orderly, attractive, environmentally-sensitive development, it cannot prevent development. More permanent protection can be achieved through specific plans that require clustered development and preservation of a portion or portions of the site of a project in open space and/or public access easements.

b. Agreements

As an alternative to zoning, agreements, worked out to the mutual satisfaction of both parties, may offer the simplest and most cost-effective method of meeting preservation objectives.

An example of such an agreement is a recreational easement for playing fields and tennis courts at the Hidden Valley School in Sleepy Hollow, acquired by the County from the Ross Valley School District. The agreement stipulates that the area subject to the easement will be used in perpetuity for recreation except during school hours. The remainder of the property may be leased or sold by the school district.

c. Use and/or Acquisition of School Sites and Facilities

This key approach invokes Education Code Sections 17485-17500 to augment the local inventory of park facilities by preserving surplus school sites for recreational use. See Section III.A.2.b for additional discussion.

d. Special Districts

The types of special districts that provide parks and recreation services are explained below:



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CSA: A Community Service Area (CSA) is formed and governed by the County Board of Supervisors in a specific geographic area for a specific purpose or purposes. There are a number of CSA's throughout the County that were formed for the purpose maintaining park areas while others were established for the purpose of acquiring open space. A similar body could be used for the purpose of acquiring park land.

CSD: A Community Service District (CSD) is a separate government agency under State law that has its own elected governing board and serves multiple purposes. Marinwood CSD is an example of a comprehensive CSD which provides recreation, fire protection and police services, and open space.

Several of the special districts in unincorporated Marin County provide parks and recreation services and one, the Strawberry Recreation and Parks District, was established exclusively for this purpose. Such districts are now difficult to establish due to the effect of fiscal and economic constraints on voter preferences. However, the County could play an important indirect role in augmenting recreation opportunities by helping the proponents of new districts plan and promote their establishment.

3. Development, Maintenance and Program Funding

Funding limitations affect the ability of the County and other service agencies to acquire additional park space. Limited funding also restricts the ability of these agencies to develop new facilities and programs within existing parks and to operate and maintain existing facilities. Thus, apparent opportunities for no-cost or low-cost acquisition, such as excess school properties, become significant issues because of the additional burden they may represent in terms of development, operation and maintenance.

a. User Fees

User fees are a means of financing improvements, maintenance and programs. However, some county residents cannot afford private recreation or public facilities and programs for which user fees are charged. Some communities appear to have found a greater acceptance of charges for the use of recreation facilities and participation in recreation programs. Belvedere reports that its programs are 100% funded by fees; however, Belvedere is a relatively high income city.

Some communities may consider offering reduced rates for large families, packages of several programs, or use of several facilities for a period of time. Cities and special districts should also maintain regular cooperative arrangements, fee structures, and prepare joint information brochures to ensure the maximum service population for each facility and program. Many agencies are finding that their ability to finance needed programs is restricted by too small a market, which results from jurisdictional boundaries and sometimes overlapping services.

b. Public/Private Partnerships

In order to finance capital-intensive facilities, the County should consider partnerships with the private sector. When private funds are used to develop a major facility on County-leased land, the County receives minimum annual rent and a percentage of the gross. This financial arrangement has been used successfully for facilities such as the McInnis Golf Center, which also includes a restaurant and other revenue-producing amenities. Revenues generated from these facilities should be used to finance other



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park capital improvements and cover a substantial part of the maintenance and operation cost of the County park system. Public/private partnerships offer an innovative approach to funding major projects under the revenue constraints of Proposition 4. Projects financed in the above mentioned manner are subject to possessory interest tax, which exempts the project from the Proposition 4 limits on excess revenue uses.



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APPENDIX A: Parks and Recreation Facilities by City

Appendix A shows the distribution of parks and recreation facilities by city and does not include County operated parks and recreation facilities, which are shown in Table 3.

Parks and Recreation Facilities – City of Belvedere

Facility Type	Facility Name	Acres
Mini Park	Beach Rd. and San Rafael traffic circles	0.20
Neighborhood Park	Belvedere Park	1.00
	Belvedere Way Park	0.03
	Centennial Park	0.16
	Community Park	1.60
	Oak Park	0.01
	Thomas S. Price Memorial Park	2.00
Community Park	N/A	0.00
Regional Park	N/A	0.00
	TOTAL ACRES	5.00

Parks and Recreation Facilities – Town of Corte Madera

Facility Type	Facility Name	Acres
Mini Park	Granada Park	1.10
	Skunk Hollow Neighborhood Park	0.25
Neighborhood Park	Neil Cummings School Park	10.00
	San Clemente School	10.00
Community Park	Grenada Park Tennis Courts	1.00
	Higgins Landing/Boat Ramp	0.50
	Menke Park	1.00
	San Clemente Park	5.00
	Town Park includes, Main Recreation Hall	22.70
Regional Park	N/A	0.00
	TOTAL ACRES	51.55



MARIN COUNTYWIDE PLAN

Parks and Recreation Facilities - Town of Fairfax

Facility Type	Facility Name	Acres
Mini Park	Fairfax Tennis Courts	0.10
Neighborhood Park	Deer Park School Site	0.00
	Doc Edgar Park at Cascade and Hickory	1.00
	Manor School	10.00
	White Hill School	7.50
Community Park	Central Ballfield	0.00
	Fairfax Town Park	4.70
	Lawrence Park at Claus Circle	0.00
	Pavilion	0.00
	Women's Club	0.00
Regional Park	N/A	0.00
	TOTAL ACRES	23.30

Parks and Recreation Facilities - City of Larkspur

Facility Type	Facility Name	Acres
Mini Park	Bon Air Landing	0.80
	Hamilton Park	0.30
	Heatherwood Park	0.80
	Neighborhood Park	2.00
Neighborhood Park	Dolliver Park	2.50
	Hall Middle School	10.00
	L/CM School District Office	0.00
	Remilland Park	7.00
Community Park	Piper Park	22.00
	Redwood High School	63.00
	Tubb Lake/Miwok Park (Undev)	8.00
Regional Park	N/A	0.00
	TOTAL ACRES	116.40



PARKS AND RECREATION

Parks and Recreation Facilities - City of Mill Valley

Facility Type	Facility Name	Acres
Mini Park	Freeman Park	0.70
	Molino Park	0.90
	Scott Highlands Park	0.80
Neighborhood Park	Alto & Edna Maguire Schools	11.00
	Blithedale Park	1.30
	Boyle Park	7.70
	Homestead School	2.00
	Old Mill School	2.50
	Park School	2.00
	Sycamore Park	1.20
Community Park	Cascade Park (Three Wells)	7.40
	Community Recreation Center	0.00
	Earnsliffe Canyon Park	1.20
	Edgewood Botanic Garden	0.70
	Hauke Park	2.50
	Kathleen Norris Memorial Park	1.30
	Mill Valley Middle School	20.00
	Miller Grove	1.40
	Old Mill Park	5.50
	Recreation House	0.00
	Strawberry School	10.00
	Tamalpais High School	27.00
	Tamalpais Valley School	12.00
	Warner Canyon Park	1.60
Regional Park	Bayfront Park	7.00
	Municipal Golf Course	37.30
	TOTAL ACRES	165.00



MARIN COUNTYWIDE PLAN

Parks and Recreation Facilities - City of Novato

Facility Type	Facility Name	Acres
Mini Park	Bahia Mini Parks	1.00
	Caribe Park	0.20
	Charles W Thigpen Tennis and Sport	2.50
	Fairway - Alameda	1.34
	Firehouse Park	1.00
	Hillside Park	1.00
	Hudson Park	0.30
	Joyce Street Tot Lot	0.25
	Lee Gerner Park	2.00
	Montego Park	0.50
	Olive Tot Lot	0.25
	Olive/McClelland	0.80
	Pacheco Valle	2.40
	Pansy Tong Lo Tot Lot	0.75
	Park Novato	1.30
	Partridge Knolls Tot Lot	0.50
	Pell Park - undeveloped	0.90
	Robinhood Park	0.30
	Spyglass Park	1.00
	Stafford Grove Park	0.25
	Terry Circle - undeveloped	0.60
Neighborhood Park	Bel Marin Community Center	0.30
	Hamilton School	18.00
	Joseph Hoog Community Park	9.94
	Loma Verde School	12.00
	Lu Sutton School	10.00
	Lynwood School	8.70
	Marin Highlands Park	4.00
	Marion Recreation Area	2.75
	Olive School	13.00
	Pacheco Valley/Creekside	4.70
	Pioneer Park	8.75
	Pleasant Valley School	12.00
	Rancho School/Arroyo Avichi Ballfield	1.20



PARKS AND RECREATION

Parks and Recreation Facilities - City of Novato (cont.)

Facility Type	Facility Name	Acres
Neighborhood Park (cont.)	San Marin	4.60
	San Ramon School	10.80
	Slade Park	3.10
	South Hamilton Park	4.00
	Sport Court Island (skate park)	4.50
Community Park	Equestrian Center - O'Hair Park	2.00
	Hamilton Ampitheater Park	4.00
	Hill Recreation Area	13.00
	Lynwood Hill Park	13.30
	Novato High School	37.70
	San Jose Middle School	17.60
	San Marin HS	37.60
	Scottsdale Pond & Marsh	40.00
	Sinola Middle School	25.00
Regional Park	Miwok Park and Museum of the American Indian	6.14
	TOTAL ACRES	347.82

Parks and Recreation Facilities - Town of Ross

Facility Type	Facility Name	Acres
Mini Park	N/A	0.00
Neighborhood Park	Ross School	6.00
Community Park	Natalie Coffin Green Park	25.00
	Ross Commons Town Park	4.40
Regional Park	N/A	0.00
	TOTAL ACRES	35.40



MARIN COUNTYWIDE PLAN

Parks and Recreation Facilities - Town of San Anselmo

Facility Type	Facility Name	Acres
Mini Park	N/A	0.00
Neighborhood Park	Brookside Annex	13.00
	Brookside Elementary	6.50
	Faudi Park (open space)	15.00
	Landsdale Station Park	2.00
	Memorial Park	9.00
	Red Hill School	9.00
	Robson Harrington Park	2.50
	Wade Thomas School	4.80
Community Park	Creek Park	2.00
	Sir Francis Drake High School	11.00
Regional Park	N/A	0.00
	TOTAL ACRES	74.80

Parks and Recreation Facilities - City of San Rafael

Facility Type	Facility Name	Acres
Mini Park	Arbor Park	0.18
	Bayside Mini Park	0.10
	Freitas Parkway Mini Parks	0.40
	Hartzell Park	0.44
	Ranchitos Park	3.00
	Schoen Park	0.10
Neighborhood Park	Bahia Vista Annex	0.00
	Bernard Hoffman Park	3.80
	Bret Harte Park	0.50
	Dixie School	11.50
	Don Timoteo School	10.00
	Freitas Park	0.40
	Gallinas School	12.00
	Hillview	0.20
	Laurel Dell Primary School	0.00
	Lucas Valley Community Center	2.00
	Lucas Valley School	10.00



PARKS AND RECREATION

Parks and Recreation Facilities - City of San Rafael (cont.)

Facility Type	Facility Name	Acres
Neighborhood Park (cont.)	Mac Phail School (park is privately owned)	0.00
	Mary E. Silveira School	10.00
	Miller Creek School	17.00
	Munson Park	0.40
	Old Gallinas School	7.80
	Oleander Park	2.00
	Peacock Gap Park	7.00
	Riviera Park	0.26
	Santa Margarita School	11.00
	Santa Margarita Valley Park	5.00
	Sun Valley Park	2.10
	Vallecito School	25.00
Community Park	Albert Park	11.50
	Bahia Vista School	5.10
	Beach Park	0.40
	Boyd Park	42.00
	Coleman School	4.00
	Davidson Middle School	14.00
	Falkirk Community Cultural Center	11.00
	Gerstle Park	6.00
	Glenwood School	24.60
	Las Gallinas	0.10
	Marinwood Park	25.00
	Pickleweed Park	17.00
	San Pedro School	8.50
	San Rafael Community Center	1.50
	San Rafael High School	35.00
	Shoreline Park	27.50
	Short School Children's Center	1.00
	Sun Valley School	5.00
	Terra Linda Community Center	3.40
	Terra Linda High School	30.20
	Victor Jones	29.20
Regional Park	N/A	0.00
	TOTAL ACRES	444.18



MARIN COUNTYWIDE PLAN

Parks and Recreation Facilities - City of Sausalito

Facility Type	Facility Name	Acres
Mini Park	Bolinar Plaza	0.10
	Cazneau Playground	0.10
	Civic Center Park	0.50
	Cloudview Park	0.50
	Gabrielson Park	0.60
	Harrison Playground	0.10
	Langendorf Playground	0.40
	Municipal Fishing Pier	0.30
	North View Park	0.50
	Plaza Vina Del Mar	0.20
	Schoonmaker Beach	0.75
	Southview Park	0.60
	Swedes Beach (Valley Street) Beach	0.10
	Tiffany Beach	0.10
	Tiffany Park	0.20
	Turney Street Boat Ramp	0.20
	Yee Tok Chee Park	0.10
Neighborhood Park	Bayside Park (undeveloped)	1.80
	Bayside School	17.00
	Cypress Ridge	13.00
	Marinship Park	2.80
	Martin Luther King Jr. Academy	13.00
Community Park	Dunphy Park	2.00
	MLK Athletic Fields	13.00
	Sausalito Recreation Center	0.50
Regional Park	N/A	0.00
	TOTAL ACRES	68.45



PARKS AND RECREATION

Parks and Recreation Facilities - Town of Tiburon

Facility Type	Facility Name	Acres
Mini Park	Bel Air Park	0.20
	Belveron Mini Park	2.10
	Cypress Hollow	0.50
Neighborhood Park	Bel Aire School	10.20
	Belveron Mini Park	1.00
	Del Mar School	10.00
	Downtown Shoreline Park	8.90
	Middle Ridge Park	18.00
	Point Tiburon Shoreline Park	0.60
	Reed School	11.70
	Zelinsky Park	2.00
Community Park	Point Tiburon Tennis Courts	1.50
	Richardson Bay Linear Park	4.90
Regional Park	N/A	0.00
	TOTAL ACRES	71.60

Parks and Recreation Facilities - West Marin

Facility Type	Facility Name	Acres
Mini Park	N/A	0.00
Neighborhood Park	Bolinas School	3.50
	Stinson School	1.80
Community Park	Inverness School	4.50
	Lagunitas/San Geronimo Schools	20.00
	Nicasio School	7.60
	Tomales Elementary	21.00
	Tomales High School	20.00
	West Marin Elementary	9.00
Regional Park	N/A	0.00
	TOTAL ACRES	87.40