

RESOLUTION NO. 2023 – \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS  
DESIGNATING CITY-OWNED PARCEL APN 051-061-200 CONSISTING OF  
APPROXIMATELY 6.93 ACRES AS LANDS ADDED TO THE AREA OF EATON PARK AND  
DESIGNATING CITY-OWNED PARCEL APN 050-561-030 CONSISTING APROXIMATELY  
37.9 ACRES AS LANDS ADDED TO THE AREA OF BIG CANYON PARK.**

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**WHEREAS**, the City of San Carlos is committed to providing, protecting, and enhancing San Carlos' public parks and recreational opportunities; and

**WHEREAS**, the City of San Carlos recognizes that parks and recreation facilities and land are important amenities in San Carlos and contribute to a high quality of life for all city residents; and

**WHEREAS**, Eaton Park currently consists of 57.6 acres and the adjacent "Eaton Parcel" (APN 051-031-200) consists of 6.93 acres, which was conveyed to and accepted by the City from the Ella McNutt McDowell, Loene Cook Swensen, Branko Muzinich and Rose Muzinich, and the Estate of Ella M. McDowell in a series of deeds from 1967 to 1977, all accepted by the City Council; and

**WHEREAS**, the "Eaton Parcel" is currently zoned Open Space and the 4H "farm" occupies a portion under a lease with the University of California; and

**WHEREAS**, other areas of the "Eaton Parcel" have trails integrated with Eaton Park and since the development of the first trail in the 1970s by the Sierra club, the "Eaton Parcel" has functionally been a part of the Eaton Park; and

**WHEREAS**, this Resolution would expand the boundary of Eaton Park and incorporate the "Eaton Parcel" through the entrance at the end of Eaton Avenue, where the City has the Eaton Park sign and a trailhead located on the "Eaton Parcel"; and

**WHEREAS**, the expansion of the Eaton Park boundary would increase the park size to 64.53 acres, or by 12 percent; and

**WHEREAS**, Big Canyon Park currently consists of 16 acres and the adjacent "Big Canyon Parcel" (APN 050-561-030) consists of 37.9 acres, which was conveyed to the City by Zerimar Investment Company in 1979 and later accepted by the City; and

**WHEREAS**, the "Big Canyon Parcel" is currently zoned as City-owned Open Space and over the last decade, the City developed its Hillside Trail Plan and added trails on this parcel to integrate the trails established in the 1970s at Big Canyon Park; and

**WHEREAS**, this Resolution would expand the boundary of Big Canyon Park to incorporate the "Big Canyon Parcel" and increase the park size to 53.9 acres, or 2.37 times its current size; and

**WHEREAS**, the City's General Plan designates both the "Eaton Parcel" and "Big Canyon Parcel" as Open Space and under the City Zoning Ordinance, Open Space lands allow trails and related facilities and are intended to remain in their natural state; and

**WHEREAS**, the adoption of the proposed Resolution would not change the use of the "Eaton and Big Canyon Parcels" other than designated and adding their area into the adjacent parks; and

**WHEREAS**, making this these areas part of the adjacent parks would provide additional protection from conversion to uses other than Park or Open Space. Currently there are no plans to make any changes to the Open Space Park Facility use except those consistent with existing trail uses; and

**WHEREAS**, Municipal Code section 12.12.010 E defines an "Open Space Park Facility" as any parcel or area of land managed, controlled or operated by the City that is essentially unimproved or in its natural state with minimal or no above ground improvements provided by the City, other than trails and trail heads; and

**WHEREAS**, Municipal Code section 18.40.030 K recognizes the breadth of facilities considered to be park and recreation facilities, and specifically trails, wildlife preserves, and related open spaces; and

**WHEREAS**, the City's General Plan has several actions and polices that support the adoption of the proposed resolution:

- ACTION PR-1.4 Strive to provide a minimum of 2.5 acres of traditional parkland for every 1,000 residents. Adding nearly 43 acres to existing parks will move the City towards this goal.
- POLICY PR-2.4 Continue to maintain City owned open space trails and connections to regional trails. The proposed resolution is consistent with this goal. Should additional trail opportunities and connections become available, access to these parks will be enhanced and could become part of a larger trail network in the future. Additional connecting trails would be part of this effort.
- POLICY PR-2.5 Promote the development of publicly accessible urban trails throughout the city to provide access to the natural environment and facilitate nonmotorized transportation options. Adding the "Big Canyon Parcel" and the "Eaton Parcel" will be consistent with his policy. The City may become eligible for grant funding with a park designation.
- ACTION PR-2.8 Extend and improve trails in Big Canyon, Eaton Park, and Arguello Park. Should additional trail opportunities and connections become available, access to these parks will be enhanced and could become part of a larger trail network in the future. Additional connecting trails would be part of this effort.
- POLICY PR-5.5 Continue to support community events, volunteers, and non-profits. The proposed resolution would not affect the existing 4H facility on the Eaton Parcel. Municipal Code Section 12.12.270 E Permits cattle, sheep, goats, pigs, or other animals within the boundaries of any park facility with express written approval of the Director. The current lease also allows continued use by the 4H Club programs.

**WHEREAS**, the adoption of this Resolution is exempt from CEQA under the existing facilities exemption (Section 15301) and the actions by regulatory agencies for the protection of the environment exemption (Section 15308). No changes are proposed to the use of the Parcels. The commonsense exception also applies to the proposed action. Although there is no transfer

of ownership proposed, this Resolution is also consistent with Sections 15313 and 15316 as the Resolution will underscore that the land will remain in its natural condition and will become part of an existing open space park facility.

**NOW, THEREFORE BE IT RESOLVED**, that the above recitals are incorporated by this reference.

**IT IS FURTHER RESOLVED**, that the City Council of the City of San Carlos hereby designates City-owned Parcel APN 051-061-200 consisting of approximately 6.93 acres as lands added to the area of Eaton Park and designates city-owned parcel APN 050-561-030 consisting of approximately 37.9 acres as lands added to the area of Big Canyon Park.

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I, City Clerk Crystal Mui, hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a scheduled meeting thereof held on the 13<sup>th</sup> day of November 2023, by the following vote:

**AYES, COUNCILMEMBERS:** \_\_\_\_\_

**NOES, COUNCILMEMBERS:** \_\_\_\_\_

**ABSENT, COUNCILMEMBERS:** \_\_\_\_\_

\_\_\_\_\_  
**CITY CLERK** of the City of San Carlos

APPROVED:

\_\_\_\_\_  
**MAYOR** of the City of San Carlos