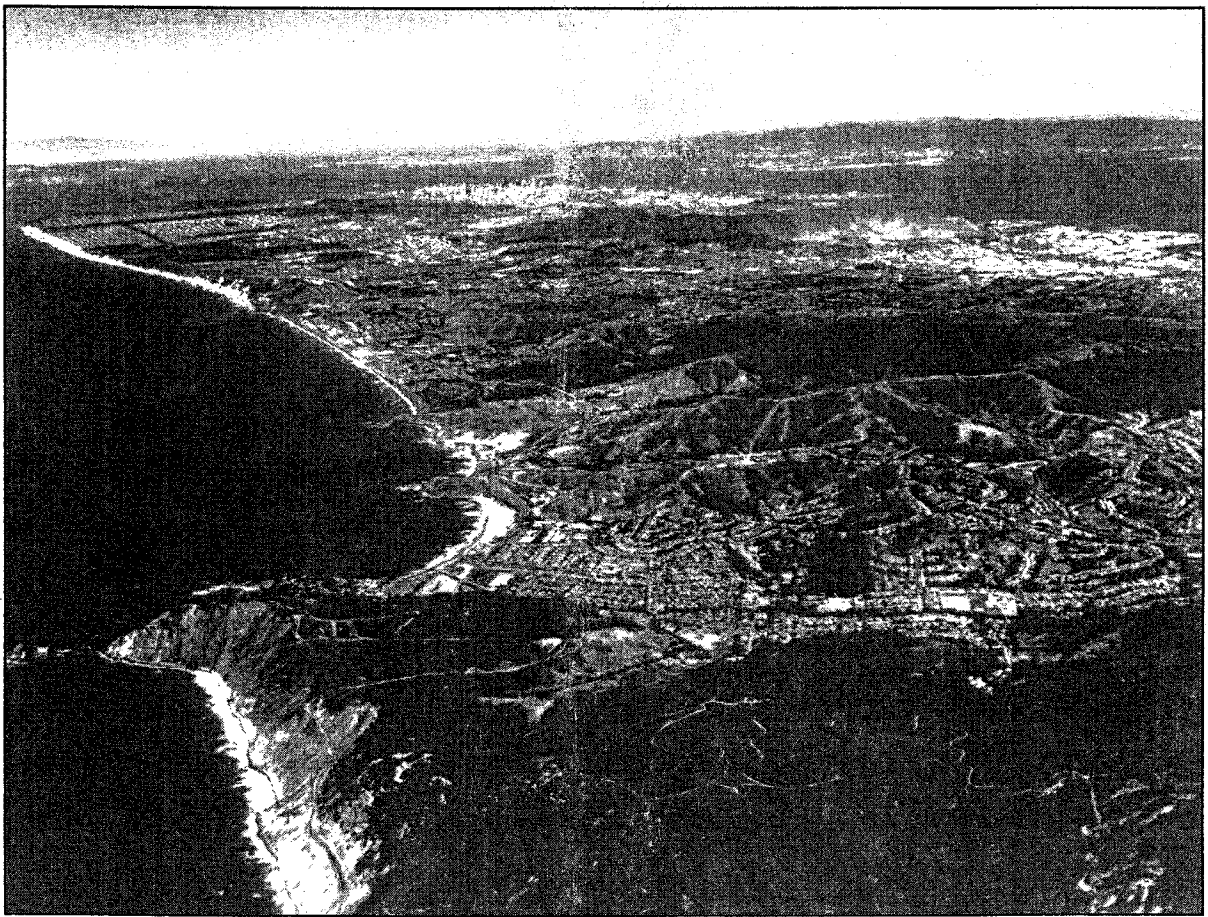
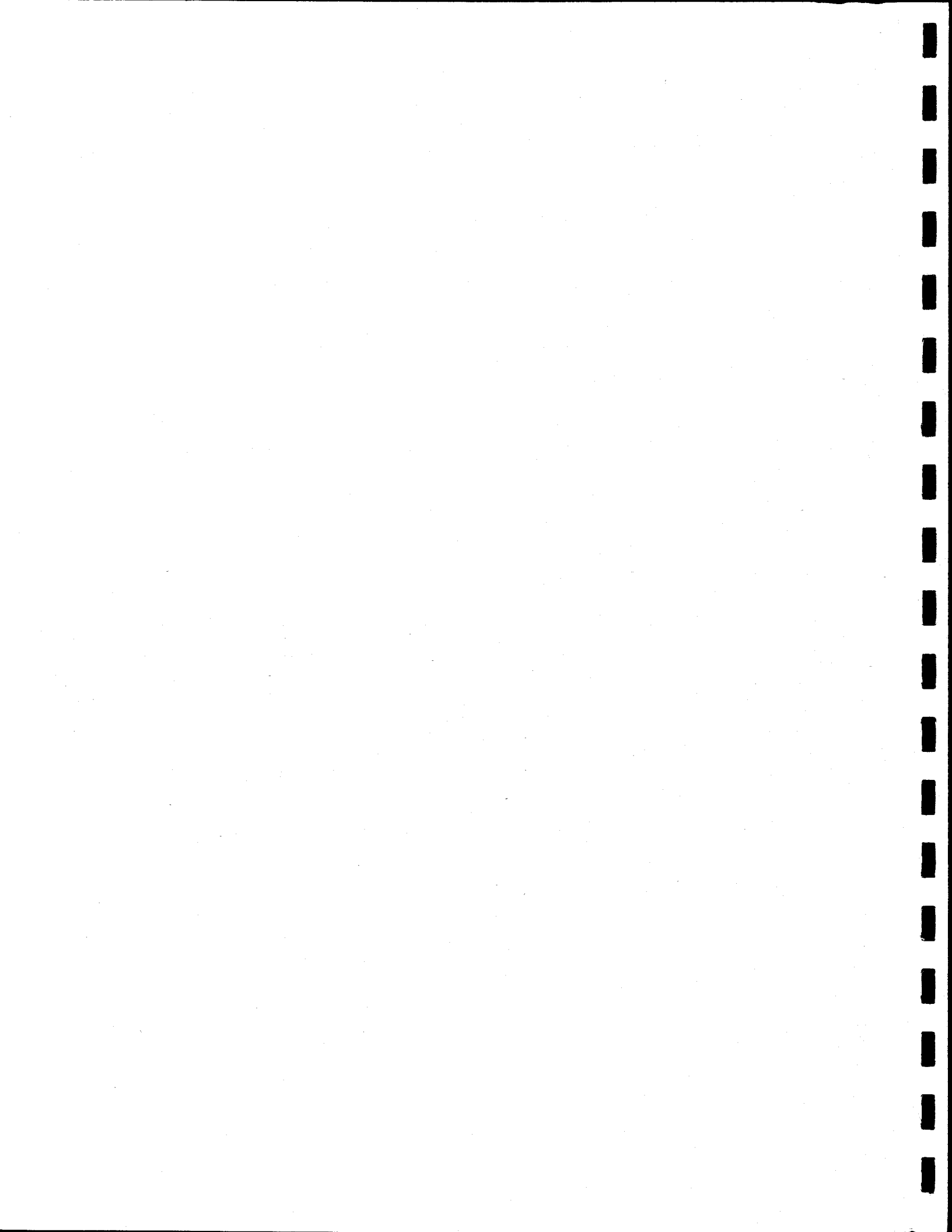


VOLUME II APPENDIX

PACIFICA
OPEN
SPACE
TASK FORCE
REPORT



the city of pacifica
and its environs



Open Space Task Force Report: Volumes I and II

Preface to the Second Edition

In 1988 the City of Pacifica published the first edition of the Open Space Task Force Report: Volumes I and II. This publication was the result of a desire to inventory and describe significant parcels of land for the purpose of long-range planning. By the mid 1990's, the City Council requested a review of the process by which the 51 parcels were identified and included in the original report. Its use came into question by private landowners, members of the public and later city councils. A joint meeting of the Open Space Committee (OSC) and the City Council in 1995 resulted in the directive to "...review...and advise it as needed with input from property owners...to correct any factual errors in the parcel narratives."¹

The goal of both editions remains the same: "This report is not intended to declare the City's intent or interest to acquire any of these parcels or to override the current land use regulations... Every property owner has the right to economically viable use of his or her property..."² Although the report is referenced in Pacifica's General Plan and Zoning Ordinance, its value is to be used for informational purposes only. Both volumes are intended to be informative, useful and helpful as an informational digest to any reader whether property owner, developer, city official or member of the general public.

The primary revisions in Volume I occur in the Parcel Abstracts (pp. 27-33). Similarly the Parcel Narratives and descriptions in Volume II have been changed, modified or eliminated in order to update to current zoning and usage according to the General Plan, as well as to include factual changes determined by OSC review, citizen and property owners' input. In most cases, references suggesting the appropriateness of development or non-development were removed. The narrative revisions within the new document should take precedence and supersede the original OSTFR, Volumes I and II.

The process the OSC went through executing the directive of the Pacifica City Council took two and a half-years. The methods employed were as follows:

1. A letter from the OSC to all 102 registered owners of property included in the OSTFR was sent certified mail, return receipt requested. This letter stated the OSC's intention to revise the report and welcomed input from the property owners.
2. OSC members attempted to place a telephone call to every property owner.

¹ Minutes of the May 17, 1991 Joint Council/Open Space Committee Meeting

² OSTFR Vol., 1, p. 8

3. Some property owners responded either by letter or telephone. Per their request, a face to face meeting was arranged for nine property owners with an OSC subcommittee. Others expressed no dissatisfaction with the current report; some had no interest or wished further contact the OSC. The majority of property owners did not respond.
4. Property narrative revisions were prioritized based on property owner response and scheduling requests. These narrative revisions were completed first.
5. The president of a local landowners' organization, the Pacifica Land Alliance (PLA), who was also a member of the OSC, sent a letter to all property owners explaining the PLA's perspective on what the OSC was doing and urging their input.
6. A second certified mailing from the OSC to all property owners was sent in response to this letter.
7. The remaining narratives were revised by OSC subcommittees and later voted on by the OSC. Every property owner was informed in advance when OSC subcommittee revisions were to be discussed by the OSC.
8. Concerned owners and citizens made late requests for input into the OSTFR. The OSC placed these individuals on an OSC agenda for their meeting.
9. Four properties were removed from the report by a vote of OSC as no longer significant.
10. All narrative revisions were prepared for presentation by staff and agendized to an OSC meeting for final review and vote.
11. The final OSC submittal was sent to City Council for their review and vote, completing the process.

The new OSTFR includes this new preface, virtually all of the original Volumes I and II text and 49 revised Parcel Abstracts and Parcel Narrative.

The Open Space Committee's eleven members between 1995 and 1998 completed this directive. The Pacifica City Council of 2000 approved the revised report.

VOLUME II APPENDIX
**PACIFICA
OPEN
SPACE
TASK FORCE
REPORT**

PREPARED FOR THE CITY COUNCIL OF THE CITY OF PACIFICA
BY THE OPEN SPACE TASK FORCE
ACCEPTED BY THE CITY COUNCIL ON NOVEMBER 14, 1988

TASK FORCE MEMBERS

CITY COUNCIL

CHUCK CURRY
PETER LOEB
JEANNETTE WARDEN

PLANNING COMMISSION

JOHN CURTIS
IRENE FABIAN
LARRY KASPAROWITZ
JOHN LUCIA

PARKS BEACH AND RECREATION COMMISSION

BILL MICHAELIS
DONNA STARR

CITIZENS

DANA DENMAN
SHIRLEY DRYE
MARGARET GOODALE
RONALD HAMBURGER
JULIE LANCELLE
GERALD LAUB
PEGGY MEADOWS
DANIEL MUNKERS
CLARK NATWICK
JAMES PIETILA
FERD SIMONS

CITY STAFF

DON CADMAN, P.B. & R. DIRECTOR
MICHAEL CRABTREE, ASSOCIATE PLANNER

2ND EDITION REVISIONS PREPARED BY THE
PACIFICA OPEN SPACE COMMITTEE
ACCEPTED BY THE CITY COUNCIL ON FEBRUARY 14, 2000

COMMITTEE MEMBERS

GIL ANDA
PAUL AZEVEDO
CLORINDA CAMPAGNA
EULALIA HALLORAN
RON MAYKEL
CLARK NATWICK
FERD SIMONS

CITY COUNCIL LIAISON

BARBARA CARR
PETE DEJARNATT
CAL HINTON

PLANNING COMMISSION LIAISON

BRUCE HOTCHKISS
JIM TOAL

CITY STAFF LIAISON

MICHAEL CRABTREE, CITY PLANNER



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INTRODUCTION

This is the second volume of the two volume Open Space Task Force Report. The first section of this volume, Parcel Narratives, contains complete narratives for each of the 51 parcels shown on the Proposed Open Space System Map. The Task Force visited each of the parcels at least once. In general, the narratives provide basic parcel information (i.e., size, zoning, location), discuss site characteristics (i.e., flora, fauna, topography), identify important open space values (i.e., geotechnical or hydrological problems), make recommendations for future use and development, and, in some cases, specify appropriate preservation techniques.

The narratives were written by individual Task Force members. Although reviewed and approved by the Task Force, there was not always unanimous agreement on the content of the narratives. The narratives are intended to be a resource for long-range open space planning in Pacifica. It is recognized that, where privately owned parcels are discussed current land use regulations establish the presently permitted intensity of development. The narratives are not intended to declare the City's intent or interest to acquire any of these parcels or to override current land use regulations, nor are they intended to establish development policies. Rather, the narratives reflect issues of concern to Task Force members, and are intended to serve as a long-range planning tool to guide any future acquisition/preservation policy making which may occur. The narratives also provide an additional source of information for anyone with an interest in the individual parcels. It is acknowledged that every property owner has the right to economically viable use of his or her property and the right to just compensation where their property is taken for public use. These narratives should be read and construed in harmony with those principles.

Each of the narratives is followed by a map showing the specific parcel boundaries (based on Assessor's Parcel Maps) and a map showing the general vicinity of the parcel.

The next section contains discussions of three of the most significant features of Pacifica's environment: creeks, beaches and headlands, and hillsides. Again, these essays were written by or based on concepts of individual Task Force members. As with the narratives, the primary purpose of these essays is as a source of information for anyone interested in the City's environment.

The third section features a discussion of Pacifica flora followed by two lists of Pacifica birds. The former was written by Task Force members and the latter were submitted to the Task Force by interested citizens. This section is by no means an exhaustive treatment of these subjects, but does suggest that Pacifica's open space supports a wide diversity of flora and fauna.

The final section lists references used in creating the Task Force report, followed by suggestions for further reading by anyone interested in exploring open space issues in greater detail.