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PUBLIC RESOURCES AND SERVICES



7.1 WATER MANAGEMENT

Water

The North Coast County Water District (NCCWD) supplies water to Pacifica and part of San Bruno. The agency formed in 1944 before Pacifica was incorporated, to facilitate piping water to the communities in the Pacifica area from San Francisco's Hetch Hetchy system (the water's origins are in Yosemite National Park in the Sierra Nevada). NCCWD continues to get virtually all of its water from the San Francisco Public Utilities Commission (SFPUC) and the Hetch Hetchy system.

The District has rights to the use of a limited amount of surface water from the South Fork of San Pedro Creek for six months of the year, accounting for one to two percent of the District's water use.

Water Storage and Distribution

Pacifica's water is pumped from San Andreas Lake and the Harry Tracey Water Treatment Plant in Millbrae via a main distribution line under Skyline Boulevard, to the Milagra Ridge storage tank. From there, water for northern Pacifica is pumped to the Christian Hill tank on Skyline Boulevard and then distributed by gravity to smaller tanks and to customers. Water for southern Pacifica is piped from the Milagra Ridge tank to the Royce tank, off Fassler Avenue, and then to smaller tanks and to customers. Overall, the system is divided into 34 pressure zones, each separated by pressure reducing valves (Bay Area Water Supply and Conservation Agency, 2009).

Water Capacity and Usage

The NCCWD system's 14 storage tanks or reservoirs have a total capacity of 23,78 million gallons, enough to supply the service area with water for seven days at the District's average daily usage rate of 3.24 million gallons per day (mgd) (BAWSCA, 2009). The District's contract with SFPUC allows for a maximum purchase of 3.84 mgd.



The Alvarado Tank in Linda Mar is one of 14 water reservoirs in Pacifica, with a total capacity of 23 million gallons. The North Coast County Water District's current Capital Improvement Plan is focused on minimizing the risk to the water supply that could result from a major seismic event.



The Water District has environmental approval to proceed on the first phase of a project that would pump treated wastewater through a new system of pipes for use as irrigation water at Sharp Park Golf Course, the Sharp Park school playing fields, highway landscaping, and landscaping and street trees in central Pacifica neighborhoods.



The Calera Creek Water Recycling Plant, opened in 2000, releases treated effluent to restored wetlands. The project has brought year-round flow to Calera Creek, in a naturalized stream channel.

Water Conservation

Based on discussions with NCCWD staff, water use in the District has been steadily declining in recent years, due to conservation programs and infrastructure repair throughout the system. Water conservation will be important in the coming years. In 2008, SFPUC capped the amount of water it takes from the Tuolumne River, and the supplies it will provide to water districts. The agency limited its aggregate deliveries to BAWSCA member agencies to 184 mgd, and established interim supply limitations on each water district. SFPUC may impose environmental surcharge fees on water districts which exceed their limitation during years when the systemwide limitation is exceeded. This is expected to put pressure on agencies that buy water from the San Francisco system to reduce water use, as demand in the service area overall continues to rise.

The push for water conservation is also coming from the State, which has recently strengthened its requirements for water districts and local jurisdictions, summarized below.

SENATE BILL (SB) 7

The Water Conservation Act of 2009, SB 7, sets an overall target to reduce urban per capita water use by 20 percent by the end of 2020, with an interim target of 10 percent by the end of 2015. Each urban water supplier is responsible for developing its own water use targets, which may be the same as the statewide targets, follow established performance targets, or other specified methods. Urban water districts not meeting these requirements by 2016 will no longer be eligible for state water grants or loans.¹

ASSEMBLY BILL (AB) 1881

Under California's Water Conservation in Landscaping Act, the Department of Water Resources (DWR) maintains and has periodically updated a Model Water Efficient Landscape Ordinance. As amended by Assembly Bill (AB) 1881, a "Landscape

¹ California Department of Water Resources, <http://www.water.ca.gov/wateruseefficiency/sb7/>. Accessed 2010.

Documentation Package” consisting of a soil report, a landscape design plan, an irrigation design plan, and a grading plan must be submitted for development proposals involving 5,000 square feet or more of landscaped area (2,500 square feet for homeowner projects). Plans are expected to group plants based on their “hydrozone;” use recirculating water in water features; employ automated controllers and manual shut-off valves; and have other water-conserving characteristics. A worksheet must be completed, showing calculations demonstrating that Estimated Total Water Use (ETWU) will be no higher than the Maximum Applied Water Allowance (MAWA). Effective January 1, 2010, local jurisdictions must either follow the updated DWR ordinance, or must adopt their own water efficient landscape ordinance which is at least as effective as the state ordinance.

WATER CONSERVATION IN PACIFICA

The City of Pacifica has established procedures to meet the requirements of the state’s Model Ordinance. The City is studying the feasibility of developing its own water conservation ordinance, which may be based on a BAWSCA model ordinance designed to reduce outdoor water use by 25 percent at applicable projects, and to be at least as effective as the DWR ordinance. A coordinated response by the City and the NCCWD will help Pacifica meet the requirements of recent state legislation, and stay beneath the water supply limit established by SFPUC.

WATER RECYCLING PLANT

The Water District has environmental approval to proceed on the first phase of a project that would pump treated wastewater from the City’s Calera Creek Water Recycling Plant (CCWRP, discussed below) through a new system of pipes for use as irrigation water at Sharp Park Golf Course, the Sharp Park Beach promenade, Palmetto Avenue streetscape, playing fields at Oceana High School and I.B. Lacy Middle School, landscaping along Highway 1, and in the Fairway Park neighborhood and new developments east of Highway 1. The first phase of the project, with a pumping station at the

treatment plant, pipes and a storage tank serving areas to the north of the CCWRP, is estimated to have the potential to save up to 40 million gallons of drinking water annually (SFPUC, 2009).

Infrastructure Modernization

Pacifica’s water pipes and storage reservoirs are aging and in need of modernization. NCCWD’s current Capital Improvement Plan is focused on minimizing the risk to the water supply that could result from a major seismic event. The District replaced two major water tanks (Gypsy Hill and Royce) in 2007-08, and will complete a third replacement, of the Nelson tank, this year. It has recently completed the installation of back-up generators at all 14 of the District’s storage tanks, and will proceed to add sensors that will allow automatic shutdown of key tanks during a major earthquake. At the same time, the NCCWD is installing “jumper nodules” at joints in the pipe system, which will allow for piping to be replaced with flexible tubing in the case of an emergency.

Perhaps the chief concern for Pacifica’s water supply is the fact that the transmission main that brings water to Pacifica from the regional system is located above the San Andreas fault as it follows Skyline Boulevard in San Bruno. The District is committing resources both to short-term pipe inspection and repair along the main line, and to a study of the feasibility of developing an alternative and reliable water source (NCCWD, 2008).

Beyond these critical modernization efforts, Pacifica and the NCCWD are dependent upon the safety and durability of the larger Hetch Hetchy system. The Bay Area Water Supply and Conservation Agency (BAWSCA), a regional consortium of wholesale purchasers of San Francisco water (NCCWD is a member), played a key role in advocating for a major system upgrade. This resulted in the San Francisco Public Utilities Commission’s 2002 adoption of a \$2.9 billion capital improvement program. At the same time, California Assembly Bill 1823 was passed, identifying nine projects essen-

tial to the maintenance of water supply following a major earthquake, and requiring that they be carried out (BAWSCA, 2009).

Water Quality

SFPUC monitors water at the source and at local treatment plants, for turbidity, organic and inorganic chemicals, microbial quality, mineral content, and radiological quality. NCCWD monitors water as it enters the District's system, for turbidity and adequate chlorine residual concentration. The District also takes weekly water samples from various locations and checks for coliform bacteria, chlorine residual, acidity, turbidity, and temperature. According to the NCCWD, Pacifica's water is consistently high-quality and "safe to drink, meeting all standards set by the California Department of Health Services and the United States Environmental Protection Agency" (NCCWD, 2009).

Wastewater

Collection System

The City's Department of Waste Water Treatment maintains and operates the City's wastewater treatment plant, sewage lift stations, and stormwater pump stations, as well as the citywide system of sewer mains and lateral pipes that connect to homes and businesses. Waste water flows through some 82 miles of main pipes to six sewer pump stations, and on to the Calera Creek Water Recycling Plant (CCWRP). The City's topography prevents gravity flow to the plant, and requires drainage stations at Linda Mar and Sharp Park.

Calera Creek Water Recycling Plant

CCWRP, located on the south flank of Mori Point, just west of Highway 1, is a tertiary treatment plant. The Plant was brought online in 2000 to replace the old Wastewater Treatment Plant in West Sharp Park, which had operated under cease and desist orders since 1977. The new plant was among the first in California to use ultraviolet disinfection, which allows effluent to be released to wetlands without residual chlorine. The plant has facilitated the creation and restoration of wetlands along Calera

Creek, bringing year-round flow to a naturalized stream channel. When the North Coast County Water District's landscape irrigation water recycling project (discussed above) is completed, the CCWRP will also be the source for a portion of Pacifica's irrigation water.

Testing at the Calera Creek Water Recycling Plant generally indicates that discharge meets applicable water quality standards associated with the plant's operating permits with the RWQCB. While the discharge from the new plant has significantly reduced pollutant loading to the Pacific Ocean, there have been some isolated instances of non-compliance with water quality standards (RWQCB, 2006).

Usage and Capacity

Average annual wastewater flows have been declining in recent years, from 3.66 million gallons per day (mgd) on average in 2001 to 2.9 mgd in 2008. Flows are projected to rise to 3.2 mgd by 2012 (City of Pacifica, 2009.) The CCWRP has a dry weather capacity of 4.0 million gallons per day (mgd), a peak hourly dry weather capacity of 7.0 mgd, and a peak hourly wet weather capacity of 20 mgd. (Regional Water Quality Control Board, 2006). Considering Pacifica's slow projected growth, the Plant is believed to have adequate capacity for the next 15 to 20 years.

Planned Improvements

The City intends to undertake the following projects:

- Replacement of the ultraviolet (UV) treatment system at the CCWTP;
- Installation of a new generator at the Linda Mar pump station;
- Repair of the Palmetto trunk sewer line.

The City will also hire a consultant to complete an Inflow and Infiltration study, and to determine improvement needs in the collection system. This will serve as a basis for project prioritization

and future master planning. It is anticipated that improvements will be needed to accommodate future wastewater flows (City of Pacifica, 2009.)

Stormwater

The City of Pacifica maintains a storm drainage system consisting of a collection system and two pump stations. This drainage system acts to convey drainage to area creeks or the ocean. Two areas in the City, Linda Mar and lower Sharp Park, are too low to allow drainage to a creek or the ocean, and are served by pump stations to prevent street flooding. The City's system services 178 curb miles of roads, and 986 inlets (San Mateo Countywide Water Pollution Prevention Program, 2008).

Information in the 1961 Drainage Master Plan report suggests that some former surface water features on the north end of town (e.g., Big Inch Creek and North Globe Creek) may now be captured within the City's drainage system.

San Mateo Countywide Water Pollution Prevention Program

The San Mateo County Water Pollution Prevention Program (SMCWPPP) was established in 1990 with the assistance of the San Mateo County City/County

Association of Governments. The primary goal of the SMCWPPP is to reduce pollution carried by stormwater throughout San Mateo County into local creeks, San Francisco Bay, and the Pacific Ocean, and to maintain compliance with the National Pollutant Discharge Elimination System (NPDES). The program is managed and maintained by the 21 participating San Mateo County cities, including Pacifica. For more discussion of stormwater pollution prevention, see Chapter 5.

San Pedro Creek/Linda Mar Storm Drain Treatment/Diversion Project

In 2004, the City completed the Pacifica State Beach Improvement Project, a complex initiative requiring the cooperation of many agencies and funding sources. Among the project's key elements was the diversion of stormwater from the Anza and Linda Mar pump stations to two constructed wetland treatment swales. The project has successfully redirected polluted water from first-flush release into the ocean, and together with other elements of the project, has resulted in improved water quality. The project was nominated for American Shore & Beach Preservation Association's Annual Top Restored Beaches Award in 2005.



The Pacifica State Beach Improvement Project included the diversion of stormwater from two pump stations to constructed wetland treatment swales. The initiative has reduced the amount of polluted water released into San Pedro Creek and the Ocean. The project was nominated for an American Shore & Beach Preservation award in 2005.



In 1769, an expedition led by Gaspar de Portola, governor of the Spanish territory covering California, discovered San Francisco Bay from a point on Pacifica's Sweeney Ridge.



The Sanchez Adobe, built in 1842, is the oldest surviving structure in San Mateo County. Before the house was built, the site was an outpost for the San Francisco de Asis Mission, and the Costanoan village of Pruristac.



The Little Brown Church, built in 1910 in what is now the West Sharp Park neighborhood, is being restored by the Pacifica Historical Society. The Sanchez Adobe, the San Francisco Bay Discovery Site, and the Little Brown Church are listed on the National Register of Historic Places.

7.2 HISTORIC RESOURCES

Cultural resources include prehistoric or archaeological sites, properties of cultural or historic significance, or paleontological sites.

Historic Context

Native Americans had an extensive and long-lasting presence in the Planning Area. When Europeans arrived, the area was home to persons speaking the Costanoan/Ohlone language, and living in and around two villages: Pruristac, in San Pedro Valley, and Timiigtac, in Calera Valley.

In 1769, an expedition led by Gaspar de Portola, governor of the Spanish territory covering California, discovered San Francisco Bay from a point on Pacifica's Sweeney Ridge, and camped in San Pedro Valley. Not long after, Mission San Francisco de Asis (Mission Dolores in present-day San Francisco) was established, and in 1786 the Mission developed an outpost in San Pedro Valley, alongside Pruristac. The Costanoan village was wiped out by disease in 1791 (California Historical Resources Information System [CHRIS], 2009).

Mexican independence from Spain was followed by a "secularization" program, and in 1839 the San Pedro mission outpost and its rancho, covering the majority of the Planning Area, was granted to Francisco Sanchez, who built the adobe house that stands today as the oldest structure in San Mateo County. Following his death, the land was divided and the area developed slowly.

In 1905 construction began on the Ocean Shore Railway, which was to connect San Francisco with Santa Cruz. The line was never completed, but operated as far south as Half Moon Bay until 1921, supporting a string of small communities in present-day Pacifica including Tobin, Salada Beach, and Rockaway Beach. These and other settlements grew slowly until the building boom following World War II. Pacifica incorporated as a City in 1957.

Pre-Historic Resources

Five Native American archaeological resources have been found and recorded in Pacifica, all classified as habitation sites. Two additional resources contain both Native American and historic-era archaeological value. One of these, the Sanchez Adobe, is a State Historical Landmark and Point of Historical Interest, is listed on the National Register of Historic Places, and is operated by the National Park Service as an historical site. The Sanchez Adobe Park, site of the Pruristac village and the San Pedro mission outpost, is also listed in the National Register of Historic Places and the California Register of Historical Resources.

The Planning Area is rich with the types of environments where Native American cultural resources have been found in this part of San Mateo County: permanent and intermittent streams, productive coastal environments, and sheltered locations for permanent habitations, as well as ridgelines, terraces, spurs and saddles. The Planning Area also includes a significant amount of alluvial soil, which in some cases is overlaid by artificial fill, increasing the probability for buried archaeological deposits. There is considered to be a high likelihood that



The Sharp Park Golf Course clubhouse, built in 1932, is designated as a Local Landmark by Pacifica's Historic Preservation ordinance. The historic qualities of the course itself may play a role in long-term decisions regarding Sharp Park.

TABLE 7-1: HISTORIC SITES IN PACIFICA

Site	Address	Year Constructed
National Register Landmarks		
Little Brown Church	1850 Francisco Boulevard	1910
San Francisco Bay Discovery Site	Sweeney Ridge	NA
Sanchez Adobe / Pruristac / San Pedro y San Pablo	1000 Linda Mar Boulevard	1842
California Historical Landmarks		
Portola Expedition Camp at Pedro Creek	Southeast of SR 1 and Crespi Drive	NA
San Francisco Bay Discovery Site	Sweeney Ridge	NA
Sanchez Adobe / Pruristac / San Pedro y San Pablo	1000 Linda Mar Boulevard	1842
California Point of Historical Interest		
Tobin Station-Ocean Shore Railroad	Shoreside Drive, Pedro Point	
Local Landmarks Identified in Pacifica Zoning Code		
Anderson's Store	220 Paloma Avenue	1907
Little Brown Church	1850 Francisco Boulevard	1910
San Pedro Schoolhouse	170 Santa Maria Avenue	1914
Sanchez Adobe / Pruristac / San Pedro y San Pablo ¹	1000 Linda Mar Boulevard	1842
Sharp Park Golf Course Clubhouse	Sharp Park Road & SR 1	1932
Vallemar Station	2125 Coast Highway	
private residence	165 Winona Avenue	
private residence	185 Carmel Avenue	
Not Included in Historic Property Data File but Noted in Other Studies		
Pacifica Castle	922 Mirador Terrace	1908
Salada Cottage		
Vallemar Station	2125 Coast Highway	

Sources: California Historical Resources Information System, 2009, City of Pacifica, 2009.

unrecorded Native American cultural resources are present (CHRIS, 2009).

Historic Resources

Pacifica features three sites listed on the National Register of Historic Places: the Sanchez Adobe, the San Francisco Bay Discovery Site on Sweeney Ridge, and the Little Brown Church, a 1910 structure at the corner of Francisco Boulevard and Salada Avenue in West Sharp Park. The Portola Expedition Camp at San Pedro Creek, the Discovery Site, and the Sanchez Adobe are Pacifica's State Historical Landmarks. Tobin Station, one of two remaining structures from the Ocean Shore Railroad, is a State Point of Historical Interest (CHRIS, 2009).

The City of Pacifica has eight local historical landmarks, designated in the City's zoning ordinance. In addition to Sanchez Adobe and the Little Brown Church, these include the former San Pedro Schoolhouse (now City Hall); the 1907 Anderson's Store building on Paloma Avenue; the Sharp Park Golf Course club house, from 1932; Vallemar Station, the other remaining Ocean Shore railroad stop and today used as a restaurant; and two houses (City of Pacifica, 2009).

The Little Brown Church's ongoing renovation is the work of the Pacifica Historical Society, which envisions a local history museum there. The Historical Society also owns the last remaining car from the Ocean Shore Railroad, and has stated its interest in moving the railcar alongside the Church.

A local landmark that is not officially designated but is worth noting is the house known as Pacifica Castle. The house, perched above the Sharp Park neighborhood, was built in 1908 in the style of a Scottish castle, and was occupied until 2002. Now owned by a foundation, the house was renovated in 2008 and is used for events and occasionally open to the public. All of the different types of historic resources in Pacifica are shown in Figure 7-1.

Contemporary Native American Resources

A record search of the sacred lands file was conducted by the Native American Heritage Commission. The search failed to indicate the presence of Native American cultural resources within the Planning Area. Letters of inquiry have been sent to the six tribal representatives listed in the NAHC response, who may provide further information (NAHC, 2009).

Regulatory Framework

FEDERAL REGULATIONS

National Historic Preservation Act

The National Historic Preservation Act (NHPA) is the most prominent federal law dealing with historic preservation. The NHPA established guidelines to "preserve important historic, cultural, and natural aspects of our national heritage, and to maintain, wherever possible, an environment that supports diversity and a variety of individual choice." The NHPA includes regulations specifically for federal land-holding agencies, but also includes regulations (Section 106) which pertain to all projects that are funded, permitted, or approved by any federal agency and which have the potential to affect cultural resources. All projects that are subject to the National Environmental Policy Act (NEPA) are also subject to compliance with Section 106 of the NHPA. At the federal level, the Office of Historic Preservation (OHP) carries out reviews under Section 106 of the NHPA.

National Register of Historic Places

NHPA authorizes the Secretary of the Interior to establish a National Register of Historic Places (National Register), an inventory of districts, sites, buildings, structures, and objects significant on a national, State, or local level in American history, architecture, archeology, engineering, and culture. The National Register is maintained by the National Park Service, the Advisory Council on Historic Preservation, State Historic Preservation Office, and grants-in-aid programs.

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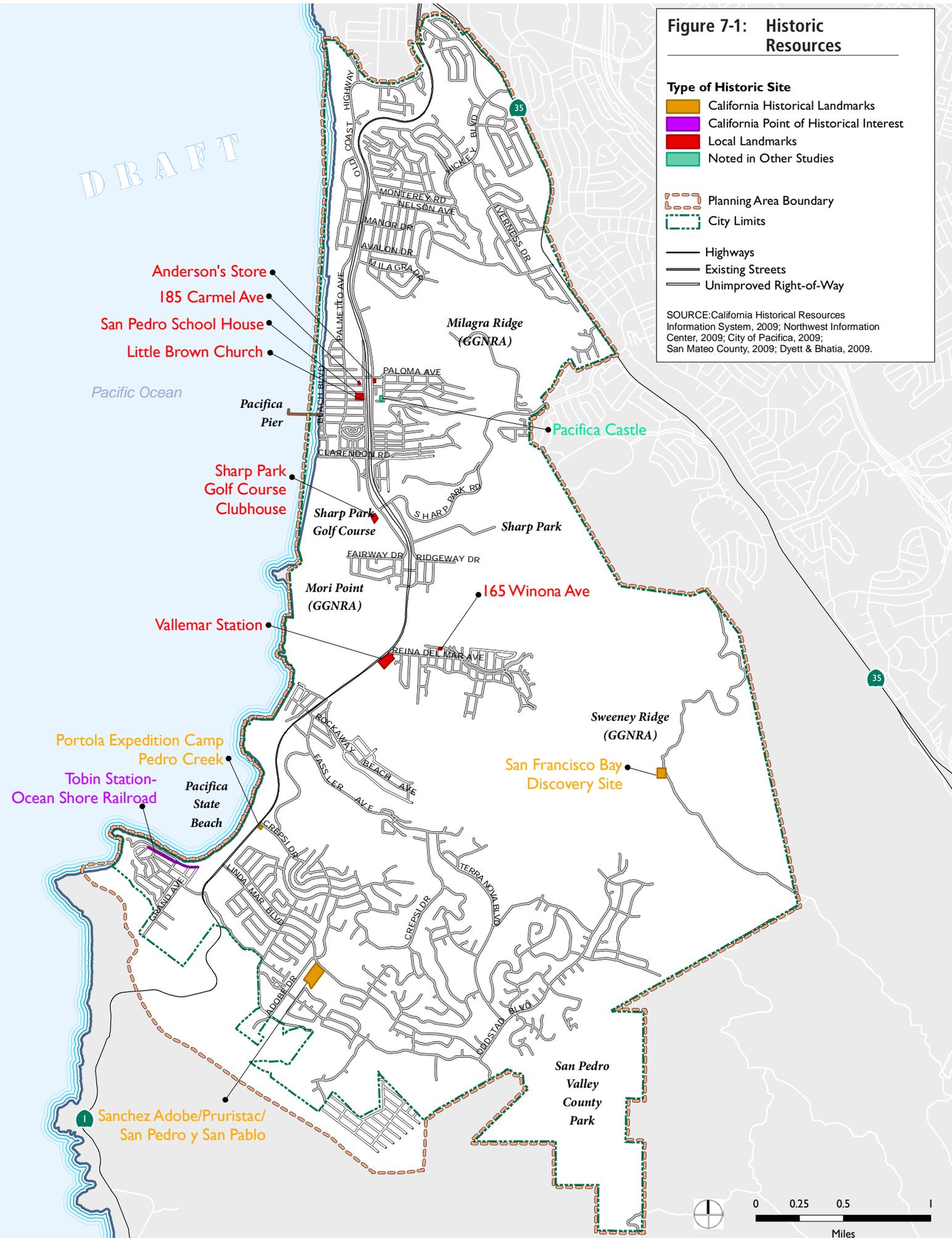
Figure 7-1: Historic Resources

Type of Historic Site

- California Historical Landmarks
- California Point of Historical Interest
- Local Landmarks
- Noted in Other Studies

Planning Area Boundary
 City Limits
 Highways
 Existing Streets
 Unimproved Right-of-Way

SOURCE: California Historical Resources Information System, 2009; Northwest Information Center, 2009; City of Pacifica, 2009; San Mateo County, 2009; Dyett & Bhatia, 2009.



To be potentially eligible for listing on the National Register of Historic Places (NRHP), a building must usually be over 50 years old and must have historic significance and must retain its physical integrity. More detailed eligibility criteria are described in the Code of Federal Regulations, Title 36, Part 60. Historical Resources achieving significance with less than 50 years may be considered for listing if they are of “exceptional importance,” or if they are integral parts of districts that are eligible for listing in the National Register.

Procedures for the Protection of Historic Properties (33 CFR 325, Appendix C)

Code of Federal Regulations, Section 33, Part 325 establishes the procedures to be followed by the U.S. Army Corps of Engineers to fulfill the requirements set forth in the National Historic Preservation Act (NHPA), other applicable historic preservation laws, and Presidential directives as they relate to the regulatory program of the Corps of Engineers.

STATE REGULATIONS

Office of Historic Preservation

California Public Resources Code 5024 requires consultation with the State Historic Preservation Officer (SHPO) when a project may impact historical resources located on State-owned land.

California Register of Historic Resources

The SHPO also maintains the California Register of Historic Resources (California Register). Historic properties listed, or formally designated for eligibility to be listed, on the National Register are automatically listed on the California Register (Public Resources Code, Section 5024.1). State Landmarks and Points of Interest are also automatically listed. The California Register can also include properties designated under local preservation ordinances or identified through local historic resource surveys.

For a historic resource to be eligible for listing on the California Register, it must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation (California Public Resources Code, Section 5024.1).

Additional criteria are listed in California Code of Regulations, Title 14, Chapter 11.5. A building must usually be over 50 years old, must have historic significance, and must retain its physical integrity. Historical resources achieving significance within less than 50 years may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

California Environmental Quality Act

21083.2: Archaeological Resources

CEQA directs the lead agency on any project undertaken, assisted, or permitted by the State to include in its environmental impact report for the project a determination of the project’s effect on unique archeological resources; defines unique archeological resource; enables a lead agency to require an applicant to make reasonable effort to preserve or mitigate impacts to any affected unique archeological resource; sets requirements for the applicant to provide payment to cover costs of mitigation; and restricts excavation as a mitigation measure.

21084.1: Historic Resources

CEQA establishes that adverse effects on an historical resource qualifies as a significant effect on the environment; and defines historical resource.

CEQA Guidelines

Historic Resources

Section 15064.5 of CEQA guidelines define three ways that a property can qualify as a significant historical resource for the purposes of CEQA review:

5. If the resource is listed in or determined eligible for listing in the California Register of Historical Resources (CRHR);
6. If the resource is included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code, or is identified as significant in a historical resource survey meeting the requirements of section 5024.1(g) of the Public Resources Code unless a preponderance of evidence demonstrates that it is not historically or culturally significant; or,
7. If the lead agency determines the resource to be significant as supported by substantial evidence (California Code of Regulations, Title 14, Division 6, Chapter 3, section 15064.5).

In addition to determining the significance and eligibility of any identified historical resource under CEQA and the California Register, historic properties must be evaluated under the criteria for the National Register should federal funding or permitting become involved in any undertaking subject to this document.

Archeological Resources

CEQA Guidelines Section 15126.4 states that “public agencies should, whenever feasible, seek to avoid damaging effects on any historical resources of an archeological nature.” The Guidelines further state that preservation-in-place is the preferred approach to mitigate impacts on archeological resources. However, according to Section 15126.4, if data recovery through excavation is “the only feasible mitigation,” then a “data recovery plan, which makes provision for adequately recovering the scientifically consequential information from and about the historical resources, shall be prepared and adopted prior to any excavation being undertaken.” Data recovery is not required

for a resource of an archeological nature if “the lead agency determines that testing or studies already completed have adequately recovered the scientifically consequential information from and about the archeological or historical resource.” The section further states that its provisions apply to those archeological resources that also qualify as historic resources.

Native American Heritage Act

Also relevant to the evaluation and mitigation of impacts to cultural resources, the Native American Heritage Act (NAHA) of 1976 established the Native American Heritage Commission (NAHC) and protects Native American religious values on state property (see California Public Resources Code 5097.9). PRC 5097.98 defines the steps that need to be taken if human remains are identified on a site, including the notification of descendants and the disposition of remains and grave goods.

Public Notice to California Native American Indian Tribes

Government Code, Section 65092 includes California Native American tribes that are on the contact list maintained by the Native American Heritage Commission in the definition of “person” to whom notice of public hearings shall be sent by local governments.

Tribal Consultation Guidelines

Passed in 2004, Senate Bill (SB) 18 (Burton, D-San Francisco) now Government Code Section 65351 and 65352 establishes a procedure to help tribes and jurisdictions define tribal cultural resources and sacred areas more clearly and incorporate protection of these places earlier into the General Plan and Specific Plan processes. The SB 18 process mirrors the federal 106 Review process used by archaeologists as part of the environmental review conducted under NEPA (36 CFR Part 800.16) While not a component of CEQA review per se, the Lead agency is required to request consultation with responsible and trustee agencies, such as NAHC and neighbor-

ing tribes, during the initial study and EIR process (PRC 21080.3, 21080.4).

Disposition of Human Remains

Health and Safety Code Section 7050.5 states that when an initial study identifies the existence, or the probable likelihood, of Native American human remains within the project, a lead agency shall work with the appropriate Native Americans as identified by the NAHC as provided in Public Resources Code 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials. Furthermore, Section 7050.5 of the California Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the county coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the NAHC.

Native American Graves Protection and Repatriation Act

Health and Safety Code Section 8010-8011 establishes a state repatriation policy intent that is consistent with and facilitates implementation of the federal Native American Graves Protection and Repatriation Act. The Act strives to ensure that all California Indian human remains and cultural items are treated with dignity and respect. It encourages voluntary disclosure and return of remains and cultural items by publicly funded agencies and museums in California. It also states the intent for the state to provide mechanisms for aiding California Indian tribes, including non-federally recognized tribes, in filing repatriation claims and getting responses to those claims.

California Historical Resources Information System

The California Historical Resources Information System (CHRIS) is a statewide system for managing information on the full range of historical resources

identified in California. CHRIS is a cooperative partnership between the citizens of California, historic preservation professionals, twelve Information Centers, and various agencies. This system bears the following responsibilities: integrate newly recorded sites and information on known resources into the California Historical Resources Inventory; furnish information on known resources and surveys to governments, institutions, and individuals who have a justifiable need to know; and supply a list of consultants who are qualified to do work within their area.

Typically, the initial step in addressing cultural resources in the project review process involves contacting the appropriate Information Center to conduct a record search. A record search should identify any previously recorded historical resources and previous archaeological studies within the project area, as well as provide recommendations for further work, if necessary. Depending on the nature and location of the project, the project proponent or lead agency may be required to contact appropriate Native American representatives to aid in the identification of traditional cultural properties.

If known cultural resources are present within the proposed project area, or if the area has not been previously investigated for the presence of such resources, the Information Center may recommend a survey for historical, archaeological and paleontological sites. Cultural resources that may be adversely affected by an undertaking could warrant further evaluation for test excavations. For historical sites or standing structures, historical research may be necessary and an architectural evaluation may be warranted. Data recovery excavations may be warranted in the case of unavoidable damage to archaeological sites. If human burials are present, contact the appropriate Coroner's office. A professional archaeologist and appropriate Native American representatives should also be consulted (Sections 21083.2 and 21084.1 of the PRC).

When an initial study identifies the existence, or the probable likelihood, of Native American human remains within the project, a lead agency shall work

with the appropriate Native Americans as identified by the Native American Heritage Commission as provided in Public Resources Code 5097.98. The applicant may develop an agreement for treating or disposing of, with appropriate dignity, the human remains and any items associated with Native American burials with the appropriate Native Americans as identified by the Native American Heritage Commission.

Local Planning

General Plan Historic Preservation Element

The Historic Preservation Element features a map and list of sites and structures considered to be of historic significance in Pacifica. The Element calls for the development of an Historic Preservation Ordinance, and an Historic Sites Advisory Committee.

POLICIES

1. Conserve historic and cultural sites and structures which define the past and present character of Pacifica.
2. Consider creative alternatives, which may include uses other than the original use, to protect and preserve historic sites and structures.
3. Public awareness and education programs shall be considered essential for historic conservation.
4. Encourage all public agencies to continue and increase their support for local historic sites of County, State, and National significance in Pacifica.

City of Pacifica Historic Preservation Ordinance

In 1985, the City adopted its Historic Preservation ordinance, to recognize historic structures, sites, and natural features, and to encourage their preservation and continued use. The ordinance established criteria for designation. A site may be designated because it reflects a significant element of the City's history; has special aesthetic or architectural interest; is identified with significant persons or events; is representative of a type of building which was once common but is now rare; is a notable work of a master builder or architect; or contributes to a distinc-

tive area of the City. Designation requires a formal public process.

Repairs and maintenance to locally designated landmarks require no special permission. Permits are required for demolition, alteration, or relocation that affects the exterior appearance of the landmark. In evaluating applications for demolition, the Planning Commission and City Council shall consider the economic feasibility of alternatives to demolition, and the interests of the public in preserving the landmark (City of Pacifica, 1985).

Sanchez Adobe Historical Site Master Plan

In January 2007, the San Mateo County Parks Department completed a master plan for the Sanchez Adobe Historical Site. The Plan seeks to set a course for the integrated preservation, interpretation, and improvement of the 5.5 acre site. It focuses on four parallel but integrated tracks: historical, interpretive, programmatic, and preservation.

7.3 PUBLIC LAND

The Planning Area consists of the City of Pacifica and its “sphere of influence,” as defined by the San Mateo County Local Area Formation Commission (LAFCo), an area totaling 8,742 acres. Excluding public right-of-way and ocean, the Planning Area comprises 7,646 acres of land.

Public land in the Planning Area is shown in Figure 7-2. As Table 7-2 shows, half of this land is currently in public ownership. The largest public landowner in the Planning Area is the National Park Service, whose Golden Gate National Recreation Area includes large swaths of Sweeney Ridge, Milagra Ridge, and Mori Point. Altogether, GGNRA owns 1,428 acres in Pacifica, or 19 percent of the Planning Area. The City and County of San Francisco owns 842 acres, with about 400 acres in Sharp Park and Sharp Park Golf Course, and the remainder watershed land on the east side of Sweeney Ridge. San Mateo County owns about 490 acres, or 11 percent of the Planning Area, at San Pedro Valley County Park and the Sanchez Adobe site. The State of California has 146 acres of open space in the Planning Area, on the upper slopes of Pedro Point and at Linda Mar and Sharp Park beaches.

The City of Pacifica owns 647 acres in the Planning Area, of which 584 acres is park land. The largest piece of this parkland is a recently-acquired tract on Cattle Hill comprising 326 acres that includes part of the Sweeney Ridge trail system and is managed by the GGNRA. The City’s other sizable parks are Frontierland, Oddstad, and Imperial parks, with 68, 20, and 15 acres respectively. The City also owns land used for public facilities, including the old and new Wastewater Treatment Plants and municipal offices.

The Pacifica School District and Jefferson Union High School District each own approximately 100 acres of land in the Planning Area.

TABLE 7-2: PUBLIC LAND OWNERSHIP

Public Owner	Acres	Percent of Planning Area
National Park Service (GGNRA)	1,428	19%
State of California	146	2%
County of San Mateo	488	6%
City and County of San Francisco	842	11%
City of Pacifica	647	8%
Pacifica School District	107	1%
Jefferson Union High School District	99	1%
North Coast County Water District	39	1%
TOTAL ACRES IN PUBLIC OWNERSHIP	3,796	50%
TOTAL ACRES IN PLANNING AREA	7,646	100%

Sources: California Historical Resources Information System, 2009, City of Pacifica, 2009.

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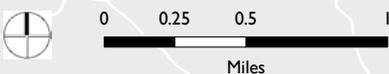
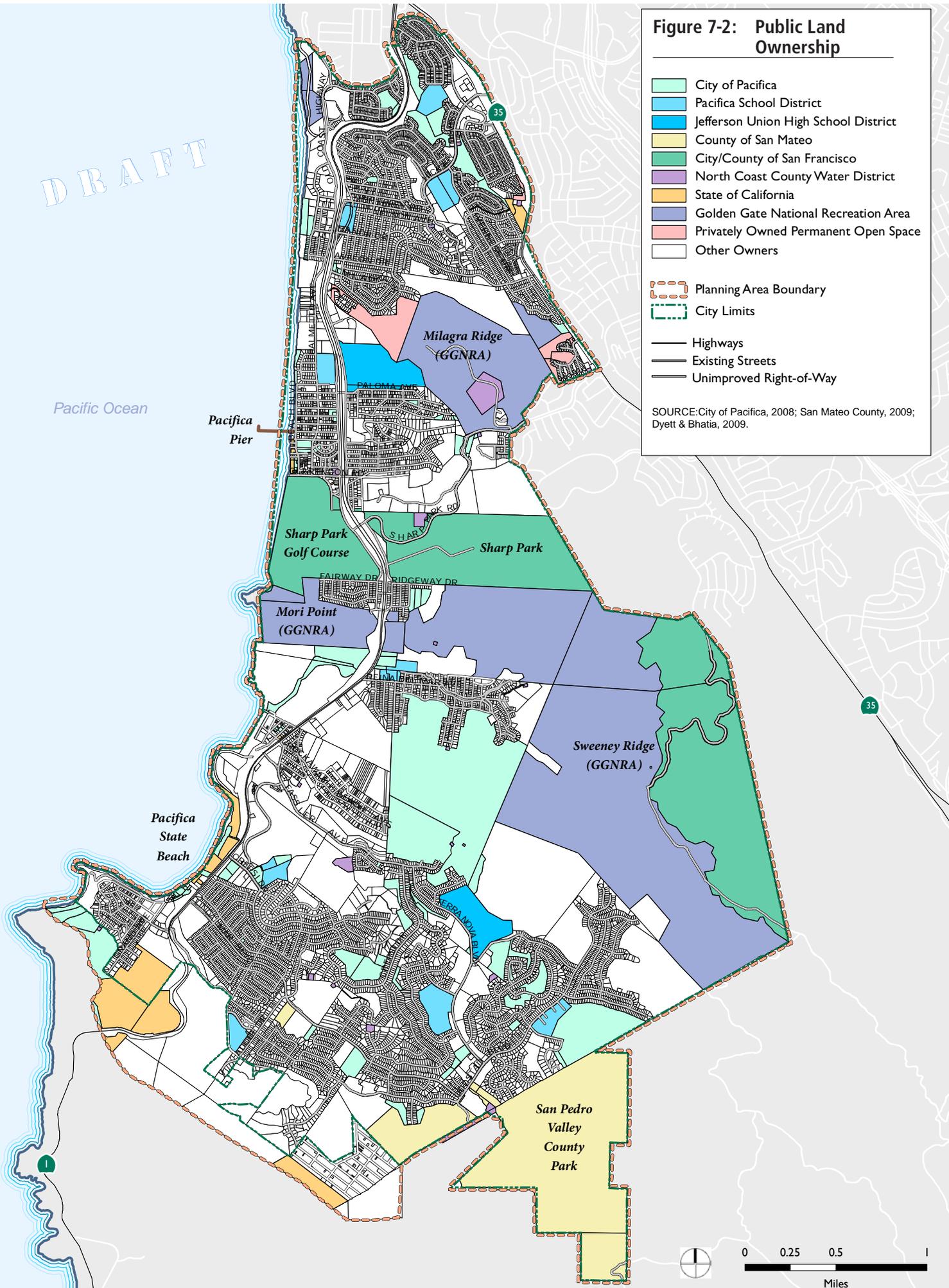
Figure 7-2: Public Land Ownership

- City of Pacifica
- Pacifica School District
- Jefferson Union High School District
- County of San Mateo
- City/County of San Francisco
- North Coast County Water District
- State of California
- Golden Gate National Recreation Area
- Privately Owned Permanent Open Space
- Other Owners

- Planning Area Boundary
- City Limits

- Highways
- Existing Streets
- Unimproved Right-of-Way

SOURCE: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2009.



7.4 PUBLIC OPEN SPACE AND RECREATION

Open space areas that provide recreation, visual assets, and preserved natural resources have been an important feature of Pacifica's development. The benefits of open space are many, including recreational opportunities, community engagement, containment of urban sprawl, separation and definition of neighborhoods and urban forms, provision of viewsheds and scenic vistas, control of development in hazardous areas, protection of fragile and irreplaceable natural areas, maintenance of important watershed lands, and protection of rare and endangered or threatened plants and animals and their habitats.²

Over 40 percent of Pacifica's land is accessible open space or parks. These areas are owned and managed by various public agencies, including the Golden Gate National Recreation Area (GGNRA), the State of California, the County of San Mateo, the City of Pacifica, and the City and County of San Francisco. In addition to large areas of preserved open space along ridgelines and at the interior of the City, the City of Pacifica has over six miles of coastline and beaches, offering recreation opportunities that include isolated beach experiences, outstanding fishing, surfing, tide-pooling and diving (California Department of Parks and Recreation, 1990). Pacifica's public open space resources are shown in Figure 7-3, and described below.

Public Open Space and Recreation Resources

Regional Parks

GOLDEN GATE NATIONAL RECREATION AREA

Sweeney Ridge, Mori Point, Milagra Ridge, and land on Pacifica's northern coastal bluffs are part of the Golden Gate National Recreation Area (GGNRA), which extends, in pieces, from Point Reyes, through San Francisco, to the Santa Cruz

Mountains. Sweeney Ridge runs north-south and forms the eastern border of the City. Three ridges, Milagra, Mori, and Cattle Hill, extend from Sweeney Ridge towards the coast. Cattle Hill is the only ridge that is not part of the GGNRA; there is currently discussion about how it could be included. These ridges and San Pedro Point on the coast are all features of major local and regional significance as well as being vantage points for impressive views of the coast and bayside ridges and valleys (National Park Service, 1997).

Northern Coastal Bluffs

GGNRA manages approximately 15 acres of bluffs along the ocean in the far northern end of Pacifica, nearly contiguous with GGNRA-managed coastal land around Mussel Rock in Daly City. This land offers expansive views from Palmetto Avenue, and coastal bluff scrub considered to be of high habitat value (see Chapter 5.) There are currently no public access improvements.

Milagra Ridge

Milagra Ridge is a 239-acre isolated ecosystem area that is considered exceptionally sensitive to human disturbance. Two endangered butterflies, the Mission Blue Butterfly and the San Bruno Elfín Butterfly, are federally protected in this area. The park also offers spectacular views and historic resources. GGNRA manages Milagra Ridge for habitat protection as well as public access. Access to the park is from a parking lot at the end of College Drive, north of Sharp Park Road. From here, an approximately three-quarter mile hike on paved road and/or dirt trail brings visitors to overlook points.

The area was inhabited by Ohlone people for thousands of years. In the late 1700s, the Spanish missions of San Francisco de Asis established farms in the area. In the 1930s, the United States Army acquired the ridge as part of a project to defend the Bay. In 1956 Milagra Ridge was established as a Nike Missile Site, SF-51, for protection during the Cold War. The site was converted to the nuclear-capable Nike-Hercules system in 1958, and the area was fenced with

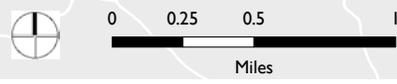
² Some of these benefits are from a list included in the Pacifica Open Space Task Force Report 1998 (Volume I).

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Figure 7-3: Public Open Space and Recreation

- Coastal Access Points
- Trail Heads
- Trails
- Special Areas & Facilities
- Playlots & Vest Pocket Parks
- Neighborhood Park
- District Park
- Regional Park
- Golf Course
- Other Protected Open Space
- Planning Area Boundary
- City Limits
- Highways
- Existing Streets
- Unimproved Right-of-Way

SOURCE: City of Pacifica, 2008; San Mateo County, 2009; GGNRA, 2009; Dyett & Bhatia, 2009.





With 1,482 acres of parkland managed by the GGNRA, Sweeney Ridge is the largest public open space in Pacifica. The ridge reaches an elevation of 1,220 feet, and features several trails, including a segment of the Bay Area Ridge Trail.



Mori Point, a 105-acre promontory between Sharp Park and Rockaway beaches, was added to the Golden Gate National Recreation Area in 2000, with significant assistance from the Pacifica Land Trust, the California Coastal Conservancy, and the Trust for Public Land. Restoration work and trail planning are in process.



The Middle and South Fork of San Pedro Creek flow year-round through meadows and canyons in 1,100-acre San Pedro Valley County Park. Ten miles of trails in short and longer loops reach a variety of scenery.

barbed wire and patrolled. The National Guard managed the area from 1963 to 1974 during which time the buildings were demolished and the asphalt removed. In 1974, the site was given to Pacifica as public open space. In 1987 the park became part of the GGNRA.

The 2006 approval of a housing development on lower Milagra Ridge, now nearing completion, included commitment to preserve a 35-acre parcel as open space, with a conservation easement or transfer to GGNRA.

Sweeney Ridge

With 1,482 acres of parkland managed by the GGNRA, Sweeney Ridge is the largest public open space in Pacifica. Community activism played an important role in turning back a proposed freeway extension, preventing housing development, and preserving the ridge as open space. The park, reaching an elevation of 1,220 feet, offers views to Mount Tamalpais to the north, Mount Diablo to the east, Montara Mountain to the south, and the Farallon Islands to the west on clear days. The park is also historically significant, containing the site where San Francisco Bay was discovered by the Portola expedition in 1769.

Sweeney Ridge is traversed from north to south by Sweeney Ridge Trail, with lateral trail connections along Mori Ridge and Cattle Hill to the west, and a section of Sneath Lane closed to motorized vehicles to the east. Trailheads with parking lots are at Skyline College, Sheldance Nursery off Highway 1, and Sneath Lane off Skyline Boulevard. There is a trailhead with no parking at the top of Fassler Avenue.

Mori Point

After years of community involvement and the efforts of the Pacifica Land Trust, the California Coastal Conservancy, and the Trust for Public Land, Congress enacted legislation to add Mori Point to the GGNRA in 2000. Mori Point, a 105-acre promontory between Sharp Park and Rockaway beaches, acts as a key link between the ocean and the National Park lands on Sweeney Ridge. Mori Point is accessible from the Coastal Trail along Cal-

era Creek, from the Sharp Park levee at Clarendon and Beach Boulevard, or from Mori Point Road in the West Fairway Park neighborhood. A network of informal paths provides access to viewpoints, and a restoration and trail plan is being undertaken by the GGNRA. Both the San Francisco garter snake and California red-legged frog are found on Mori Point.

SAN PEDRO VALLEY COUNTY PARK

With 1,100 acres located at the northernmost point of the Santa Cruz Mountain Range in the foothills of Pacifica, this San Mateo County park is home to abundant wildlife, ecological features, and historical importance. The Middle and South Forks of San Pedro Creek flow year-round through the park and provide some of the few remaining spawning streams for migratory Steelhead salmon. During rainy winter months, visitors can see beautiful Brooks Falls, which has a three-tiered, 175-foot drop.

Seven trails totaling approximately ten miles offer a number of easy strolls and some vigorous climbs to the ridges above the valley, with great views. The park offers two group picnic areas, and family picnic sites with barbecue pits (Pacifica Chamber, 2009). The park is owned by the North Coast County Water District, with a long-term lease to the county for use as parkland.

SHARP PARK AND SHARP PARK GOLF COURSE

In 1917 the Murphey family donated a swath of hillside and oceanfront land to the City and County of San Francisco, on the condition that the land remain in recreational use; if this agreement is broken, ownership reverts to the State, and then to the family of the original heir. Sharp Park's main feature is an 18-hole public golf course, established in 1932 and designed by Alister Mackenzie. Green fees are \$20 to \$24 for members with Pacifica or San Francisco resident cards, and \$31 to \$36 for the general public.

The golf course provides habitat for the California red-legged frog and the endangered San Francisco garter snake. During frog egg-laying season in the spring, water cannot be flushed from Laguna Salada, resulting in the periodic closure of the 14th fairway.

Some eggs were stranded after pumping following a recent storm and a lawsuit has been threatened by the Center for Biological Diversity. In early 2009, the San Francisco Board of Supervisors passed legislation asking City staff to evaluate alternatives for the golf course, including developing a restoration plan for the entire property; transferring all or part of the land to National Park Service; and shrinking the golf course or converting it to a managed wetlands area. In December, the San Francisco Recreation and Park Commission adopted a plan that would retain the golf course while also creating more habitat by realigning parts of the course. The City of Pacifica has consistently favored maintaining the golf course in an environmentally sustainable way.

The golf course occupies all of the park west of Highway 1, and a portion of the area to the east. Also east of Highway 1, the former Archery Range became a rifle range in 1952 and was closed in 1988 after bullets were discovered in a nearby residential area. The Department of Toxic Substances Control is overseeing the cleanup of the area, which is contaminated with lead bullets. Other portions of Sharp Park east of the Coast Highway are not improved for recreational use at this time.

Special Areas and Facilities

PACIFICA STATE BEACH/LINDA MAR BEACH

Located south of the Rockaway Beach Headlands and north of San Pedro Point, this is one of the most popular surfing spots in the San Francisco area. Though technically a California State Beach, it is operated by the City of Pacifica as a public park. The beach is 24 acres and includes 2,800 feet of ocean frontage. Several upgrades have been made to the area as part of the Pacifica State Beach Restoration, completed in 2004. Upgrades included the San Pedro Creek Flood Control Project, establishment of the State Beach Coastal Trail, the Creek Mouth Restoration and Creek Mouth property purchase, rehabilitation of the Linda Mar Sewage Pumping Station, shoreline protection, wetlands restoration, and new public restrooms (California Shore & Beach Preservation Association, 2005).

ROCKAWAY BEACH

Rockaway Beach is the smallest of Pacifica’s three beaches, lying on a small bay between rocky headlands to the north and south, and fronting on the Rockaway Beach commercial district. The south end of the beach may be accessed from a seafront plaza at the end of Rockaway Beach Avenue. A parking lot has been built in recent years connecting the north end of the beach to a new segment of the Coastal Trail crossing the Headlands between Rockaway and Pacifica State beaches.

SHARP PARK BEACH

Sharp Park Beach extends from Mori Point along the west side of the Sharp Park levee to the West Sharp Park neighborhood. The southern section is owned by the City and County of San Francisco as part of Sharp Park, while the northern portion is owned by the State. The beach is open to the public, and is popular for walking.

BEACH BOULEVARD PROMENADE AND PACIFICA PIER

The Promenade is located above the seawall along the oceanfront in the West Sharp Park neighborhood. It is served by public parking, and is popular

for walking and jogging. The Promenade provides access to the fishing pier and the beach.

The Pacifica Municipal Pier is one of the Bay Area’s most popular places to fish. No fishing license is needed, and several types of fish can be caught from the pier including salmon, striped bass, perch, and pompano. The pier is adjacent to the promenade and picnic area along Beach Boulevard. A café is located at the foot of the pier, on Beach Boulevard. The 1,140-foot long pier was built in 1973, partly to support a sewer outfall line that is no longer in use. It has needed frequent repairs, and is considered to be in usable but poor condition.

PACIFICA SKATE PARK

In 2000, the City agreed to dedicate a site adjacent to the Pacifica Community Center, and in 2004, the project went through environmental review and was approved. The skate park opened in late 2005. Community organizing for the project began in 1998, and continued through construction with fundraising, design competitions, and meetings regarding appropriate rules. The skate park is located south of the Pacifica Community Center, on Crespi Drive.



Pacifica State Beach is part of the State system of beaches, but is managed by the City. With 2,800 feet of ocean frontage along a scenic bay and recent amenity improvements, the beach is among the Bay Area’s most popular.

SHELLDANCE ORCHID GARDENS

A rainforest display highlights the orchid, bromeliad, stag head fern and art collections of this nursery just off Highway 1 north of the Vallemar neighborhood. The gardens operate under an agricultural use lease with the GGNRA, and provide shared-use trailhead parking for access to Sweeney Ridge.

PORTOLA DISCOVERY SITE

The site of the discovery of San Francisco Bay, where the Portola Expedition crossed over Sweeney Ridge in 1769 and for the first time came to view the Bay, is marked with two commemorative monuments (Pacifica Chamber, 2009).

SANCHEZ ADOBE PARK AND PACIFICA CENTER FOR THE ARTS

The Sanchez Adobe Historical Park and the Pacifica Center for the Arts are located along Linda Mar Boulevard in the southern part of the City. Both offer limited recreational opportunities, and are discussed in more detail in the Historic Resources and Schools and Community Facilities sections of this report.

*District Parks***FRONTIERLAND PARK**

Frontierland Park, with 63 acres, is the only one of Pacifica's City parks which qualifies as a "district park" by the size standards of the current Open Space and Recreation Element (discussed further below.) Frontierland Park, at the eastern edge of the Park Pacifica neighborhood, provides a picnic area with ten tables, a prep counter, and two large barbecue pits. The park also has sports fields, a children's play area, and undeveloped land.

Neighborhood Parks

Pacifica has six neighborhood parks ranging from five acres at Fairmont West Park to 20 acres at Oddstad Park. The parks are shown in Figure 7-3.

ODDSTAD PARK

Oddstad Park occupies a mostly wooded 20 acres on a narrow ridge in the Linda Mar neighborhood. The park has one access point, from Crespi Drive, and an internal road brings visitors to two parking areas, a basketball court, a lawn, and a building occupied by a resident theater company, the Spindrift Players.

FAIRWAY PARK

Fairway Park, in the West Fairway Park neighborhood, provides three baseball diamonds and a playground.

FAIRMONT WEST PARK

Fairmont West Park, serving the Fairmont West neighborhood, covers five acres and includes a soccer field, basketball hoops, and public restrooms.

FAIRMONT PARK

Fairmont Park, in the Fairmont neighborhood, comprises six acres and includes a parking area, a small community building, and a playground. The steep slope directly west of the park is also owned by the City, but does not provide public access.

IMPERIAL PARK

Much of 15-acre Imperial Park, in the Westview-Pacific Highlands neighborhood, is a steep slope. The park features a play area accessible from Imperial Drive.

CLARIDGE DRIVE PARK

The public park at the south end of Claridge Drive in the Westview-Pacific Highlands neighborhood features lawn, benches, and a playground. A path leads from the park to the Skyridge subdivision to the south.

Vest-pocket Parks and Playlots

Pacifica also has a number of small parks and playgrounds which provide public open space serving the immediate vicinity. Edgemar Park, in Edgemar



The Beach Boulevard Promenade is a linear space for walking, jogging, and viewing the ocean. It includes parking, and access to Sharp Park Beach and the Pacifica Municipal Pier.



Pacifica's skate park opened in 2005, on land south of the Community Center. Community involvement was instrumental in the park's approval, design, and fundraising.



Frontierland Park, at the eastern edge of the Park Pacifica neighborhood, is Pacifica's largest City park. It features a large picnic area and playground.

Pacific Manor, and Pomo Park, in East Sharp Park, are the largest of these, at over an acre each. Smaller “vest-pocket parks” are located in the West and East Sharp Park neighborhoods (Palmetto Park and Brighton Mini-park, respectively.) New vest-pocket parks have been created as part of two subdivisions in the Westview-Pacific Highlands neighborhood.

Altogether, the City-owned district, neighborhood, and pocket parks include 12 playgrounds, four baseball fields, and two soccer fields.

Public School Open Space

Schools also provide recreational resources used by the community, providing 102 acres of grounds, including playing fields. The City does not have a joint-use agreement with either Jefferson Union High School District or Pacifica School District to operate fields on evenings or weekends, with the exception of the Oceana High School pool.

Other Protected Open Space

The City of Pacifica owns several greenbelt areas, generally areas of steep slope that have been dedicated to the City and are preserved as open space. Greenbelts are primarily found in the West Fairmont, Fairmont, Westview-Pacific Highlands neighborhoods in the north, and the Linda Mar and Park Pacifica neighborhoods in the south. The northern greenbelts are connected with informal trails, which have the potential to be improved and to create a complete pedestrian connection between the northern coastal bluffs and Skyline Boulevard.

In the 1990s, the City acquired land in the quarry site for the new water treatment plant, and at the same time purchased the riparian corridor along Calera Creek itself, for habitat protection. In recent years, planned developments on lower Milagra Ridge (Connemara) and upper Milagra Ridge (Skyridge) have set aside pieces of land for open space using conservation easements. This land may or may not be deeded to a public entity.

Trails

An extensive 67-mile trail system exists in the City of Pacifica, largely along the coast and through GGNRA properties. For the California Coastal Trail to be completed through Pacifica, the Coastal Conservancy recommends that the National Park Service and the City of Pacifica design and construct trail segments on the public properties at Mori Point and the Pedro Point Headlands. Developing an integrated trail system is important for ensuring access and enjoyment of Pacifica's natural resources, and also for ensuring pedestrian connectivity.

Points of Interest

SAN PEDRO ROCK

Located at the southern end of Pacifica, it can be seen from Linda Mar Beach and the Roberts Road overlook. Formed over 61 million years ago, it has been uplifted to a nearly vertical position by the San Gregorio strike-slip fault, the same fault that created Devil's Slide, to the south. The rock is 300 feet offshore and is over 1,000 feet long. It is now protected as a California Coastal National Monument and is the westernmost point of North America south of San Francisco.

Annual Events and Activities

Pacific Coast Fog Fest. Largest event in Pacifica celebrated annually in September, including a local parade, food, arts, crafts, photography, and entertainment. Attracts more than 60,000 locals and visitors over the course of two days.

Kahuna Kupuna Classic. Annual surfing contest for the past nine years in Pacifica (Pacifica Chamber, 2009).

Coastal Access

The 1976 California Coastal Act requires that coastal jurisdictions maintain coastal land use plans, including a public access component to coordinate public and private access improvements. Pacifica's Local Coastal Land Use Plan (LCP) identifies coastal access points in Pacifica; these are detailed in Table 7-3 and shown in Figure 7-3.



New vest-pocket parks have been introduced as part of two new subdivisions in the Westview-Pacific Highlands neighborhood, including Cypress Walk, above.



Pacifica includes more than 100 acres of open space at schools, including Oceana High School's football and baseball fields pictured above. The City does not have a formal agreement with either school district for shared use of recreational facilities, with the exception of the Oceana pool.



Fassler Avenue ends at a trailhead providing access to Sweeney Ridge, the San Francisco Bay Discovery Site, and the Bay Area Ridge Trail.

The California Coastal Act requires that coastal jurisdictions maintain coastal land use plans, including a public access component to coordinate public and private access improvements. These photos, arranged from north to south, demonstrate the range of character of coastal access points in Pacifica.



The northern coastal bluffs offer informal pathways.



The Lands End Apartments provide a public stairway to the beach, before it was washed away by storms.



The Coastal Trail skirts restored dunes at Linda Mar Beach, among the Bay Area's most popular coastal destinations.

Some of the access points are privately-owned, while others are on public land. Developed public access to beaches in Pacifica exists at Sharp Park Beach, Rockaway Beach, and Pacifica State Beach, while the beach can be reached by an informal path at Milagra Creek and by a wooden stairway at Lands End Apartments. The stairway is currently washed away and repairs are pending. An isolated beach experience can be had by crossing the dunes in Fairmont West. Steep bluffs can be traversed for coastal access from the northern section of the West Sharp Park neighborhood and Pedro Point. Pacifica's coastline features three large promontories: Mori Point, the Rockaway Headlands, and San Pedro Point. Here, people can access rocky shores.

The Coastal Commission has appeal jurisdiction over most permits for development in the Coastal Zone. New development is required to provide maximum beach access from the nearest public roadway to the shoreline and along the shoreline, except where specific conditions apply. (This does not apply to all types of new development, including reconstruction of a single family house or improvements to structures which do not change the intensity of use (California Public Resources Code Section 30210-30214).

Access to Parks

California's Subdivision Map Act establishes a standard of three acres of City park land for every 1,000 persons, and permits cities to establish standards of up to five acres per 1,000 population. Cities in San Mateo County have an average of 2.5 acres of City-owned park land for every 1,000 residents.

The current General Plan's Open Space and Recreation Element includes standards for the amount of parkland the City should have, by park type. These standards are shown in Table 7-4, alongside the actual acreages of each type of public open space. With 3,300 acres of public open space in current General Plan categories, Pacifica has well over the 30 acres of park land per resident called for in the General Plan, and over three times as much when golf courses, public school open space, and other

TABLE 7-3: COASTAL ACCESS

Map	Name	Detail
1	North City Boundary, Fairmont West	Bluff top. Offers isolated beach experience, walking, jogging, surf fishing and rock fishing. Erosion concerns, averaging 3 feet per year.
2	West Fairmont Foredune	Bluff top. Offers isolated beach experience, walking, jogging surf fishing and swimming. Informal pathway to the beach, no signage. Erosion concerns, averaging 1-3 feet per year. Parking available on street.
3	Lands End Apartments	High bluffs. Offers isolated beach experience, walking, jogging, surf fishing and beachcombing. Wooden stairway to beach available to public, maintained by apartment complex, although currently washed away by storms.
4	Esplanade at Manor	Steep bluffs. Undeveloped access, parking conflicts with existing residential on-street parking. Coastal erosion in recent years has resulted in loss of houses on west side of Esplanade, and fencing across entire stretch.
5	South Bank of Milagra Creek	Coastal bluffs. Offers walking, jogging, surf fishing and beachcombing. Informal path along south bank of Milagra Creek from Palmetto Ave; on-street parking along Palmetto. Erosion concerns.
6	Shoreview	Moderately high bluffs. Offers walking, jogging and beachcombing. Erosion concerns. On-street parking.
7	Santa Maria – Beach Boulevard	Coastal bluffs about 15 feet high. State Department of Parks and Recreation and Department of Fish and Game and designated Fishing Access Point. Offers walking, jogging, surf fishing, pier fishing, ocean viewing, and beachcombing. Erosion concerns, averaging one foot per year. On-street parking conflicts with existing residential development.
8	Sharp Park Beach Promenade	Bluffs of six feet or less in height between beach and park area. Offers walking, jogging, surf fishing, pier fishing, ocean viewing, and beachcombing. Park and public parking have been developed here since 1980 LCP.
9	Clarendon Road	Very low bluffs covered by a protective berm for the Sharp Park Municipal Golf Course and Laguna Salada marsh, which is a sensitive wildlife habitat. Offers walking, jogging, surf fishing, and beachcombing. About 15 unmarked parking spaces available.
10	Mori Point	Steep rocky bluffs. Offers rock fishing, tidepooling and diving (access from the water). Area subject to rockfalls. Beach is narrow and disappears at high tide. Informal trail access. Recently acquired by GGNRA, and trail and restoration planning in progress.
11	Rockaway Quarry – Calera Creek	Six foot bluffs to sandy beach. Offers surfing, walking, sunbathing, and beachcombing. Access undeveloped and discouraged; part of Quarry site.
12	Rockaway Beach Seawall	Offers surfing, beachcombing, walking, sunbathing, and ocean viewing. Access via stairway built into seawall near the west end of Rockaway Beach Avenue. 20-40 parking spaces in the private parking lot developed on the public right-of-way.
13	Rockaway Beach South End	Offers walking, jogging, surfing, and beachcombing. Served by parking lot for 60 vehicles, accessed from Old County Road and new segment of Coastal Trail.
14	The Headlands	Exposed cobble beach backed by steep cliffs. Offers tidepooling, rock fishing, and diving (access from the water). Erosion concerns.
15	North End of Pacifica State Beach	Offers swimming, picnicking, surfing, and surf fishing. Unrestricted beach access, and access to the Coastal Trail. Parking available at park-and-ride lot across Highway 1.
16	Central Pacifica State Beach	Offers swimming, picnicking, surfing, ocean viewing, and surf fishing. Unrestricted beach access, with 175 parking spaces, restrooms and changing facilities, and access to the Coastal Trail.
17	South End of Pacifica State Beach	Offers swimming, picnicking, surfing, surf fishing, and clamming. Some flooding during winter adjacent to the mouth of San Pedro Creek. Access from central Pacifica State Beach.
18	North Side Pedro Point Shopping Center	Offers swimming, picnicking, surfing, surf fishing, and clamming. Informal trail access, and customer parking at shopping center.
19	The Oceanshore Railroad Berm	Exposed sandy beach backed by private residences and the old Oceanshore Railroad berm, about 80-100 feet in height. No direct access.
20	Southern Tip, Pacifica State Beach	Steep bluffs and cobble beaches. Offers diving and private boat launch ramp. A few single family homes in this area. Area subject to rockfalls. Steep trail access.
21	Shelter Cove	Steep bluff. Offers diving, tidepooling, sunbathing; only access to Pedro Point rocks. 24 dwelling units in this area. Access by steep, informal trail from private coastal road or from upper Pedro Point neighborhood.

Sources: Pacifica General Plan, 1980; Dyett & Bhatia, 2009.

protected open space are accounted for. However, Pacifica is deficient in some standard park types. The City has 55 acres of Neighborhood Parks and 63 acres of District Parks, compared to a General Plan standard that would require 100 acres of each. The City has no “large urban park,” compared to a standard of 200 acres for a City the size of Pacifica. More than offsetting these deficiencies, of course, is the City’s 3,149 acres of regional public open space.

Access to parks is determined not only by the amount of parkland, but also by its geographic distribution and proximity to residents. The current Open Space and Recreation Element concludes that while most areas of the Pacifica are close to opportunities for views to large open spaces, there are local shortages of usable small-scale open space in certain neighborhoods. The Plan sets standards for how many residents should be served by a public open space in each category, and how far residents should be from a public open space of each type, as Table 7-5 shows.

Pacifica residents are within a half-hour drive of “major urban parks” in San Francisco, and have a wealth of regional parks in their own community. Figure 7-4 shows which parts of the Planning Area are accessible to neighborhood parks and district parks, according to City standards.

Fairmont Park, Fairmont Park West, Imperial Park, and the park at Claridge Drive and Skyline Boulevard put most Pacifica residents in the northern upland neighborhoods within a ten-minute (½-mile) walk of a neighborhood park. Fairway Park serves West and East Fairway Park, and residents of parts of Linda Mar can easily use Oddstad Park. The rest of Pacifica is not within one-half mile of a neighborhood park, according to the City’s definition.

Frontierland Park is Pacifica’s only “district park,” according to classification thresholds established in the current Open Space and Recreation Element. The park is not within three miles for residents north of Rockaway.

The current Open Space and Recreation Element recognizes that some neighborhoods are not served by City parks but do have local schools. It proposes that “each neighborhood should be served by either a neighborhood park or elementary school playground.” School grounds were not considered in this analysis because the City currently does not have a joint-use agreement for school grounds, but school grounds are shown on the map.

Park Use and Visitors

By a 2005 estimate, more than one million visitors use Pacifica State Beach every year (California Shore & Beach Preservation Association, 2005). State-wide, it was reported for the 2006-2007 fiscal year that there were 71.8 million day use visitors to 278 California State Park properties, totaling in over 1.3 million acres. This represents a 3.35 percent increase from the previous fiscal year (California State Park System, 2007). GGNRA estimates approximately 17 million visitors to its 75,500 acres of parkland, up from 13 million visitors to 74,820 acres of parkland in 2004 (NPS, 2009). Given the size of State Park and GGNRA systems, and the varied demand for parks within these systems, it is difficult to estimate the specific number of visitors in Pacifica. However, these estimates offer some insight into the increasing demand for parks and open space.

Current Approaches and Issues

Pacifica has a Parks, Beaches and Recreation Commission, which meets monthly. Multiple approaches have been proposed in order to achieve open space goals in Pacifica. These include, among others, establishment of the City of Pacifica Open Space Committee, updating policies and codes to reflect open space goals and objectives, adoption of a density transfer ordinance, creation of open space assessment districts and other funding mechanisms, expansion of publicly owned park and conservation land, identification of areas of critical concern, transfer of development rights, easements, acquisitions, deed restrictions, and public and private partnerships.

TABLE 7-4: PARK ACREAGE AND STANDARDS BY PARK TYPE

Classification	General Plan Standards		Current Parkland		
	Size Range	Acres/1000 Persons	Acres Appropriate for 40,000 Residents	Acreage	Acres/1000 Persons
Public Space Types in Current General Plan					
Playlots and Vest Pocket Parks ¹	2500 sq. ft. – 1 acre	NA	NA	3	0.1
Neighborhood Parks	5 – 20 acres	2.5	100	55	1.4
District Parks	20 – 100 acres	2.5	100	63	1.6
Large Urban Parks ²	100+ acres	5	200	0	0.0
Regional Parks ²	250+ acres	20	800	3,149	78.7
Special Areas and Facilities ³	NA	NA	NA	62	1.6
TOTAL PARK LAND IN CURRENT GENERAL PLAN CATEGORIES	30	1,200	3,333	83.3	
Other Public Space Types					
Golf Courses	NA	NA	NA	154	3.8
Other Protected Open Space	NA	NA	NA	133	3.3
Public School Open Space	NA	NA	NA	102	2.6
TOTAL PUBLIC OPEN SPACE RESOURCES	30		3,722	93.1	

Notes:

¹ Playlots and vest-pocket parks may not be fully accounted for in this analysis.

² Public open spaces on Mori Point and on Pedro Point both fall into the 100-250-acre range, but are treated as regional parks because of their expected use characteristics.

³ Includes beaches, plazas, historical sites, the skate park, and the Pacifica Center for the Arts. No standard is applicable.

TABLE 7-5: PARKS DISTRIBUTION STANDARDS IN CURRENT GENERAL PLAN

Classification	Population Served	Service Area
Playlots and Vest Pocket Parks	500 – 2,500	Subneighborhood
Neighborhood Parks	2,000 – 10,000	¼ – ½ mile
District Parks	10,000 – 50,000	½ – 3 miles
Large Urban Parks	1 per 50,000	Within ½ hr drive
Regional Parks	Distributed throughout metro areas	Within 1 hr drive
Special Areas and Facilities	NA	NA

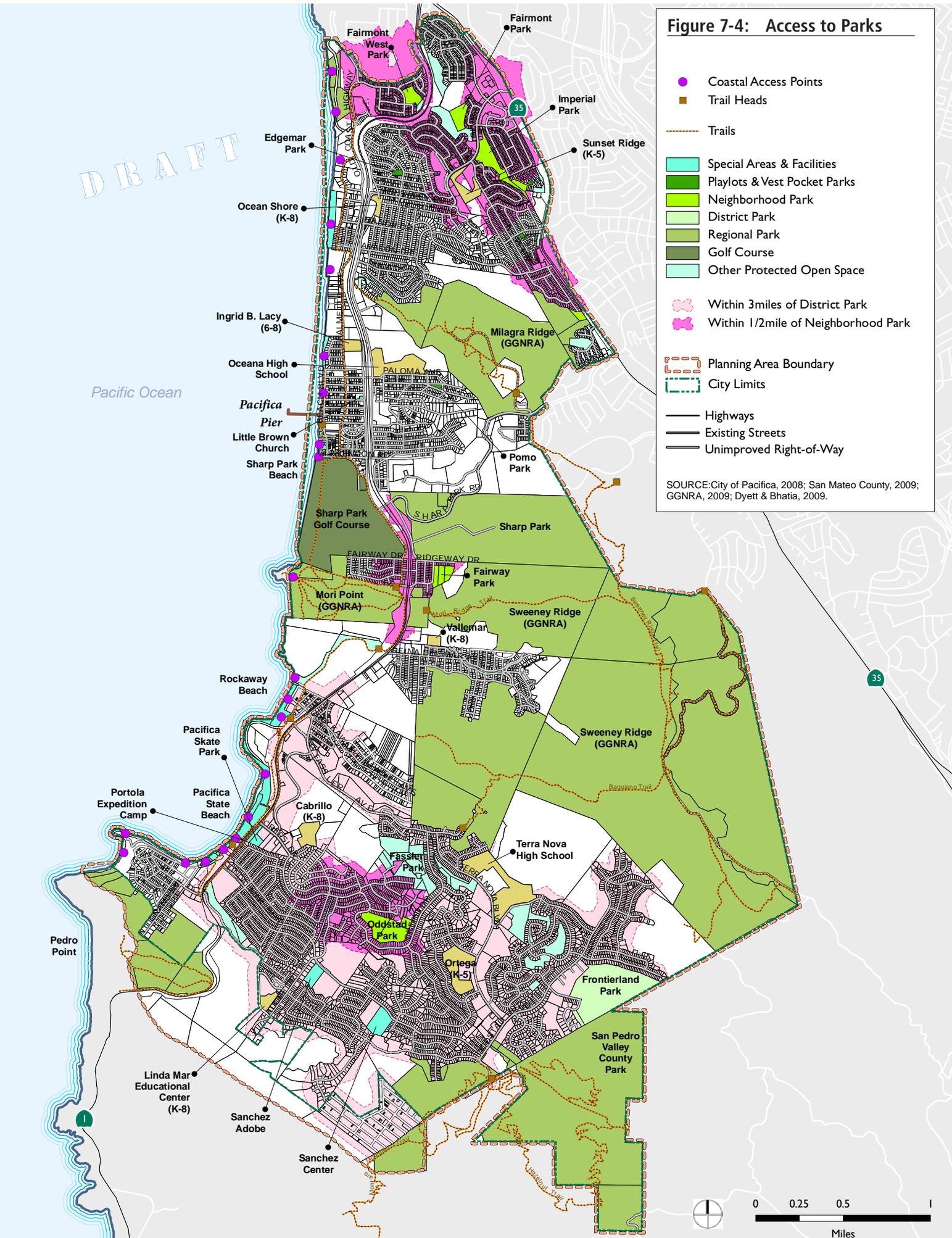
Source: City of Pacifica General Plan Open Space and Recreation Element, 1984.

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Figure 7-4: Access to Parks

- Coastal Access Points
- Trail Heads
- Trails
- Special Areas & Facilities
- Playlots & Vest Pocket Parks
- Neighborhood Park
- District Park
- Regional Park
- Golf Course
- Other Protected Open Space
- Within 3 miles of District Park
- Within 1/2 mile of Neighborhood Park
- Planning Area Boundary
- City Limits
- Highways
- Existing Streets
- Unimproved Right-of-Way

SOURCE: City of Pacifica, 2008; San Mateo County, 2009; GGNRA, 2009; Dyett & Bhatia, 2009.



Relevant Plans and Policies

General Plan Open Space and Local Coastal Plan

Pacifica's unique open character is attributed to its sweeping ridges, its beaches, and the Pacific Ocean. Much of the City's open space is protected, with various pieces managed by the Golden Gate National Recreation Area, California State Parks, San Mateo County, and in the case of Sharp Park Golf Course, San Francisco. More public access and more protection are advocated. The Open Space and Recreation Element, updated after the General Plan in 1984, calls for more open space protection, and more public access. It notes the City's proposed pedestrian-bike system, and the County's proposed ridgeline trail, and calls for securing trail connections. Careful site planning and design to preserve open space is promoted, as are secure shared-use arrangements between the City and school districts, to make the most of Pacifica's neighborhood-scale park land.

OPEN SPACE AND RECREATION ELEMENT POLICIES

1. Retain open space which preserves natural resources, protects visual amenities, prevents inappropriate development, provides for the managed use of resources, and protects the public health and safety.
2. Provide outdoor recreation in local parks, open space, and school playgrounds in keeping with the need, scale and character of the City and of each neighborhood.
3. Encourage development plans which protect or provide generous open space appropriately landscaped. Balance open space, development and public safety, particularly in the hillside areas.
4. Promote communitywide links to open space and recreation facilities which do not abuse the open space resource or threaten public safety.
5. Seek financial assistance to acquire land for permanent open space within financial constraints of the City.

6. Where open space is a condition of development, the City should require that it be clearly designated as permanent open space.

LCP ACCESS COMPONENT

The Access component of the LCP is based on the goals and policies set forth in The 1976 Coastal Act Coastal Resources Planning and Management Policies and the basic goals of the state for the coastal zone. The LCP encourages continued and improved access where it is safe, and suggests that dangerous access points (for instance due to sheer cliffs, rock falls, and daily tidal inundation) not be blocked, but should not be encouraged, through public signing, formal trails or stairways. The component focuses on 21 points of access in detail, as described in Table 7-3. In addition, several citywide needs were identified regarding coastal access:

1. Because of geotechnical and environmental conditions throughout the area, a protective open space zone will be established along the City's entire coastline. Access built within this zone would have to be preceded by geotechnical and, where pertinent, biological studies indicating the type of access, if any, which would protect the environment and public safety.
2. The City will initiate a uniform beach access and parking signing program. Funds will be sought from the Coastal Conservancy and local volunteer groups. The Chamber of Commerce should add these accesses to its City Map as they are developed.
3. The City will develop a Citywide bicycle/pedestrian pathway system. This integrated system will link the coastal and inland neighborhoods with a Citywide north-south trail, the County Ridgeline Trail.
4. Pacifica recognizes the importance of coastal access and is committed to work actively to achieve this vital key to its coastal image. The City will seek funding assistance for acquisition and development of as many public access points as possible; and will regulate development so that the access provided will be consis-

tent with the Coastal Act. Maintenance of publicly owned access is an item of major concern. Currently, state and federal agencies do not fund maintenance for facilities they develop. The obligation to maintain facilities may affect the pace with which Pacifica is able to pursue public acquisition, but the desire of the City remains constant. Every effort will be made to seek new and creative alternatives to provide funding for the ongoing expense of publicly owned beach access and support facilities.

5. The availability of all beach access should be clearly signed on major highway accesses, as well as on major local streets at the site itself.
6. Citywide, the design of beach access stairways and trails should recognize the potential for vandalism and designs should be selected accordingly.

Golden Gate National Recreation Area General Management Plan

The GGNRA is currently updating its general management plan, which serves as a foundation and framework for the management and use of park lands, and articulates the desired future conditions for natural and cultural resources and visitor experiences that will best fulfill the legislated purposes of the park. When the current management plan was developed, GGNRA did not manage any land in San Mateo County; today, nearly 30,000 acres in the County are within its legislative boundaries.

As of June 2009, three alternatives have been developed. One alternative emphasizes enhanced access for people. Another emphasizes preserving and enhancing habitat and wild lands. The third alternative emphasizes preserving and showcasing the most valuable of the Park's assets. All of the alternatives share a commitment to guiding principles of sustainability, community-based stewardship, civic engagement, and collaboration.

The alternatives' proposals for GGNRA lands in the Pacifica General Plan area are summarized below.

THORNTON STATE BEACH TO SOUTH OF MUSSEL ROCK

This stretch of undeveloped coastal land is almost entirely in Daly City, with a small piece on the northern coastal bluffs of Pacifica. All three alternatives would preserve and enhance the natural and scenic values and coastal processes here, with modest visitor access.

MILAGRA RIDGE

Milagra Ridge is managed mainly to protect and restore natural habitat, and provide modest public access. All three alternatives propose continuing to manage Milagra Ridge with a primary focus on habitat preservation and restoration. GGNRA's recent acquisition of a conservation easement on the northeast slope will facilitate a new lateral trail connection between the Bay Area Ridge Trail and the coast, and all three alternatives include this connection. The first alternative would also create a trail connection to Skyline Boulevard, and trailhead amenities to support visitors.

SHELLDANCE NURSERY AREA

The orchid nursery at the tip of Mori Ridge just east of Highway 1 was brought into the Park in 1988, and has evolved to accommodate a Sweeney Ridge trailhead and storage for park maintenance equipment. In all three alternatives, this site would continue to evolve toward park use and visitor services; over time, improved access from Highway 1, enhanced trailhead parking for both Sweeney Ridge and Mori Point, restrooms, and park orientation would be provided.

SWEENEY RIDGE, INCLUDING CATTLE HILL AND MILLWOOD RANCH

The General Management Plan considers the large piece of GGNRA land on Sweeney and Mori Ridges, City-owned land on Cattle Hill that is expected to be transferred to GGNRA, private land on the undeveloped western face of Cattle Hill, and private land at Millwood Ranch, the site of a horseboarding operation on the Ridge's southern flank. Acquisition or conservation easements on these lands are conceivable.

In two of the alternatives, Millwood Ranch, if acquired, would be further developed for equestrian use and park operations, while its cultural and natural features would be preserved. Trail amenities would also be enhanced on Sneath Lane and the Bay Area Ridge Trail. In all three alternatives, the large, contiguous natural landscape of Sweeney Ridge would be protected. The most ecology-oriented alternative would downgrade some fire roads to trails, and would create modest access from Millwood Ranch if acquired.

MORI POINT

Mori Point, added to the Park in 2002, would continue to be managed for the protection of threatened and endangered species. In the most rigorous alternative, visitor use would be highly controlled; the other alternatives would provide enhanced trails.

PEDRO POINT, DEVIL'S SLIDE, AND SAN PEDRO MOUNTAIN

This rugged area is physically non-contiguous with other park lands, and is not currently owned or managed by GGNRA. However, it is likely that it will be added to the park within the planning horizon. Currently the City of Pacifica, Caltrans, and others have plans to adapt the current Devil's Slide highway to become part of the Coastal Trail after the bypass tunnel opens. The GMP's three alternatives would all manage this land for habitat preservation and public enjoyment of its stunning natural features.

RANCHO CORRAL DE TIERRA

This 4,200-acre site in the rugged hills approximately six miles south of Pacifica between McNee Ranch State Park and Half Moon Bay, is currently managed by the Peninsula Open Space Trust, but transfer to the National Park Service is underway. Public acquisition potentially provides access to a large, undisturbed area with great natural diversity. In all three alternatives, Rancho Corral del Tierra would be managed to preserve its wild, open character. Two of the alternatives envision the development



The Mori Ridge trail is accessible from a staging area at Sheldance Nursery. The three alternatives being evaluated for the new GGNRA Management Plan each call for enhanced park use and visitor services supporting the Park's lands on Sweeney Ridge and Mori Point.

of park “portals” here; this could include enhanced equestrian facilities, a visitor center, a stewardship/ educational center, picnic areas, and campsites (National Park Service, 2008).

RELEVANCE FOR PACIFICA GENERAL PLAN

Topics that would potentially impact planning in Pacifica include the location of a visitor center; the degree of trail development for hiking, biking, and equestrians; types and extent of visitor amenities provided; and the potential extension of GGNRA lands. Picardo Ranch, in particular, is referred to for potential acquisition or improved connection to other GGNRA lands.

Open Space Task Force Report

The Open Space Task Force was convened by City Council in 1984 “to identify, prioritize, and seek means for long-range preservation of significant open space in Pacifica.” It was recognized that many of the City’s character-defining dramatic open spaces were privately owned and vulnerable to increasingly powerful development pressure. The Task Force studied the City’s open space resources, and identified 51 properties as priorities for preservation in its 1988

Report. A 2000 revision clarified that the Report was intended to guide long-term public decisions, with full respect for the rights of property owners.

The Report identifies a shortage of neighborhood open spaces and weak links between ridgeline and coastal open spaces as key issues. It establishes three priority open space environments: beaches and coastal headlands; hillsides and ridgelines; and creeks and wetlands. The 51 properties outlined have priority based on these stated values, and range from a one-acre parcel along San Pedro Creek to the 286-acre Shamrock Ranch. The properties studied by the Open Space Task Force are shown in Figure 7-5.

The Report also gives attention to the City’s trails system, comprised of a ridgeline trail, a coastal trail, and three lateral trails connecting ridgelines to coast. It determines that while much of the system exists, the City should pursue additional right-of-way acquisitions or easements to secure these trails, and to create a complete bluff-top trail along the coast and a fourth lateral ridgeline trail for Milagra Ridge. The Task Force recommends that a new Trails Master Plan be developed to ensure coordination between various jurisdictions.



In 1986, Pacifica’s Open Space Task Force completed a study of 51 parcels for potential open space preservation. The Skyridge subdivision, above, was developed on one of these parcels, but a 14-acre portion of the site adjacent to Milagra Ridge was preserved as open space.

not room for 2 photos

The Open Space Task Force Report emphasizes its recommendation for the Golden Gate National Recreation Area (GGNRA) to seek to acquire certain properties, which are contiguous to its holdings along Sweeney Ridge and the Beaches, and would create a more seamless whole. In addition to outright acquisition, the Task Force identifies a number of other preservation techniques, including updates to the General Plan and zoning code; promoting Transfer of Development Rights; public acquisition of easements; and creation of a local public land trust.

GGNRA Pacifica Boundary Study

GGNRA completed a study in 1997 to determine the appropriateness of including additional land in its boundaries, and to consider priorities for expanding ownership or management of these lands. (A boundary expansion would not automatically increase the park's holdings, but would allow the park to purchase additional land within the boundary.) Of the 16 undeveloped tracts considered, 15 were found to meet GGNRA's criteria for boundary expansion. These tracts are shown in Figure 7-5, and detailed in Table 7-6.

Since 1997, two of the tracts on Milagra Ridge have been, with the majority of land preserved as public open space. Three tracts, with a combined 615 acres, have been formally preserved. One, Mori Point, has been transferred to GGNRA; the second, on Cattle Hill, is owned by the City, and is in the process of being transferred to the GGNRA; the third, on San Pedro Point, is owned by the City and the State, and is also in the process of being transferred to the GGNRA.

Pacifica State Beach General Plan

Pacifica State Beach (also known as Linda Mar or San Pedro State Beach) has long been enjoyed by the public, but much of it was in private ownership. California Parks and Recreation began acquiring parcels in 1976, entered into a management agreement with the City of Pacifica in 1982, and formally classified the beach as a unit of the state parks system in 1987. A General Plan was developed for Pacifica State Beach in 1990, outlining current conditions and rec-

ommending long-term development and management goals.

Pacifica State Beach Master Plan for Public Improvements

A Master Plan was approved in 2003 to carry out recommendations of the Pacifica State Beach General Plan, in coordination with other public goals. The Master Plan involved a combination of habitat restoration, stormwater diversion, beach protection, public amenities, and bicycle trails. Its key points were:

- Reconfiguration and reconstruction of parking lots further inland;
- Demolition of existing restrooms and construction of new ones, with public art;
- Removal of rubble fill and replenishment of the beach with sand, and restoration of sand dunes;
- Construction of the Coastal Trail along the length of the State Beach;
- Establishment of a system of wetland swales and native landscaping along Highway 1, irrigated by stormwater overflow from pump stations;
- Aesthetic improvements to both pump houses, and addition of small concession and Education Center;
- Construction of Class I bicycle trail from the Coastal Trail westward along San Pedro Terrace;
- Construction of Class I bike path to Pedro Point Headlands and the future north portal of Devils Slide Bypass tunnel.

Most of this program was complete by the end of 2004, resulting in significant environmental benefits—restored spawning grounds for steelhead, tidal wetlands at the mouth of San Pedro Creek, restored sand dunes and replenished beach—and public benefits—protection from flooding, new trails and amenities. Not yet completed are the Class I bicycle trails planned to connect the Beach with San Pedro Point, the Devil's Slide right-of-way, and southern San Mateo County; and with San Pedro Terrace and Montara Mountain.

TABLE 7-6: GOLDEN GATE NATIONAL RECREATION AREA BOUNDARY STUDY—STATUS OF TRACTS UNDER STUDY

Tract	Name	Acres	2009 Status		2009 Acres		
			Ownership	Land Use	Undeveloped, Not Preserved	Preserved Open Space	Urbanized
1	Milagra Ridge	45	Private	23 houses, commercial space, and preserved open space	0	38	5
2	North Slope of Milagra Creek Canyon	57	Private	Undeveloped	57	0	0
3	East Slope of Milagra Ridge	48	Private, GGNRA	~100 houses, and preserved open space, including new GGNRA land	0	32	12
4	Mori Point	108	GGNRA	Preserved and being developed for public access	0	108	0
5	Mori Point Quarry Lands	116	Private, City	Undeveloped	94	22	0
6	East Fairway Park Hillside	9.9	Private	Undeveloped	9.9	0	0
7	North Slope of Vallemar	28.2	Private	Undeveloped	28	0	0
8	Northeast Fork Calera Creek	3.8	Private	Undeveloped	4	0	0
9	Western Extension from Cattle Hill	109	Private	Undeveloped	109	0	0
10	Cattle Hill	262	City	Preserved as open space, managed by GGNRA	0	262	0
11	Eastern Calera Creek Valley	6.61	Private	Undeveloped	7	0	0
12	Millwood Ranch	167	Private	Undeveloped	167	0	0
13	East of St. Lawrence Court	89	Private	Agricultural	89	0	0
14	Park Pacifica Stables	19	Private	Agricultural	19	0	0
15	San Pedro Point	246	City, State	Preserved as open space		246	0
16	North Slope of San Pedro Point Property	20	Private	Undeveloped	20	0	0
TOTAL		1,334			603	708	17

Sources: National Park Service, 1997; City of Pacifica, 2009; Dyett & Bhatia, 2009.

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Figure 7-5: Proposed Expansion of Public Open Space

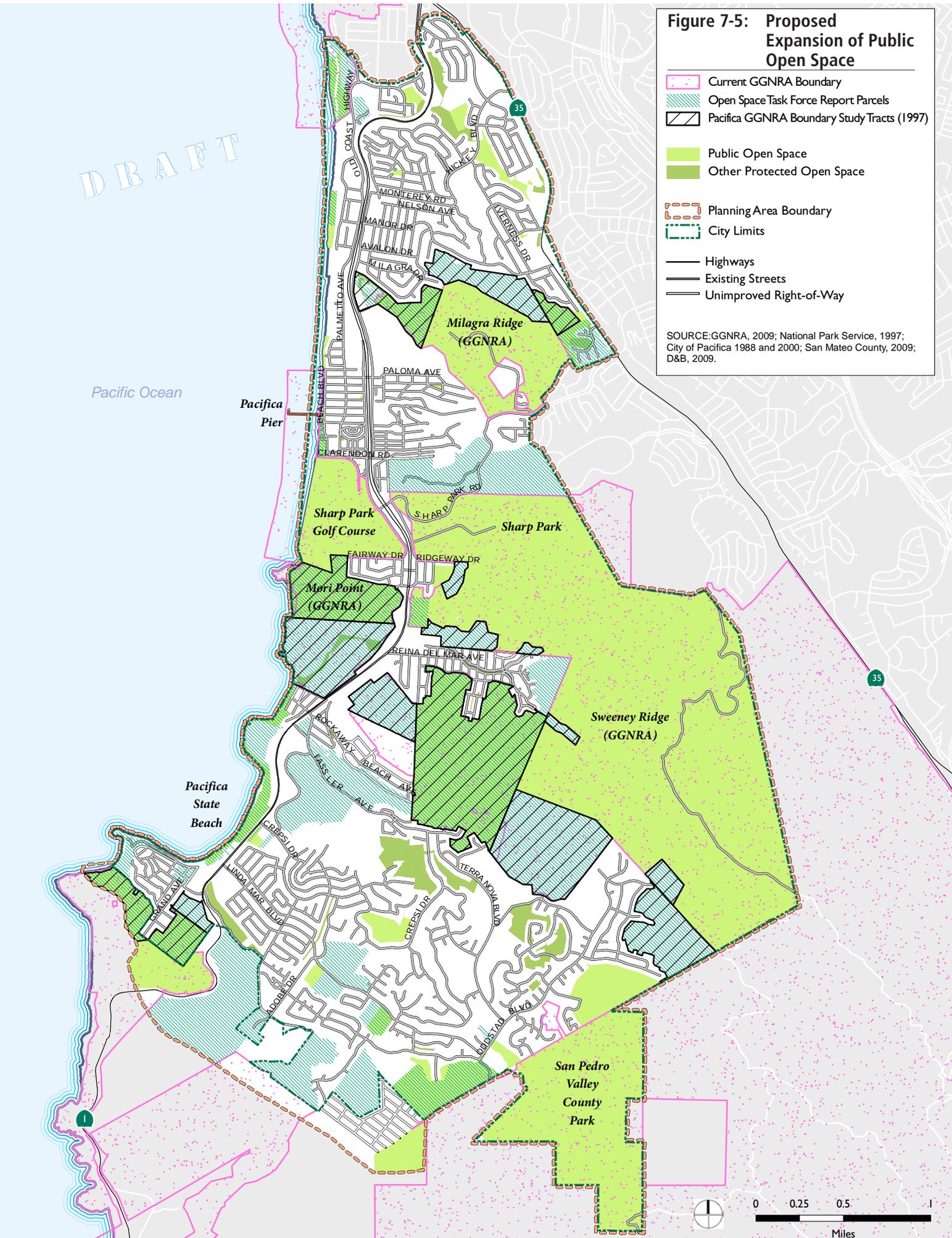
- Current GGNRA Boundary
- Open Space Task Force Report Parcels
- Pacifica GGNRA Boundary Study Tracts (1997)

- Public Open Space
- Other Protected Open Space

- Planning Area Boundary
- City Limits

- Highways
- Existing Streets
- Unimproved Right-of-Way

SOURCE: GGNRA, 2009; National Park Service, 1997; City of Pacifica 1988 and 2000; San Mateo County, 2009; D&B, 2009.



7.5 SCHOOLS AND COMMUNITY FACILITIES

Schools

Kindergarten through 8th grade students in Pacifica are served by Pacifica School District, while Jefferson Union High School District provides public schools for 9th through 12th grade students. The City is also home to two private schools and a private pre-school.

Pacifica School District

SCHOOL ENROLLMENT

Pacifica School District (PSD) currently enrolls approximately 3,100 students in kindergarten through 8th Grade. The district's enrollment has been over 10,000, but has fallen as Pacifica's demographics shifted. Enrollment has held nearly steady since 2001-2002, with variations of only 30 to 50 students annually. Chart 7-1 shows the district enrollment trend over the past ten years.

The school district makes annual enrollment projections. Currently, the District projects roughly 10 percent enrollment growth over the next five to ten years. Over the longer term, the District cites regional projections from San Francisco State University which anticipate a small increase in student enrollment over 20 years, with losses in San Fran-

cisco balanced by small gains in surrounding areas. Pacifica's schools and their enrollment characteristics are shown in Table 7-7, and the District's longer-term enrollment trends are shown in Table 7-8.

SCHOOL FACILITIES

Pacifica School District currently includes two K-5 elementary schools, Sunset Ridge and Ortega, located in the Westview-Pacific Highlands and Linda Mar neighborhoods, respectively. The District has three K-8 schools, Ocean Shore, in the Edgemar-Pacific Manor neighborhood; Vallemar (in Vallemar); and Cabrillo, in West Linda Mar. The Linda Mar Education Center provides pre-school and Kindergarten classes, special education, and support space for home-schooled children.

The Pacifica School District made major changes to its facilities and programs since the current Pacifica General Plan was adopted in 1980, a period of significant enrollment decline. Seven elementary schools and two middle schools were closed. One of the middle schools, Ortega, became a new elementary program, while one of the elementary school sites (Sharp Park) became a new middle school (I.B. Lacy.) Four schools—Crespi, Pacific Heights, Pedro Valley, and Westview, along with the undeveloped Edgemar school site—were sold and redeveloped with housing. Sanchez School was transferred to the City for use as the Pacifica Center for the Arts.

TABLE 7-7: PACIFICA SCHOOL DISTRICT ENROLLMENT AND CAPACITY

School (Grade Levels)	2008–2009 Enrollment	Capacity	Enrollment as Percent of Capacity
Pacifica School District			
Ortega (K–5)	448	500 – 600	75%
Sunset Ridge (K–5)	546	500 – 600	91%
Cabrillo (K–8)	559	564	99%
Ocean Shore (K–8)	349	320 – 375	93%
Vallemar (K–8)	550	564	98%
Ingrid B. Lacy (6–8)	612	675	91%
Linda Mar Educational Center (Pre-K–8)	39	NA	NA
TOTAL	3,103	3,378	91%

Sources: California Dept. of Education, 2007-2008; Pacifica School District, 2009.

The District currently has three school buildings not being used as full school sites. Fairmont School was closed in 1999. The building is currently being used for school district storage, and its field is leased to a San Francisco private school. The school will not be returned to school use because it is located in the Alquist-Priolo fault zone. Oddstad School was closed in 2004, and is temporarily being leased by a contractor for the Devils Slide tunnel project. Linda Mar's elementary school program was closed more than ten years ago, and the building is used as a special education center.

Pacifica School District has nearly completed a \$60 million program of renovations to all current schools. The program was supported by a \$30 million bond measure in 1997, as well as revenue from sale of school property and funds from the City (Pacifica School District, 2009).

The District's current facilities plan does not call for building any new schools. Given very small projected enrollment gains and the flexibility provided by the Oddstad and Linda Mar facilities, the District believes that existing facilities are adequate to maintain a sufficient level of services.

TABLE 7-8: PUBLIC SCHOOL ENROLLMENT CHANGE BY DISTRICT

Year	Pacifica School District Enrollment	Jefferson Union HS District Enrollment
1999–2000	3,633	5,566
2000–01	3,242	5,557
2001–02	3,140	5,482
2002–03	3,153	5,375
2003–04	3,169	5,384
2004–05	3,101	5,488
2005–06	3,081	5,425
2006–07	3,124	5,358
2007–08	3,091	5,330
2008–09	3,103	5,150
Period	Change	Change
Last 5 Years	0%	-5%
Last 10 Years	-15%	-7%

Sources: California Dept. of Education, 2009.



Ortega School, in the Park Pacifica neighborhood, was reconfigured from a middle school to an elementary school in recent years. The Pacifica School District has closed schools, shifted programs, and renovated buildings since the last General Plan was adopted in 1980.

ENROLLMENT POLICY

Pacifica School District offers open enrollment at all schools, allowing families to enroll children at the school of their choice, or put them on a waiting list if space is not available. Preference is given to children with siblings already at the school and to children of district employees; all residents of Pacifica are guaranteed a space in the district. This registration policy gives families the choice between sending children to a traditional elementary and middle school or to a K-8 school, and has also given the district flexibility as the number of school-aged children in Pacifica dropped.

The School Board has recently considered the open enrollment policy and alternatives. Proponents of neighborhood schools believe that model would reduce traffic and carbon emissions, would foster a greater sense of community, and would reduce the hierarchy created by school choice. Advocates of the current system place a high value on the choice it offers to parents.

STUDENT DEMOGRAPHICS

Seventeen percent of students in the Pacifica School District are eligible for free or reduced-price lunch,

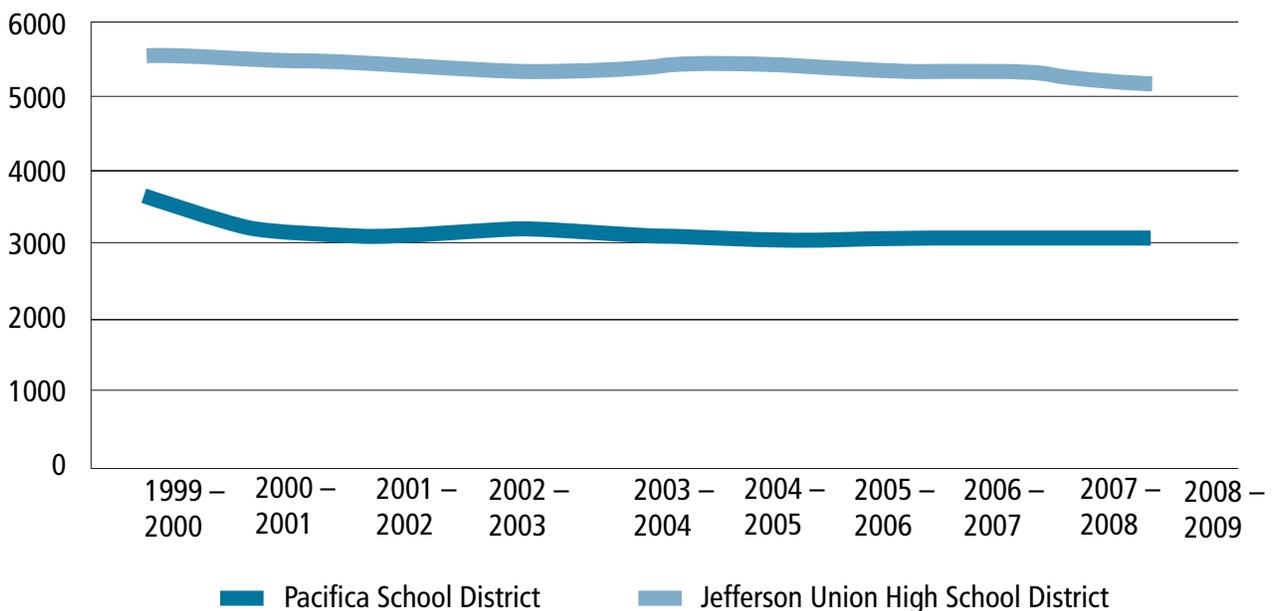
compared to 52 percent as California public school students overall. Only 8 percent of Pacifica’s students are English Language Learners, compared to one-quarter of the state’s public school students. Approximately half the district’s students are identified as non-Hispanic white, with 18 percent Asian or Pacific Islander (many of them Filipino) and 15 percent Hispanic or Latino.

Sunset Ridge has twice the proportion of students eligible for free or reduced lunch of any other school in the district (40 percent), and 29 percent of its students are English Language Learners, a rate five times as high as the school with the second highest rate (not including Linda Mar Educational Center.) Sunset Ridge is also the district’s most racially and ethnically diverse school (DOE, 2009).

SCHOOL PERFORMANCE

Pacifica students have performed well on state-mandated tests. Four of the district’s schools had Academic Performance Index (API) scores of 800 or higher, making them “high-performing schools” according to the State; the other two schools’ scores fell just shy of 800 (DOE, 2009).

CHART 7-1: Change in School Enrollment by District



Source: California Department of Education, 2009.

SCHOOL FUNDING

School districts in California are funded based on a formula established by Senate Bill 90, passed in 1972 following the state Supreme Court's ruling in *Serrano v. Priest*. The bill was meant to address the inequities produced by the previous system of funding schools with local property taxes. But since it used 1972 funding-per-student levels as a baseline, considerable differences persist. As of 2007-2008, Pacifica School District was eligible for \$6,061 per student in "revenue limit" sources, among the least among San Mateo County elementary school districts. Adding funding from other sources, the District spent \$7,859 per pupil, compared to a statewide average of \$8,830 per pupil (Education Data Partnership, 2009).

Jefferson Union High School District

SCHOOL ENROLLMENT

Jefferson Union High School District (JUHSD) enrolls 5,150 high school and high-school-equivalent students in Brisbane, Colma, Daly City, and Pacifica. The district has two high schools in Pacifica. Terra Nova High School, on Terra Nova Boulevard in the Park Pacifica neighborhood, had a 2008-2009 enrollment of 1,408 students. Oceana High School, on Paloma Avenue in East Sharp Park, has 548 students in an alternative college preparatory program (DOE, 2009). See Table 7-9.

TABLE 7-9: JEFFERSON UNION HIGH SCHOOL DISTRICT ENROLLMENT AND CAPACITY

School (Grade Levels)	Enrollment	Capacity
In Pacifica		
Oceana (9–12)	548	1,000
Terra Nova (9–12)	1,408	1,550
Outside Pacifica		
Jefferson (9–12)	1,2130	1,300
Westmoor (9–12)	1,794	1,850
Thornton (Continuation)	187	132
TOTAL	5,150	5,832

Sources: California Dept. of Education, 2007-2008; Jefferson Union High School District, 2009.

SCHOOL FACILITIES

Altogether, JUHSD has four high schools and one continuation high school. A sixth building, Serramonte, houses the district offices as well as special programs, with part of the building leased to others.

Both high schools in Pacifica, Oceana and Terra Nova, are on large campuses (55.6 acres and 43.4 acres, respectively.) Each campus has football and soccer fields, baseball diamonds, a track, and tennis courts. Both have auditoriums. The facilities are adequate to handle enrollment. Significant excess capacity exists at Oceana, whose alternative program currently serves about half the students the building can accommodate.

JUHSD is currently in the middle of a bond-funded modernization project cycle, but the renovations will not have an impact on capacity. The projects are based on the recommendations of the District's 2006 Facilities Master Plan Study (JUHSD, 2009). The plan includes the following projects.

At Terra Nova High School:

- Modernization of classrooms and construction of a new football stadium and track, completed in 2008.
- New classroom building and 350-seat theater, scheduled to begin in Fall 2009. Classrooms will replace existing portables.
- Tennis court, soccer field and baseball field improvements, to completed in several years.

At Oceana High School:

- Rehabilitation of swimming pool. Project underway.
- Team locker room improvements in the gymnasium, to be completed later in plan cycle.
- Minor improvements to academic buildings, to be completed later.

ENROLLMENT POLICY

JUHSD offers open enrollment at all schools, allowing students to enroll at the school of their choice. Only Westmoor High School is limited by capacity. Students from outside Pacifica attend high school in Pacifica, especially at Oceana, which has an alternative program, and Pacifica students also attend high school in Daly City.

STUDENT DEMOGRAPHICS

Oceana and Terra Nova both have lower rates of eligibility for free or reduced lunch than the district overall, with 25 percent and 22 percent of students eligible respectively, compared with 31 percent districtwide. While 8 percent of the district's public high school students are English Language Learners, just a fraction (3 percent and less than 1 percent, respectively) of students in the two Pacifica high schools are. Oceana High School's demographics mirror those of the JUHSD, and thus reflect not only Pacifica but also Daly City, Colma and Brisbane. The student body is nearly half Asian or Pacifica Islander (predominantly Filipino), 26 percent non-Hispanic white, and 22 percent Hispanic or Latino. Fifty-six percent of Terra Nova's students are

non-Hispanic white, with 17 percent and 21 percent Asian and Latino, respectively (DOE, 2009).

SCHOOL PERFORMANCE

In 2008, Oceana's and Terra Nova's scores on the state's Academic Performance Index (API) were 768 and 754, just under the state standard for high performance (a score of 800 or better) but outperforming JUHSD's other schools (DOE, 2009).

SCHOOL FUNDING

In 2007-2008, Jefferson Union High School District was eligible for \$7,125 per student in revenue limit funding, and spent \$8,800 per pupil. This put it squarely in the middle of San Mateo districts in terms of funding, and very near the state average (\$8,830 per pupil) for spending (Ed-Data, 2009).

Private and Parochial Schools

ALMA HEIGHTS CHRISTIAN ACADEMY

Alma Heights Christian Academy, in the Linda Mar neighborhood, was founded in 1950 as a boarding school. It became an elementary day school and grew to expand to a second campus across Linda Mar Boulevard in the 1970s. In the late 1980s it added



Oceana High School occupies a 55-acre campus in the East Sharp Park neighborhood. One of two high schools in Pacifica, Oceana's enrollment is about half of what the facility can hold.

a high school, and beginning in fall 2009 its high school will be combined with that of Highlands Christian College Preparatory of San Bruno, on the Alma Heights campus. It is affiliated with the Coastside Community Church. Just over 300 students are currently enrolled in Kindergarten through 12th Grade (Alma Heights Christian Academy, 2009).

GOOD SHEPHERD SCHOOL

Good Shepherd School was established in 1968 by Good Shepherd Catholic Church and the Sisters of Providence, adjacent to the church on the slope of Milagra Ridge in East Sharp Park. It grew from a primary school to a K-8 school in its early years. Today the school's 260 students are taught by lay faculty (Good Shepherd School, 2009).

MONTESSORI SCHOOL OF LINDA MAR

This Montessori school was started in 1977, and serves some 50 pre-school-aged children (Montessori School of Linda Mar, 2009).

Libraries

San Mateo County Library System

Pacifica is served by the San Mateo County Library (SMCL), whose service area comprises eleven cities as well as unincorporated areas, with a total population of 278,000. The system has 12 branches, which provide books and periodicals, electronic information, and programs for children and adults. In 2007-2008, the Library's circulation rose to over four million items, and it logged 2.3 million visits, including attendance of 169,000 at library programs.

As Table 7-10 shows, circulation in Pacifica is lower, per library card holder, than they it is in nearly all the other libraries in the system (SMCL, 2008) and library visitor numbers are comparably lower as well. According to County records, 23,571 of Pacifica's approximately 40,000 residents hold a library card, and it is estimated that 85 percent of the City's households have at least one membership. Pacifica is the only City in the Library system where the branch is divided into two facilities.

Sanchez and Sharp Park Libraries

The Pacifica-Sharp Park library is located on Hilton Way and Palmetto Avenue in West Sharp Park, while the Pacifica-Sanchez library is adjacent to the Park Mall shopping center in Linda Mar.

Pacifica's first library opened in 1932 in West Sharp Park. The library moved three times before establishing its current location on Hilton Way in 1965. The Sanchez branch originally opened in 1960 in the Linda Mar shopping center. It, too, had temporary quarters before moving to its current location on Terra Nova Boulevard in 1982. Pacifica's libraries are detailed in Table 7-11.

According to SMCL representatives, Pacifica's current libraries do not provide adequate space for seating, public access computers, and self-help equipment—core parts of today's library service expectations—and suffer from deferred maintenance.

FACILITY SIZE

As Table 7-11 shows, the combined size of Pacifica's two existing libraries is 10,524 square feet, translating to 0.26 square feet per service area resident in 2007.³ This is less than the 0.44 square feet per resident the San Mateo County Library system provides on average, and far less than the one square foot per resident recommended by the American Library Association.

LOCATION, LAYOUT, AND PARKING

Neither existing facility meets strict ADA requirements. Wheelchair access is limited throughout both libraries, and some of the book stack aisles and paths of travel are narrower than the minimum required for ADA compliance. At the Pacifica-Sharp Park Library, the main parking lot is located downhill from the building, and visitors must climb stairs or use a steep path to reach to library's main level, a significant barrier to using the library for many seniors, caregivers or parents with strollers, and persons with disabilities. At the Pacifica-San-

³ San Mateo County Library estimates that the service area for Pacifica's two branch libraries had a population of 41,208 in 2007.

chez Library, when the lot is full, patrons park on the busy street or in the adjacent church parking lot (SMCL, 2009).

ACOUSTICS AND CROWDING

According to Library representatives, noise and cramped conditions are prevalent in both facilities, particularly during afternoons and evenings and on Saturday. There is no designated quiet reading or studying area in either library. The ambient noise on any given day and at any time in the libraries makes quiet concentration difficult.

COLLECTIONS AND SHELVING

SMCL reports that the volume of materials exceeds the shelving capacity at both facilities. To add new titles, an item already in the collection must be withdrawn. The Pacifica-Sharp Park Library has a portion of the main floor dedicated to a display area for popular materials while the Pacifica-Sanchez Library has no space for display.

Maintaining two facilities requires the library to maintain collections that, to a large degree, duplicate each other, an inefficient use of funds. Currently, 41 percent of the items in the adult book collections, 56 percent of the children's collection, and 63 percent of the reference books are duplicated in the two branches.

SEATING, CHILDREN'S ROOMS, AND QUIET STUDY ROOMS

As Table 7-11 shows, there are currently 74 open public seats available at the two facilities: 35 seats at the Pacifica-Sharp Park Library and 39 seats at Pacifica-Sanchez. According to SMCL, this is approximately one-third the seating capacity recommended for a community of Pacifica's size. No separate seating or rooms for quiet study and no separate children's room exist at either facility.

COMPUTERS AND OTHER EQUIPMENT

Demand for public computers has increased as more elements of everyday life such as applying for school and jobs migrate to online access only, and the 23 computers in Pacifica's two libraries are in constant

demand. SMCL notes that a City of 40,000 should be served by a minimum of 60 to 70 terminals. Further, necessary support space to house electronic equipment is lacking.

PROGRAMMING AND MEETING ROOM SPACE

At the Sharp Park branch, children's, teen and adult events, the Library Friends book sale and community group meetings share one community room. Meetings in this room are limited by its capacity of approximately 60. The Library's after-school homework center is held in the meeting room four afternoons per week, and as a successful and ongoing program, needs its own dedicated space. The Sanchez branch uses the meeting room next door at the church for programs.

STAFF WORK SPACE AND FRIENDS OF THE LIBRARY SPACE

Neither facility has adequate staff work space. The Friends of the Library have no dedicated book donation storage or sorting space, instead using shelving and space in the Pacifica-Sharp Park staff workroom and a significant portion of the community room.

LIBRARY FUNDING

San Mateo County Library is a Special District, and collects a portion of property taxes throughout its service area. Property taxes provide 90 percent of SMCL's funding; this source was restricted by Proposition 13 in 1978, and SMCL's share was further curtailed in 1992 when the Educational Revenue Augmentation Fund was created to help public schools deal with funding shortfalls (Pacifica Library Foundation, 2007).

In 1999, a Joint Powers Authority (JPA) agreement was established between the member cities and County to improve the Library's ability to coordinate on long-term management and funding. Under the agreement, the City of Pacifica is responsible for the cost of maintaining Pacifica's two libraries. The City has also agreed to contribute most of the cost required to keep the libraries open a combined 74 hours per week rather than the 60 hours provided for in the JPA agreement.

TABLE 7-10: RATIO OF CIRCULATION TO CARD HOLDERS

Branch	Library Card Holders	Circulation	Circulation/ Card Holders
San Mateo County Library			
Foster City	27,818	963,911	34.7
Millbrae	17,127	577,350	33.7
Belmont	18,262	576,625	31.6
San Carlos	22,308	629,657	28.2
Brisbane	3,495	97,140	27.8
Half Moon Bay	16,396	383,116	23.4
Other ²	1,865	34,964	18.7
Atherton	8,214	138,347	16.8
PACIFICA¹	23,571	394,069	16.7
Portola Valley	4,292	62,196	14.5
Woodside	9,194	113,727	12.4
East Palo Alto	16,057	98,308	6.1
TOTAL	168,599	4,069,410	22.1

Source: San Mateo County Library, 2007-2008 Annual Report.

Note:

¹ Pacifica-Sharp Park and Pacifica-Sanchez Libraries

TABLE 7-11: CHARACTERISTICS OF PACIFICA'S LIBRARIES

	Sanchez Branch	Sharp Park Branch	Pacifica Libraries Total	San Mateo County Library System Average ¹
Collection Size	45,864	52,854	98,718	67,783
Library Space (square feet)	4,444	6,080	10,524	11,103
Library Space per Service Area Resident ²	N/A	N/A	0.26	0.44
Seating	39	35	74	83
Public Computers	9	14	23	25
Storytime Space (seating capacity)	1 (25)	1 (20)	2 (45)	1 (N/A)
Group Study Areas (seating capacity)	0	0	0	0.6 (2.7)
Meeting Rooms (seating capacity)	0	1 (60)	1 (60)	0.3 (60)
Parking	21	21	42	N/A

Source: San Mateo County Library, 2007 and 2009.

Notes:

¹ The System is comprised of 12 libraries. Pacifica is the only member jurisdiction with two library branches.

² Service area population was 41,208 for Pacifica, 278,388 for SMCL in 2007. The American Library Association recommends 1 sq. ft. per capita.

Library Initiatives

San Mateo County Library completed a seven-year Strategic Plan in 2007. One of the Strategic Plan's major goals is to develop "destination libraries" that function as integral and comfortable civic gathering places. According to Library representatives, new libraries in Portola Valley, Millbrae, and Belmont provide good models, and the Library's goal is to extend these characteristics to all branches.

SMCL believes that consolidating Pacifica's two libraries into a single, large, centrally located library facility in Pacifica would have many advantages. A single library could be open for 60 hours a week, without the need for assistance from the City. Collections would not need to be duplicated, and maintenance costs would be reduced. A single library built on the new model would include technology improvements, quiet study rooms, display spaces, a café, and other amenities that would allow it to have a vital function in the community (SMCL, 2009).

Pacifica Library Foundation

The Pacifica Library Foundation formed in 2003, "dedicated to ensuring a financially secure future for library services" in Pacifica. The Foundation has started a three-year process to build support in the community and work with the Library on a vision and plan for a single, future library, described as a "gathering place that not only provides an opportunity to expand information sharing, personal interaction, and lifelong learning, but also reflects its natural and human assets" (Pacifica Library Foundation, 2007).

Five potential sites have been identified for a new library/learning center: the current City Hall site, the old Wastewater Treatment Plant site, the Pacifica School District central office site, Rockaway Quarry, and property in the vicinity of Sea Bowl.

It is estimated that a new 40,000-square foot library would cost between \$15 and \$20 million. Funding sources could include general obligation bonds, revenue bonds backed by tax-increment revenue from a redevelopment area, levies from a community facilities district, sale of library property, state grants, and private contributions (Pacifica Library Foundation, 2007).



The Pacifica-Sharp Park branch library, built in 1962, does not provide adequate space for seating, public access computers, private study areas, or display of popular materials, and is difficult to use for seniors and persons with disabilities. San Mateo County Library and the Pacifica Library Foundation advocate replacing Pacifica's two small library branches with a single, "21st Century library and learning center."

City Offices and Facilities

Pacifica's City Hall and City Municipal Services building are located adjacent to one another at Santa Maria Avenue and Francisco Boulevard in the West Sharp Park neighborhood. City Hall, containing the City Council offices, City Administration, the Finance Department, and the City Attorney, occupies an early schoolhouse, built in 1914 and listed as a local landmark. The Parks, Beaches, and Recreation and Planning and Economic Development departments are housed in a one-story building next door. There is parking onsite, as well as at a City-owned lot one block to the south. The City buildings are directly adjacent to the Little Brown Church, a National Register of Historic Preservation landmark currently undergoing renovation.

A few blocks south and west, on a 2.7-acre site between Palmetto Avenue and Beach Boulevard at Montecito Avenue, is the former Sharp Park Wastewater Treatment Plant (WWTP) and pump station. Though the pumping station is still in use, the treatment plant was decommissioned in 2000. Today, the City uses the second floor of this building for City Council and Commission meetings.

Meanwhile, the City's Public Works department, along with the Corporation Yard, is located three quarters of a mile north on Oceana Boulevard and Milagra Drive in the East Edgemar-Pacific Manor neighborhood. The Police department and Waste Water Treatment department operate from their new station and plant, respectively, on opposite sides of Highway 1 north of Vallemar. The Senior Services division is housed in the Pacifica Community Center in the West Linda Mar neighborhood.

Civic Facilities Planning

The idea of creating a "civic center" has been considered since at least 1976, when a City-sponsored feasibility study determined that Sharp Park and Vallemar were good locations, and that further study of the quarry site was warranted. (The consultants also

concluded that public opinion on the subject was "incoherent and undeveloped.")⁴

Before the Sharp Park Wastewater Treatment Plant was closed in 2000, the City solicited redevelopment proposals, and held public workshops to discuss four responses. Three of the proposals came from developers. One called for 34 townhouses with retail and commercial space; one proposed a "high-tech" incubator project for start-up companies; and one was for a hotel-conference center. The fourth response came from a group of local citizens, and involved the creation of a center dedicated to coastal education and conservation, called the Pacifica Ocean Discovery Center. While this concept was popular in the community, there was also a strong feeling that the City should seek to generate revenue and leverage economic development, and the hotel-conference center proposal was selected. The developer was ultimately unable to realize the project.

In 2006, City Council considered renovating the old WWTP, and moving all administrative functions there. The move would have allowed the City to vacate its current buildings—with accessibility and other issues—in the short-term, and defer finding permanent new quarters. The City stepped back from this proposal, and in 2008 hired architectural consultants to study the feasibility of a new civic center.

This study, by Anderson Brule, found that the City's current facilities need extensive upgrades and do not meet service needs well. Through interviews with personnel, the overarching goal of creating a "one-stop" center for delivery of public services was established, the relationships between City functions were studied, and future space needs were estimated. The study determined that a new civic center should comprise 22,300 square feet, should support a staff of 44 (up from 36 today,) and should be stacked on two levels, arranged to provide a clear public "service point."

⁴ "Peek at Pacifica's Past: 1976," Pacifica Tribune. May 14, 2009. Accessed at http://www.pacificatribune.com/news/ci_12361748



Pacifica's City Hall occupies an early school house in the West Sharp Park neighborhood. A small building next door houses additional City offices. Creation of a new "civic center" has been considered for many years.



Pacifica Community Center, on Crespi Drive, is a multi-purpose venue that hosts special events as well as daily programming for seniors.



The former Sanchez School on Linda Mar Boulevard was converted in 1996 to an arts center, comprising studios, galleries, classroom space, and a performance venue.

Two City-owned sites were studied: the current site on Francisco Boulevard, and the old WWTP site between Beach Boulevard and Palmetto Avenue. In both cases, the new facility would replace the existing buildings. At the current City hall location, a new building would occupy approximately the westerly half of the site, where City Hall is now. Parking would be located where the department offices are now, and a pedestrian path would be created linking the Little Brown Church with the new City hall. Additional parking would be located across Salada Avenue from the Little Brown Church, as it is today. At the old WWTP site, the new City hall would be located at the corner of Palmetto and Montecito avenues east of the Pump Station (the only part of the old WWTP that would remain). Parking would be created in the center of the site, and private redevelopment opportunities would be created along Beach Boulevard and on the southern part of the site facing Palmetto Avenue.

The study concluded that both sites had the advantage of creating a strong civic presence, the disadvantage of a suboptimal solar orientation, and trade-offs in terms of efficiency and redevelopment potential. A new civic center was estimated to cost approximately \$25 million, including the cost of demolishing existing buildings (Anderson Brule, 2008).

Other Community Facilities

Pacifica Community Center

The Pacifica Community Center, located on Crespi Drive at the north end of the Linda Mar neighborhood, is a multi-purpose venue that hosts special, ongoing recreation classes, and daily programming for seniors. The City's Senior Services department is based at the Center and provides direct services there. The center provides a daily nutritious lunch, and is the base for a Meals on Wheels program; these are estimated to serve 13,000 lunches to Pacifica seniors annually, with average daily lunch attendance of 50 at the Community Center. Transportation via a lift van is provided to and from the Center. The Community Center also provides information and referrals concerning such issues as health insurance and legal assistance, and offers peer counseling.

Funding for senior activities comes from federal and County grants, the City general fund, and private contributions, including volunteer hours (City of Pacifica, 2009).

Pacifica Resource Center

Pacifica Resource Center was established in the mid-1960s to provide assistance to those in need in the community. It operates from a space on Palmetto Avenue in West Sharp Park, providing comprehensive needs assessment, emergency food and transportation, homelessness prevention services, budget planning, infant needs, and other direct and referral services.

Previously run by the City, the Pacifica Resource Center became an independent organization in 2004. The Tides Center provides legal, administrative, and development support; the City of Pacifica and San Mateo County continue to contribute financial support to the Center (Tides Center, 2004).

Pacifica Center for the Arts

Pacifica Center for the Arts is located in the former Sanchez elementary school on Linda Mar Boulevard, and is comprised of visual arts studios, galleries, classroom space and a performance venue. The Center was created in 1996 when a group of local artists and community members formed a non-profit and leased the empty Sanchez school from the City. The mural was added in 1998. Art Guild of Pacifica, a 50-year old organization with 500 members, is based in the Pacifica Center for the Arts, and members often exhibit their work there. Pacifica Performances, formerly called Pacifica Arts and Heritage Council, is the other main partner in the Center. Pacifica Performances programs weekend concerts in a 175-seat hall created in the former school's multi-purpose room (Pacifica Center for the Arts, 2009).

Pacifica Boys & Girls Club

Boys & Girls Clubs is a national organization that provides a broad range of activities and aims to promote child development and well-being. Pacifica is home to a Boys & Girls Club on Yosemite Drive in the Park Pacifica neighborhood, as well as school-

based clubs at Ingrid B. Lacy Middle School and Ocean Shore Elementary. The clubs are units of Boys & Girls Clubs of North San Mateo County. They are open eight to 11 hours a day during weekdays, and six hours a day on weekends during the school year. The cost to join is nominal, and program fees are low (Boys & Girls Clubs, 2009).

General Plan

Community Facilities Element

The Community Facilities Element reports on key issues concerning City-provided services. The Element notes that the existing City Hall, Corporation Yard, and Police Department all need larger or better facilities. It states that citizens support the concept of a new Civic Center, where these and other offices would be grouped, near Vallemar or in the quarry site. The Community Facilities Element also notes that school enrollment is declining, and the Laguna Salada (now Pacifica) School District plans to dispose of two to three undeveloped school sites. This has occurred since the Plan was written.

POLICIES

1. Maintain and improve the present level of City services.
2. Provide recreational activities and facilities consistent with user financial and environmental constraints.
3. Encourage San Mateo County and other agencies to expand, upgrade, and evaluate the quality of the services they provide in Pacifica, particularly public transportation.
4. Meet basic social needs of City residents, such as transportation, housing, health, information and referral services, and safety, consistent with financial constraints.

DRAFT

Figure 7-6: Schools and Community Facilities

Schools

- Public Schools
- Private Schools

Emergency Services

- Fire Station
- Police Station

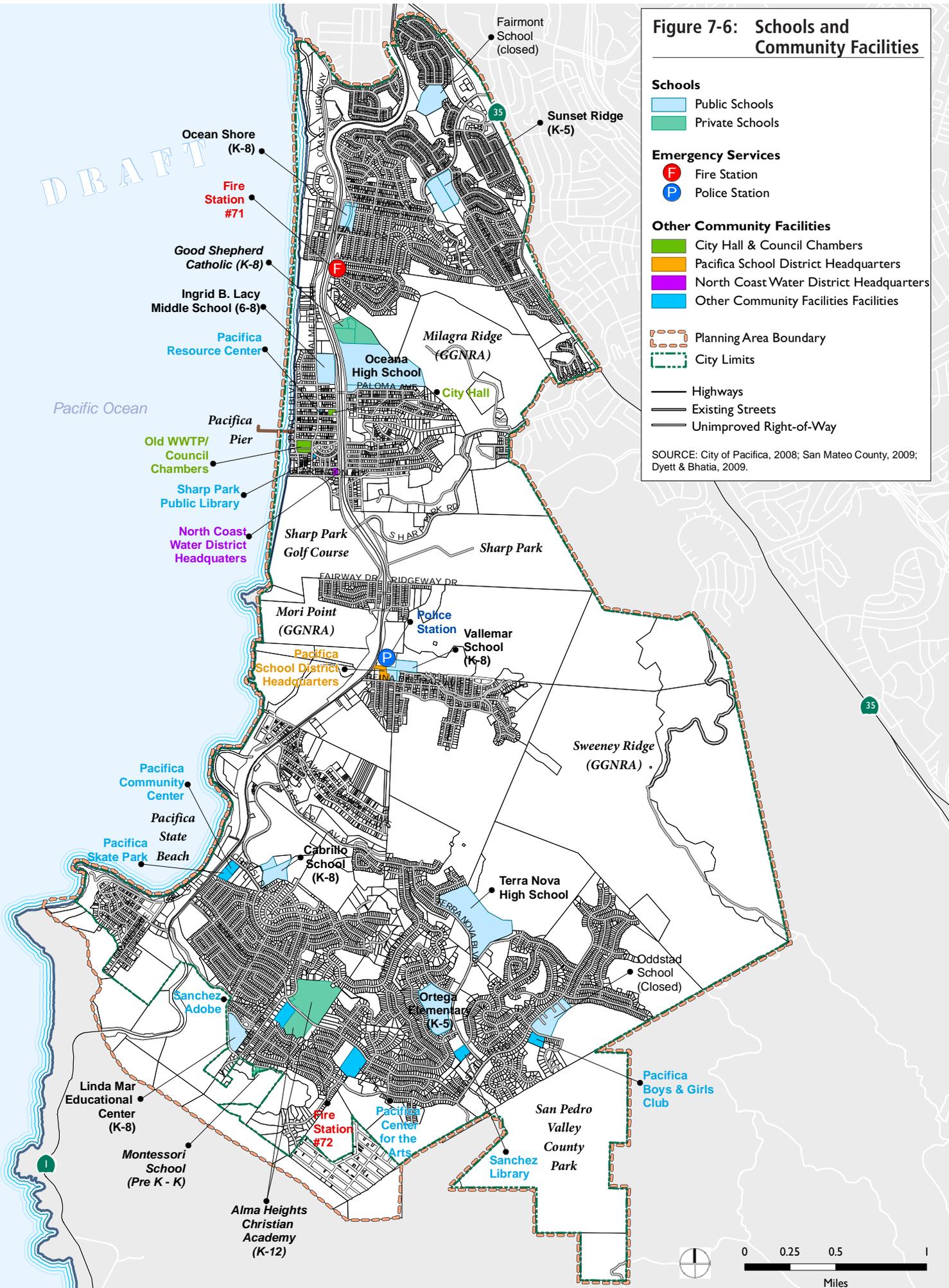
Other Community Facilities

- City Hall & Council Chambers
- Pacifica School District Headquarters
- North Coast Water District Headquarters
- Other Community Facilities

Planning Area Boundary
City Limits

Highways
Existing Streets
Unimproved Right-of-Way

SOURCE: City of Pacifica, 2008; San Mateo County, 2009; Dyett & Bhatia, 2009.



7.6 FIRE AND PUBLIC SAFETY

Fire and Emergency Services

The cities of Brisbane, Daly City, and Pacifica are contributing members of the North County Fire Authority (NCFA), a Joint Powers Authority established in 2003. The Fire Authority provides emergency response and non-emergency public safety services to the 185,000 people in its service area. Two of the Authority's ten stations are in Pacifica. Fire Station 71, at 616 Edgemar Avenue, serves the north end of Pacifica, while Fire Station 72, at 1100 Linda Mar Boulevard, serves the south end. The Fire Authority has 27 operations personnel, and all of its stations are staffed 24 hours a day by three "rotating platoons."

NCFA responded to an average of 2,200 calls in Pacifica over the past three years, and demand was nearly constant over this period. Ninety percent of these calls were for medical or rescue services, while fire calls made up ten percent (Emergency Services Consulting, 2008).

Fire and Emergency Response

North County Fire Authority has the following service ratio and response time standards:

- Service ratio standard: 1 responder per 1,500 population
- Response time standards for fire service: Four-minute travel time to 90 percent of calls for fire service, and eight-minute travel time for all apparatus on-scene for fire calls for service.
- Response time standard for Emergency Medical Services (EMS): Under seven-minute travel time (6:59) for first response to 90 percent of calls.

NCFA states that Pacifica's long and narrow geography and its reliance on Highway 1 as the single north-south access route makes the City a challenge for fire response. Response studies done in the 1990s showed that the Vallemar neighborhood was underserved and beyond the standard response times

for first-due fire apparatus. All of Pacifica south of Vallemar was beyond the "full assignment" on-scene response time standard of eight minutes for fire calls. Full assignment refers to three engines, a truck, and a battalion chief, a level of support that requires back-up, which must travel considerable distance to reach the southern part of the City.

A 2008 study of fire protection options for the City of Pacifica includes maps modeling travel time. Figure 7-7 shows a model of four-minute response time in the study area, the standard for first response. It indicates that the West and East Fairway Park, Rockaway Beach, and Rockaway neighborhoods, in addition to Vallemar, are beyond four-minute travel distance from northern San Mateo County fire stations.

Figure 7-8 is a model of eight-minute response time by fire personnel. The map reinforces the earlier finding that the full assignment response time standard cannot be met in Pacifica from Vallemar south. (Emergency Services Consulting, 2008.)

NCFA's Emergency Medical Service (EMS) standard is for 90 percent of calls to be reached in under seven minutes. According to the EMS Chief for the Fire Authority's North Zone, this standard is met for 97 percent of calls in the zone, including approximately 93 percent of calls in Pacifica. Responses that exceed the standard are typically delayed by one to two minutes.

The Fire Authority states a need for additional facilities and staffing to meet its fire response standards for Vallemar and areas to the south. According to NCFA, a third, mid-point station in Pacifica with a truck and engine company has been discussed for some time. The area that does not meet first-response time standards currently has a low density of development, and so it has fewer persons and structures threatened by fire. NCFA states that it would request funding for a third station if the central part of Pacifica, including the quarry site, were to experience significant new development. While the City may be able to contribute land for a new station, funding for the required level of staffing would be infeasible in the current budget environment.

Figure 7-7: Four-Minute Travel Time Capability for Fire Service

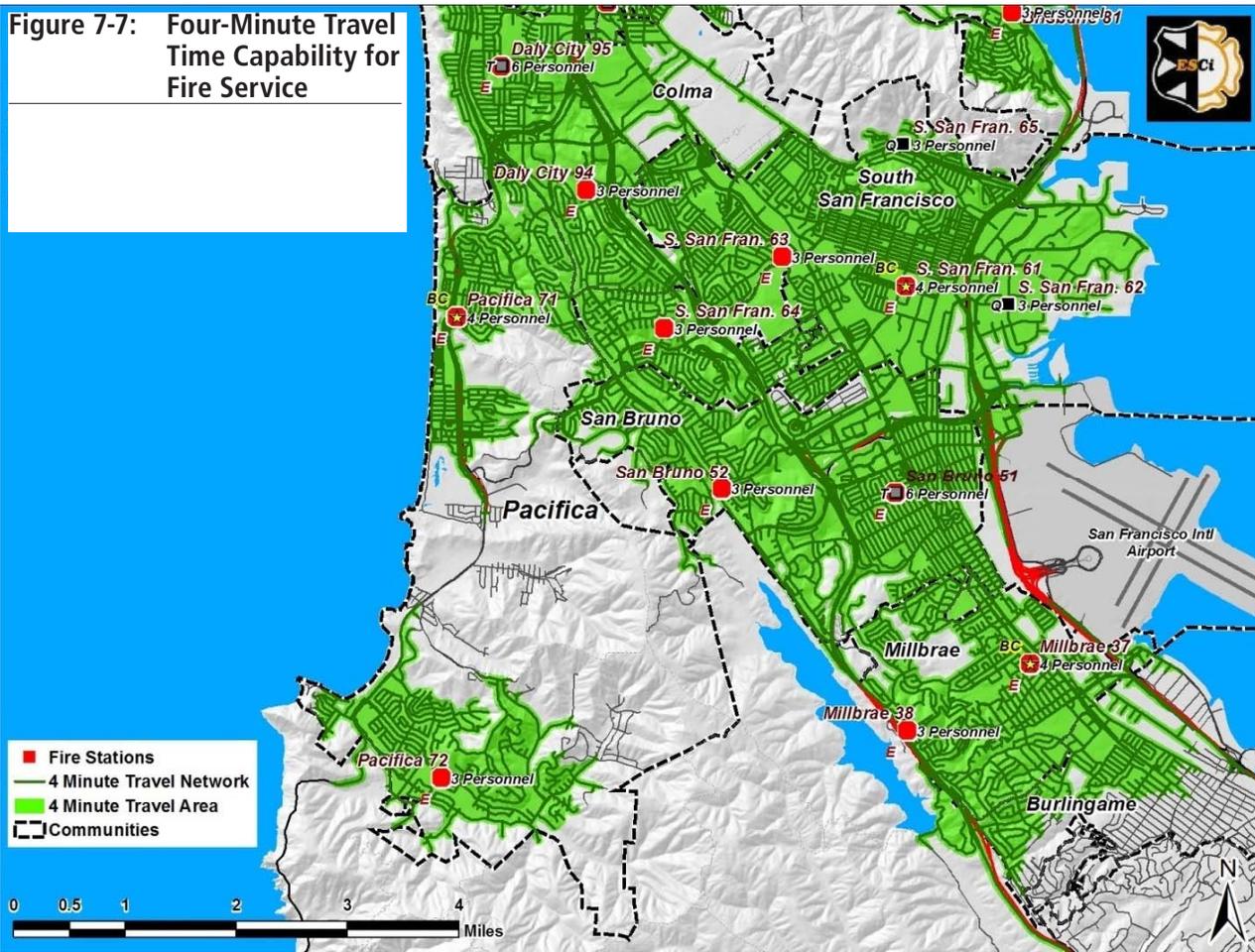
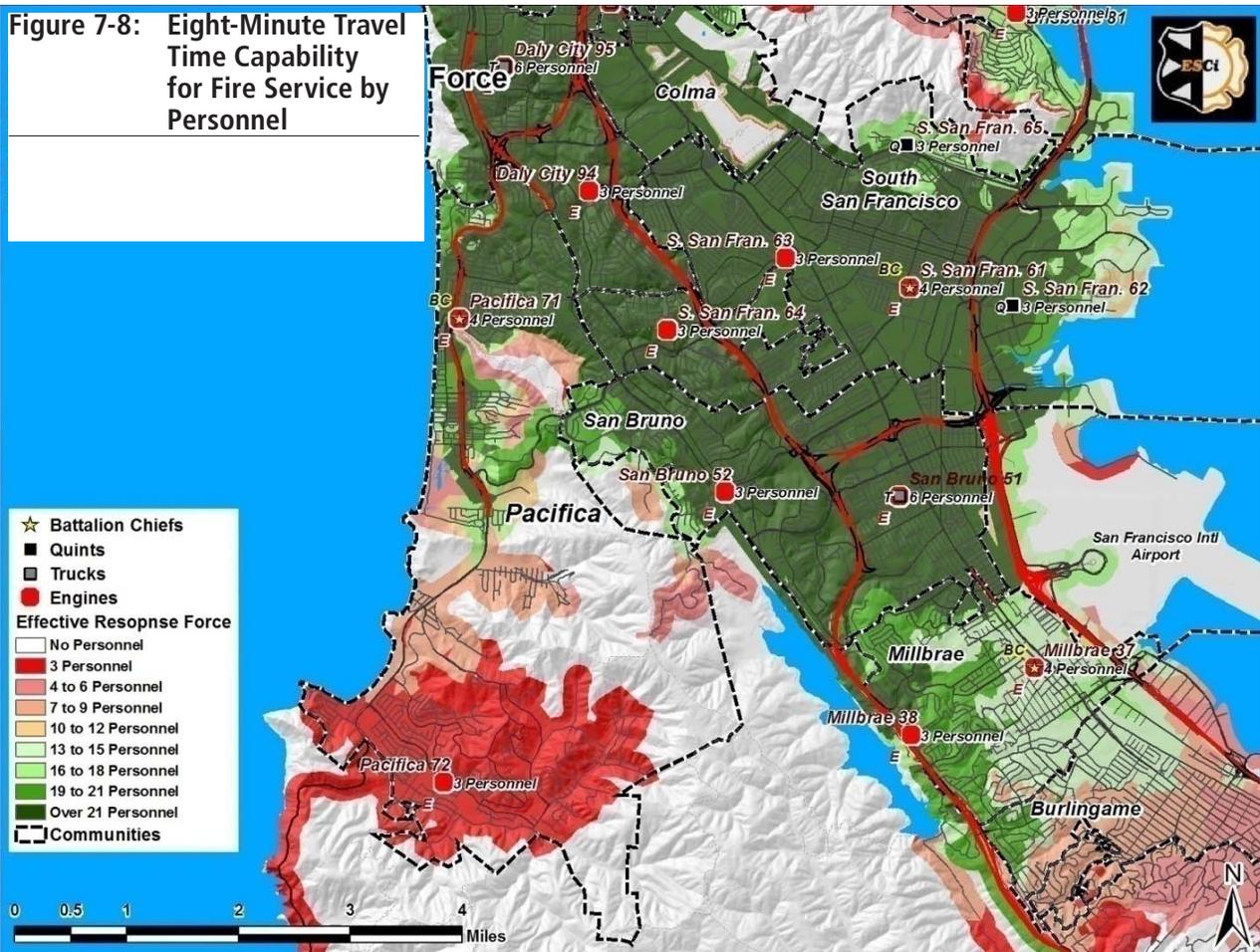


Figure 7-8: Eight-Minute Travel Time Capability for Fire Service by Personnel



Pacifica has an ISO rating of 4. The Fire Authority considers the City's geography to be the limiting factor for delivery of fire service. While NCFCA does not expect that the City's rating will be affected by population growth, it does note that population growth will increase existing deficiencies in service delivery (North County Fire Authority, 2009).

Fire Prevention

The NCFCA's Operations Bureau handles emergency response, while the Fire Services Prevention Bureau manages code enforcement, plan review and construction inspection, fire investigations, and public education. A key part of the Bureau's code enforcement activities is the annual safety inspection of every commercial business and multi-family residential property in its service area. The Fire Authority also conducts a Vegetation Management Program, promoting compliance with vegetation standards to reduce the threat of fire in the urban/wildland interface. As a result of this program's success, Daly City's Southern Hills area was downgraded from a "Very High Fire Hazard Severity Zone" to a "Low Hazard" area by the State's Department of Forestry and Fire Protection (NCFCA, 2009).

For more discussion of fire threats and the urban/wildland interface, see Chapter 5, Environment.

Police Services

Officers in the Pacifica Police Department's Field Services division respond to public safety calls, provide traffic safety and security for public events, and are involved in the community. The Investigations division is responsible for follow-up on all cases not solved by field officers. The Communications division handles calls for assistance (some 20,000 annually) and dispatches officers 24 hours a day. The Department also handles dispatch services on evenings and weekends for the Department of Public Works and the North Coast County Water District. The Records division handles routine calls and walk-in visitors, and maintains records.



The North County Fire Authority operates stations in the north and south of Pacifica. Due to the City's challenging geography and edge location in the region, a third station would be required for service standards to be met in the City's central and southern portions.



The Pacifica Police Department handles some 20,000 calls for assistance annually, from its geographically central station on Highway 1, opened in 2004.

The Police Department participates when needed in the Northern San Mateo County Gang Task Force and the San Mateo County Narcotics Task Force, and supplies two officers to a joint SWAT team in the region. Since fall 2008, the Department has assigned officers to schools within their “beat” areas, to help strengthen the relationship between schools, students, and the police.

The Police Department serves the City from its geographically central station at 2075 Coast Highway, opened in 2004. The 18,000 square foot station is deemed adequate to support a sufficient level of service for future population growth in Pacifica (Pacifica Police Department, 2009.) Previously, the Department was housed in the Little Brown Church on Francisco Boulevard. A 1997 study found that building to be seismically unsafe, and inappropriate, and strong citizen advocacy helped make a new station a reality (City of Pacifica, 2009).

Service Standards

The Pacifica Police Department currently has 39 sworn officer positions (including seven reserve officers and three currently unfilled positions). At 0.96 officers per 1000 persons, this represents a lower level of staffing than the average for San Mateo County (1.3 per 1000,) California (1.6 per 1000,) or the U.S. (2.3 per 1000) (Pacifica Police Department, 2009).

In 2008, the average response time—the time between dispatch and officer arrival at the scene—was 8 minutes, 26 seconds (8:26) for code-1 calls; 7:47 for code-2 calls and 6:14 for code-3 calls. The Department’s response time standards state that officers shall respond without delay to all calls for police assistance “as soon as possible consistent with normal safety precautions and vehicle laws.” Emergency calls take precedence.

The Department solicits community feedback on a monthly basis, and documents responses in “Supervisor Follow-ups.” In 2008, the Department conducted 428 follow-ups, 89.5 percent percent of which rated level of service as “excellent and another 10 percent as “good” (Pacifica Police Department, 2009.)

Crime

In the five-year period from 2002 to 2006, larceny and auto burglary were the leading Part I crimes in Pacifica. (The Part I category also includes residential and commercial burglary, robbery, auto theft, homicide, sexual assault, aggravated assault.) The rate of both crimes declined, however, and Pacifica saw a 17 percent drop in Part I crimes overall during the period. Vandalism was the leading Part II crime (a category that includes a range of other felonies and misdemeanors), and rose slightly during the period. Overall, calls for service declined slightly (by 3.7 percent) to 18,637 in 2006, including a 25 percent drop in auto accidents (City of Pacifica, 2006).

7.7 PUBLIC HEALTH

The physical and mental health of people in a community is related to a broad set of factors. Some of these factors are measured at the community or regional scale: air quality, toxics, noise, and access to medical care. Others are more individual—habits concerning food, alcohol and tobacco, and physical activity—but these too are influenced by the environment. This section outlines environmental qualities that are associated with positive public health outcomes, and discusses conditions in Pacifica.

Public Health Objectives

Environmental Quality

Proximity to polluting industries, contaminated sites, and busy highways, and lack of access to good water all have clear negative health implications. Poor air quality generated by heavy traffic is especially relevant, and is at root a function of auto dependence. Living near high-traffic roads worsens lung functioning for children, and greatly increases the severity of asthma, as well as risk for all kinds of cancer (Public Health and Law Policy, 2008).

Pacifica has no polluting industry, and contamination is mainly limited to leaking underground storage tanks. The chief environmental concern from a public health perspective is air quality near Highways 1 and 35.

Accessibility and Complete Neighborhoods

Accessibility refers to the density and proximity of stores, services, transportation and housing in a walkable environment. People living in walkable, mixed-use communities are more than twice as likely to get 30 or more minutes of daily exercise as those living in auto-oriented single-use areas. Neighborhoods with mixed land uses are associated with shorter trip distance and greater transit ridership, walking, and overall physical activity (Public Health Law and Policy, 2008.)

Pacifica's low-density form spread along the coastline and back into valleys has created poor accessi-

bility (see Chapter 2 for more discussion). There are exceptions: West Edgemar-Pacific Manor and Fairmont both contain clusters of higher-density housing in close proximity to a range of shopping and, in the case of West Edgemar-Pacific Manor, schools and other services.

Public Transit and Safe Active Mobility Options

Good infrastructure (sidewalks, bike lanes) and services (transit) that facilitate non-automobile travel are correlated with more walking, less obesity, and lower rates of stress symptoms. Shifting trips to non-motorized modes—and shortening auto trips by providing more direct paths—also means less emission of air pollutants from vehicles, which has positive public health implications.

Almost a third of Americans who commute by public transit get the recommended 30 minutes of daily physical activity as part of daily life, walking to and from stops (Public Health Law and Policy, 2008). Street width, intersection spacing, sidewalks, and bike lanes and paths also play important roles in facilitating walking and biking. A network with more streets and intersections provides more direct ways to destinations and distributes traffic. This requires fewer wide and busy roads, which are dangerous to pedestrians and cyclists, and which are often the only direct paths in areas with weak street grids. Meanwhile, accidents involving pedestrians are 2.5 times less likely on streets with sidewalks than on otherwise similar streets, and the improved safety offered by sidewalks induces walking trips by those who might otherwise not walk.

As Chapter 6 shows, there is good peak-hour bus service between Pacifica and BART and Caltrain stations and San Francisco, and a moderate level of service during other hours. These buses do not come within walking distance for most residents. Sidewalks are present along most streets, but longer non-motorized trips are not practical due to steep topography or difficulties crossing Highway 1.

Access to Recreation and Open Space

Parks and public open spaces draw people to be active outside. This means less time spent indoors, where health risks due to poor air quality (mold, dust, volatile organic compounds from paints and carpets) are highest. It also means more time getting physical activity. People who live within a quarter mile of a park are 25 percent more likely to meet minimum weekly exercise recommendations, and children with easier access to green spaces have exhibited better ability to concentrate in school (Public Health Law and Policy, 2008). The quality of outdoor public space matters too, and this is particularly relevant for school play areas, where children have greatest access.

Pacifica residents have unparalleled access to large regional open spaces and beaches, and this should be recognized as a public health asset. In some neighborhoods, however, no active play areas can be reached on foot. Access to parks is discussed in detail in section 7.3, and shown in Figure 7-4.

Safe Neighborhoods and Public Spaces

Walkable neighborhoods and closeby public open spaces must be safe if the public health benefits are to be realized. Fear of crime causes people to limit the time they spend outside and the trips they make on foot or by bike. An unsafe environment also has implications for mental health, causing stress and anxiety. Building patterns that produce clearly defined private spaces and public space with good visibility; an absence of vacant land and buildings; and a limited number of convenience stores offering take-out alcohol are among the characteristics that help to improve the safety of neighborhoods.

Pacifica has a low crime rate and residents seem to perceive and value the City's safety. This should be preserved.

These last three objectives, which might be grouped as "livable, walkable neighborhoods," influence the level of physical activity among community residents. In the most recent San Mateo County Health



Pacifica residents have unparalleled access to large regional open spaces and beaches, and this should be recognized as a public health asset. In some neighborhoods, however, no active play areas can be reached on foot.

TABLE 7-12: PORTION OF STUDENTS WITH HEALTHY BMI SCORES, 2007–2008

School	5th Grade	7th Grade	9th Grade
Cabrillo	75%	69%	NA
Ingrid B. Lacy M.S.	NA	78%	NA
Ocean Shore	88%	82%	NA
Oceana H.S.	NA	NA	78%
Ortega	66%	NA	NA
Sunset Ridge	71%	–	–
Terra Nova H.S.	–	–	61%
Vallemar	92%	68%	–
SAN MATEO COUNTY	73%	72%	74%

Sources: California Department of Education, 2009; San Mateo County Health Department, 2009.

and Quality of Life Survey, a relatively low 51 percent of Pacifica residents responded that they exercise at least three times per week for at least twenty minutes, considered the necessary level for good health. While the survey sample was small, there is an indication that Pacifica residents could improve their health with more exercise, and there may be environmental factors at play.

Access to Healthy Foods

Along with adequate physical activity, a good diet is essential for health. What people eat is influenced by locally-available and affordable food options. The presence of a supermarket or fresh produce store in a neighborhood is linked to higher fruit and vegetable consumption and lower rates of overweight and obesity. Conversely, residents of communities with a high proportion of fast food restaurants and convenience stores have more health problems and higher mortality than residents in areas with a higher proportion of grocery stores, when other factors are held constant (Public Law Health and Policy, 2008).

The risk of obesity at a young age is especially important. California Physical Fitness Test (CPFT) measurements generally suggest that a larger percentage of Pacifica students maintain healthy Body Mass Index (BMI) scores than the countywide measure. This is not the case at every school and grade level, as Table 7-12 shows (California Department of Education, 2009).

Data on the availability of fresh food collected by Health Inspectors over a two-year period suggest that Pacifica residents enjoy greater access to nutritious food choices than the county as a whole. The ratio of fast-food restaurants and convenience stores to supermarkets, farmer's markets, and produce vendors was relatively small—a healthy determination using the Retail Food Environment Index (California Center for Public Health Advocacy. San Mateo County Health System, Environmental Health Division, 2009).

Access to Decent and Affordable Housing

Housing affordability and quality also have public health implications. When housing costs are not a great burden, families are more able to devote resources to food and health care, and are less prone to stress. When housing is more affordable, units are less likely to be overcrowded, which also reduces health risks. The age and condition of housing stock also matters, with respect to exposure to allergens, mold, and toxics.

Seventy percent of Pacifica households own their homes. However, approximately 40 percent of these households are estimated to need over 30 percent of their income for housing expenses. Renters in Pacifica have experienced increasingly high housing cost burdens, with over half spending more than 30 percent of their income on housing (American Community Survey, 2007). Pacifica's owner-occupied housing has grown tremendously in value in the

past decade; this has and will continue to encourage reinvestment and modernization. Rental housing may not be kept to the same standard, but this is not a noted issue. See Chapter 3 for more discussion of housing in Pacifica.

Access to Economic Opportunity

Access to jobs is also relevant to public health, as families must have resources to be able to afford food and health care and provide a decent and safe home environment.

Pacifica has few jobs, and most residents commute to San Francisco or elsewhere in San Mateo County (see Chapter 3). However, Pacifica would be aptly described as a community of choice; it is not a City isolated from work opportunities.

Access to Medical Services

Finally, the availability of primary medical care in the area is a basic public health need. The location of hospitals and clinics relative to public transportation is important, particularly for low-income persons.

Pacifica has only a small rehabilitation clinic; the great majority of health care needs must elsewhere. However, several medical facilities are available nearby in Daly City. Physicians Medical Center is just over the City boundary to the east, off of Hickey and Skyline boulevards. Kaiser Permanente Medical Offices are located a mile to the east on Hickey Boulevard at I-280. Seton Medical Center is approximately 2.5 miles to the north, near the intersection of Highway 1 and Interstate 280.

Substance Abuse Prevention

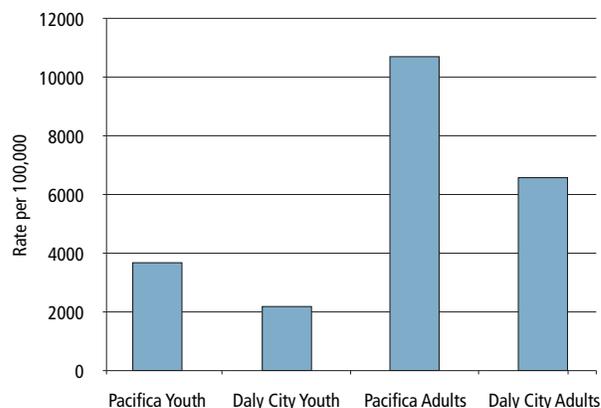
Tobacco and alcohol abuse are among the leading contributors to mortality in Pacifica, as elsewhere. Of particular concern is the rate of abuse among teenagers.

The rate of alcohol-related hospitalizations in Pacifica in 2007 was 115 per 100,000 persons. While this is lower than the rate for the County as a whole (156 per 100,000), indicators of utilization among youth and treatment rates for youth and adults suggest

that alcohol and drug use may be more prevalent in Pacifica than in neighboring cities.⁵

As illustrated in Chart 7-2, suspensions of high school students involving alcohol, tobacco, or drugs make up two to three times the portion of suspensions in Pacifica that they do in Daly City (Jefferson Union High School District, 2009). Admissions data from drug and alcohol treatment providers in San Mateo County indicates that youth and adults in Pacifica enter treatment at much higher rates than their counterparts in neighboring Daly City (County of San Mateo Human Services, 2009).

CHART 7-2: Drug and Alcohol Treatment Admission Rates, 2008



Source: County of San Mateo Human Services, 2009

⁵ Both hospitalization and mortality data describe conditions directly caused by alcoholic beverages only. The rate population denominators for Pacifica, Daly City and San Mateo County come from the 2007 Census Bureau American Community Survey. Hospitalization discharge data for 2007 come from the Office of Statewide Health Planning and Development. Mortality data for 2007 come from the San Mateo County Office of Vital Statistics.

7.8 PLANNING ISSUES AND IMPLICATIONS

Pacifica has both historical and natural resources of high quality, and has the opportunity to connect these assets more firmly to the City's identity and its appeal to visitors. A new library, City Hall, and fire station are potentially needed, and decisions about the location, character, and implementation of these projects should be considered in the broader context of the General Plan. Water, waste water, and storm water infrastructure is critical to the City's viability. A growing awareness of the effects of urban form on public health adds to the importance of considering carefully how Pacifica develops. Key planning issues related to public resources and facilities follow.

Water and Water Management

1. **Further Progress on Reducing Water Use.** The San Francisco Public Utilities Commission has put a cap on the amount of water it will draw from water sources, and on the amount it will sell to purchasers like the North Coast County Water District. At the same time, the State has new requirements for water districts to reduce urban per capita water use, and for municipalities to implement water-conserving landscaping requirements. Pacifica must make further progress on reducing water use. The General Plan update may feature new targets, and may create the framework for coordination between the City and the Water District.
2. **Expanding the Water Recycling System.** The City and the Water District are currently collaborating on a project to use treated wastewater for landscaping. In its first phase, this project will serve Sharp Park, Highway 1, and certain other public landscaping areas. The General Plan should focus on long-term expansion of the recycled water system.

Historic Resources

3. **Protecting Archaeological Resources on Development Sites.** Pacifica's environmental

setting and its long history of habitation by Native people make it likely that unrecorded cultural resources are present in the Planning Area. The General Plan should restate City policy concerning field study requirements for development projects.

4. **Continued Improvements to Historic Resources.** As the site of a Native American village, a Spanish mission outpost, and an early Mexican land grant where the oldest surviving structure in the County still stands, the Sanchez Adobe Park has a powerful story to tell. Together with the Portola Discovery Site and Portola Expedition Campsite, Pacifica is home to a group of sites with resonance in California. These sites' relationship to their surroundings and to each other has the potential to be improved and emphasized, through community design, trails planning, and economic development strategies. Other historic resources, such as the Little Brown Church, may play a role in the revitalization of the West Sharp Park neighborhood.

Public Open Space and Recreation

5. **Marketing Pacifica's Open Space Resources.** Pacifica has a great wealth of regional public open space. With greater and broader marketing, the potential regional draw of this resource could bring more visitors and additional revenue into the City.
6. **Developing Local-Serving Public Spaces.** Pacifica has an abundance of regional public open space, in the GGNRA lands, San Pedro Valley County Park, and Sharp Park. But the City does not currently meet the acreage and distribution standards in the current General Plan for neighborhood, district, and large city parks. Active play areas in close proximity to homes is an important indicator of public health. The General Plan update must evaluate whether the standards are appropriate for Pacifica and if so, to identify new park locations and development strategies.

7. **Strengthening Joint-Use Agreements of Open Space at Schools.** One way to address the shortage of local-serving parks would be to have shared-use agreements with the school districts for public use of school playfields and facilities after school hours.
8. **Optimizing and/or Increasing the Local Use of Sharp Park.** Coordination with the City and County of San Francisco, which operates Sharp Park, could help Pacifica augment its usable public open space. The upland part of the park is largely undeveloped with recreational amenities, while the future of the Golf Course remains unresolved. The General Plan process may help to clarify Pacifica's goals regarding Sharp Park, and strategies for achieving them.
9. **Defining Goals for New Cultural/Recreational Amenities.** An Ocean Discovery Center, a GGNRA Visitors' Center, kiosks and camping huts are among facilities that have been discussed which could build on Pacifica's open space resources and enhance the City's attractiveness for visitors. Direction on these or other amenities should be provided in the General Plan update.
10. **Developing and Improving the Trail System.** Enhancing Pacifica's trail system, and in particular, improving linkages between ridgeline and coastal open spaces, has long been a goal for the City. Pacifica has the opportunity to strengthen connections between neighborhoods and its enviable public open space resources, and facilitate the active enjoyment of these spaces by residents. At the same time, an enhanced trail system could play a key role in making the City more of a destination.
11. **Managing Public Use and Protection of Open Space Resources.** Public safety issues, impacts of public use on biological resources, and fragile resource concerns need to be addressed in Plan policies determining the City's management approach to key areas under its jurisdiction.

Schools and Community Facilities

12. **Enhancing the Relationship Between Neighborhoods and Schools.** Whether or not Pacifica School District moves toward a neighborhood-oriented enrollment policy, General Plan policies can seek to strengthen connections between neighborhoods and schools, through pedestrian improvements, consideration of adjacent land uses, and partnership opportunities.
13. **Making the Most of School Facilities.** School district facilities in Pacifica are considered capable of handling enrollment, which is projected to remain stable or increase slightly. PSD's two closed schools, Fairmont and Oddstad, and its central office building may present reuse or redevelopment opportunities. Oceana High School, with fewer than 600 students on a sprawling 55-acre campus, may present opportunities as well.
14. **Developing a New Library/Learning Center.** The potential for a new library to be created that more fully and more efficiently serves the community will have important implications for other plans in the City. A new library/learning center could be achieved in partnership with other goals, and may be a centerpiece for the City's evolution. Funding for a new library will be an important consideration. If a new library is developed, the two existing library sites will have reuse or redevelopment potential.
15. **Developing a Civic Center.** City Hall and other public offices are recognized to be in poor condition, and there is potential to dramatically improve the City's interface with residents and image to visitors by creating new facilities or a civic center.

Fire and Public Safety

16. **Improving Fire Service Needs, Possibly Including a Third Station.** Pacifica's long and narrow geography and its reliance on Highway 1 for north-south access create challenges for fire service response. Currently, North County Fire Authority does not meet its full assignment response time standard for the southern half of the City, and does not meet its first-responder standard for the Vallemar neighborhood. A third fire station in this central part of the City is warranted, and will be especially needed if significant development occurs.

Public Health

17. **Creating Walkable Neighborhoods and Mixed Use Development close to Transit Stations.** Pacifica's low-density form spread across rugged topography has not produced accessible neighborhoods or highly usable public transportation. As a result, walking is not facilitated as part of daily life. The new General Plan has an opportunity to try to achieve concentrated, mixed-use development served by transit at key locations in the City. Establishing better pedestrian connections between existing neighborhoods should also be considered.
18. **Improving Spaces and Activities for Youth.** There appears to be a relatively high rate of substance abuse among youth in Pacifica. From a General Plan perspective, this might be addressed by creating places in Pacifica that support more activities for youth.

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