



**CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE**

July 20, 2022, 6:00 – 7:30 P.M.

Virtual Meeting via Zoom Link: <https://us06web.zoom.us/j/89681830282>

CORONAVIRUS DISEASE (COVID-19) NOTICE

THIS MEETING WILL BE CONDUCTED PURSUANT TO THE PROVISIONS OF GOVERNMENT CODE SECTION 54953 (AS AMENDED BY AB 361) WHICH AUTHORIZES TELECONFERENCED MEETINGS UNDER THE BROWN ACT DURING CERTAIN PROCLAIMED STATES OF EMERGENCY. THE GOVERNOR OF CALIFORNIA PROCLAIMED A STATE OF EMERGENCY RELATED TO COVID-19 ON MARCH 4, 2020. THIS TELECONFERENCED MEETING IS NECESSARY SO THAT THE CITY CAN CONDUCT ESSENTIAL BUSINESS AND IS PERMITTED UNDER GOVERNMENT CODE 54953 IN ORDER TO PROTECT PUBLIC HEALTH AND SAFETY OF ATTENDEES.

Consistent with Government Code Section 54953, this Open Space & Parkland Advisory Committee Meeting will be held via teleconference only, and will not be physically open to the public. Committee members and staff will teleconference into the meeting by audio and/or video. The meeting will be conducted via Zoom Webinar.

To Observe the Meeting:

- To access the meeting by computer / smartphone, go to: <https://us06web.zoom.us/j/89681830282> (Meeting ID: 896 8183 0282)
- To dial-in via phone: +1 (669) 900-6833 Meeting ID: 896 8183 0282

To Participate in the Meeting by Providing Public Comment:

- **During the Meeting:** Live verbal public comments may be made by members of the public joining the meeting via Zoom (computer, smartphone/tablet app, or phone). Zoom access information is provided above. Use the “raise hand” feature (for those joining by phone, **press *9 to “raise hand”**) during the public comment period for the agenda item you wish to address. City staff will call on people to speak by name provided or last 4 digits of phone number for dial-in attendees. Please clearly state your full name for the record at the start of your public comment. You will have 3 minutes to speak unless modified by the meeting chair.
- **Before the Meeting:** Written public comments for the record may be submitted by email to: hgannon@pacificagov and will be made part of the written record but will not be read verbally at the meeting. Written public comments submitted by email should adhere to the following:
 - Clearly indicate the Agenda Item No. or specify “Oral Communications” in the Subject Line for items not on the agenda
 - Include the submitter’s full name (recommended but not required)

Written public comments received by 12:00 p.m. on the meeting date will be provided in their entirety to the Open Space & Parkland Advisory Committee prior to the meeting and will be posted to the City’s website for review prior to the meeting.

Note: The methods of observing the meeting or providing public comments may be altered or the meeting may be cancelled, if needed, due to certain technical disruptions. You may check on the status of the meeting by visiting the City’s website at www.cityofpacifica.org for any updates or changes, should they occur.



**CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE**

July 20, 2022, 6:00 – 7:30 P.M.

Virtual Meeting via Zoom Link” <https://us06web.zoom.us/j/89681830282>

CALL TO ORDER:

ADMINISTRATIVE BUSINESS: (5 minutes)

Roll Call

Approval of Order of Agenda

Approval of Minutes of May 18, 2022 (distributed to OSPAC with Agenda)

PUBLIC COMMUNICATIONS:

Oral Communications:

This portion of the agenda is available to the public to address the Committee on any issue within the subject matter jurisdiction of the Committee that is not on the agenda (3 minutes per speaker).

INFORMATIONAL ITEMS: (5 minutes)

- 1. Update by GGNRA/GGNPC**
- 2. Update by City Council Liaison**

STAFF COMMUNICATIONS: (5 minutes)

- 3. Development project updates**

DISCUSSION ITEMS:

- 4. Debrief from Annual Report presentation.**
- 5. Resolution Subcommittee to report out on progress.**
- 6. Consider information regarding APN and Zoning updates as it relates to parcels in the Open Space Task Force Report, consider creating a subcommittee to further review information and potential use of the information.**
- 7. Discuss potential benefits and framework of a OSPAC work plan effort.**
- 8. POST correspondence update.**

COMMITTEE COMMUNICATIONS: (10 minutes)

- 9. Committee Communications:**

ADJOURNMENT

***Please note that timeframes were provided at the request of the Committee Chair and are meant to provide guidance and not limitations.*

THE CITY OF PACIFICA WILL PROVIDE SPECIAL ASSISTANCE FOR PERSONS WITH DISABILITIES UPON AT LEAST 24 HOUR ADVANCE NOTICE TO THE CITY MANAGER'S OFFICE (738-7301). IF YOU NEED SIGN LANGUAGE ASSISTANCE OR WRITTEN MATERIAL PRINTED IN A LARGER FONT OR TAPED, ADVANCED NOTICE IS NECESSARY. ALL MEETING ROOMS ARE ACCESSIBLE TO PERSONS WITH DISABILITIES.



CITY OF PACIFICA
OPEN SPACE & PARKLAND ADVISORY COMMITTEE
May 18, 2022, 6:00 – 7:30 P.M.
Pacifica Community Center – Auditorium (In-person meeting)
Action Minutes

In attendance was Chair Patton, Vice Chair Arnos, Shoemaker, Lancelle, Natesan, Cardona, Read and Johnson. No absences. Council Liaison Mayor Mary Bier and Staff Liaison Bonny O'Connor were also present.

CALL TO ORDER: *Chair Patton* called the meeting to order at 6:04pm.

ADMINISTRATIVE BUSINESS:

Approval of Order of Agenda. Unanimously approved.

Approval of Minutes of April 20, 2022. *Chair Patton* recommended the minutes be amended to include Sarah Cardona's introduction presentation. Unanimously approved with amendments.

PUBLIC COMMUNICATIONS: *Carl Nicolari* from Parks, Beaches, and Recreation Commission provided a status update on the proposed bike park and proposed lifesaving stations along Pacifica's coast.

INFORMATIONAL ITEMS:

1. **Update by GGNRA/GGNPC:** None
2. **Update by City Council Liaison:** *Mayor Bier* provided updates on the 6/4/22 Pride Parade in Pacifica and Council's study session on the Heritage Tree ordinance.

STAFF COMMUNICATIONS:

3. **Development project updates and status of OSPAC Resolution Update item.** *O'Connor* provided updates on the Council's action with the growth ordinance, heritage tree study session, park land dedication fee update, distributed an SB 330 summary (not prepared by CAO), 570 Crespi Drive (Parcel 32), Pacifica Highlands (Parcel 20), and status of OSPAC Resolution.

DISCUSSION ITEMS:

4. **Review and approve the Annual Report presentation.** *Patton* suggested an amendment to discuss the committee's resolution update work. *Public Comment:* *Sue Digre* had concerns with the language on the OSPAC Purpose Slide. The presentation was unanimously approved as with *Patton's* amendment included.
5. **Review and approve thank you letter to Jim Sullivan.** A minor typo was identified and letter was unanimously approved as amended.
6. **Funding Subcommittee to report out on progress.** *Patton* provided an update on her connection with *Ben Wright* (POST) and discussed Williamson Act applicability and feasibility of benefits to property owners. The committee discussed learning more about the State's 30x30 effort and funding opportunities.
7. **Discuss potential improvements to the Open Space Task Force Report.** *O'Connor* informed the committee that OSPAC's webpage will be updated with a searchable OSTF Report. *Natesan* suggested preparing a memo to supplement the OSTF Report to update the information. *Shoemaker* mentioned that he has gathered that information already. Committee would like to distribute it at the next meeting.
8. **OSPAC Reorganization.** The committee unanimously approved assigning *Patton* as Chair and *Arnos* as Vice Chair.

COMMITTEE COMMUNICATIONS: Committee Communications: *Shoemaker* would like to add a discussion of a potential for an OSPAC planning session.

ADJOURNMENT. Meeting was adjourned at 7:35pm.

FOR ITEM 6. Analysis Prepared by Pete Shoemaker

Open Space Parcel Report

Parcels in the 1988 Open Space Task Force Report and the proposed status under new General Plan

In 1988 the City of Pacifica issued an Open Space Report which covered 51 parcels.

The original report is in two volumes which can be found at the links here:

[Open Space Volume 1](#)

[Open Space Volume 2](#)

This current report is an update on all those parcels with their proposed Land Use designations in the new General Plan.

The information was taken from Figures 4-6, 4-7, 4-8 and 4-9 from the Plan.

Some parcels were so small and/or in such a location that the color on the map could not be distinguished, and so the "??" designation.

Parcels number 16, 22 and 40 were eliminated from the 1988 report and do not appear here.

Insights on this data are in the next worksheet, Conclusions.

The map of Parcels from the 1988 report is shown in the third worksheet.

Maps of existing land use designations and proposed designations are on the fourth worksheet. The color keys are different so the "before" and "after" comparisons are not exact.

The "Summary" worksheet is a table of all the information.

The other worksheets cover the Parcel ranges noted, with maps, map key, and original text from the 1988 report.

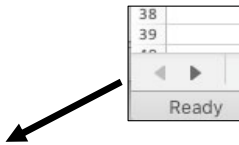
The map key of the Parcels number 28 through 51 is slightly different than the others, with more fields.

A new designation, "Transitional Open Space/Residential", has been added, being lower density than the previous lowest, "Open Space/Agricultural/Residential".

NOTE: There are 16 worksheets in this document, going up to parcel #51.

Not all of them show at once.

To get to the last few on the list, use the arrows below.



Open Space Parcel Report

CONCLUSIONS

Very little has changed in land use designations in the 34 years since the 1988 report.

Pacificans have done a remarkable job of preserving their open space.

The biggest threat to open space is not the land use designations but General Plan amendments and variances granted to developers.

Many properties were recommended in the 1988 report to be included in the GGNRA, list at right.

Of these...

Milagra Ridge (4)

East Slope Milagra Ridge (6)

Mori Point (10)

Shelldance (13)

Eastern Calera Creek Valley (17)

Cattle Hill (18)

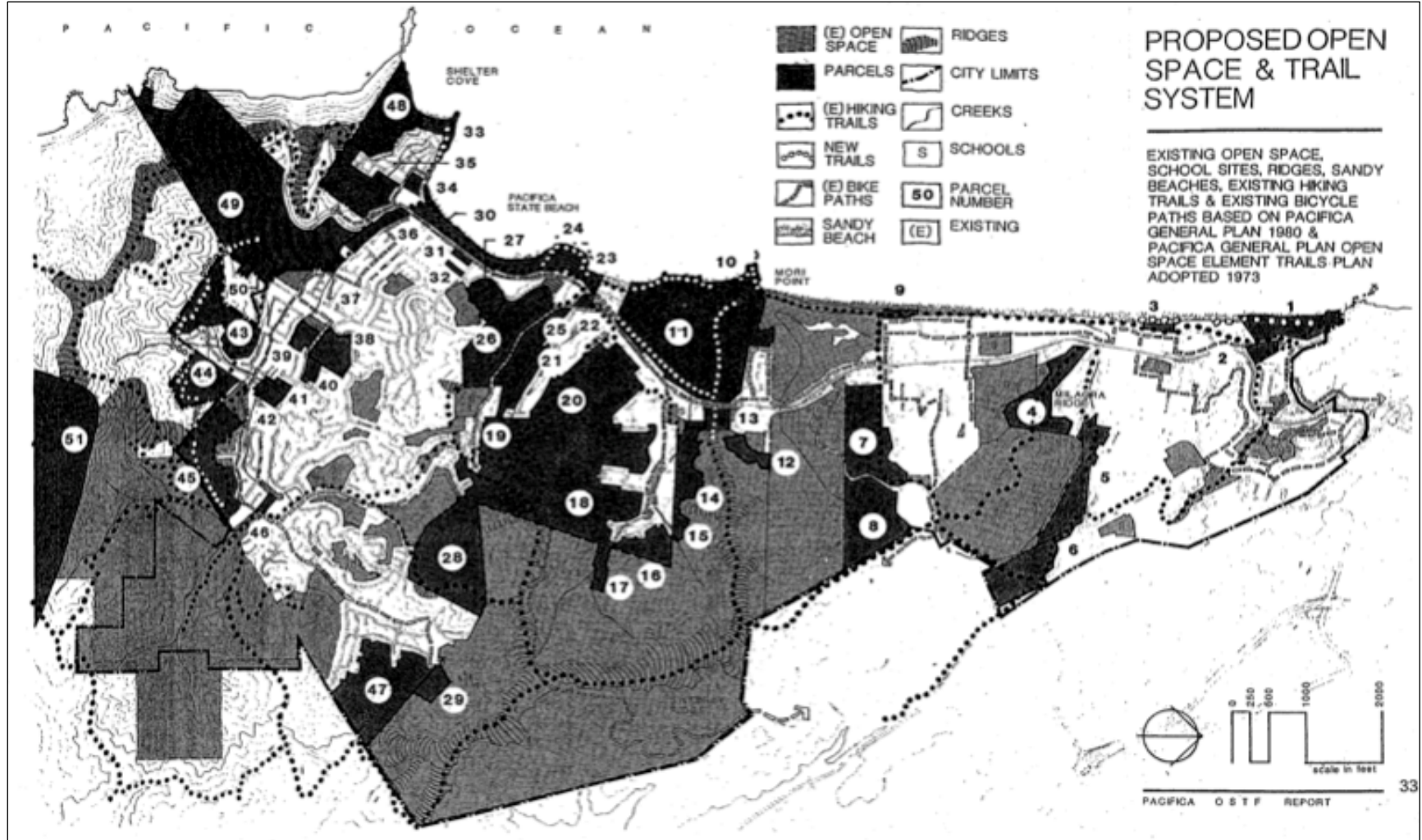
...are designated as "Park" in the proposed GP, along with Rockaway Valley (19).

Number 28, Picardo (now Millwood) Ranch is listed as "Conservation".

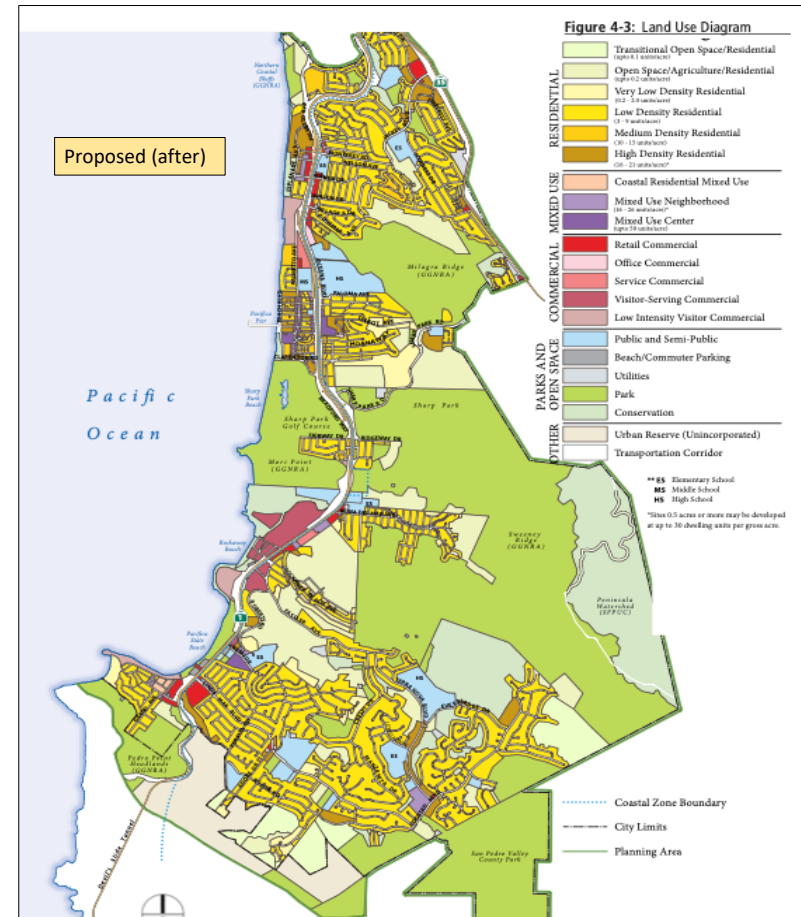
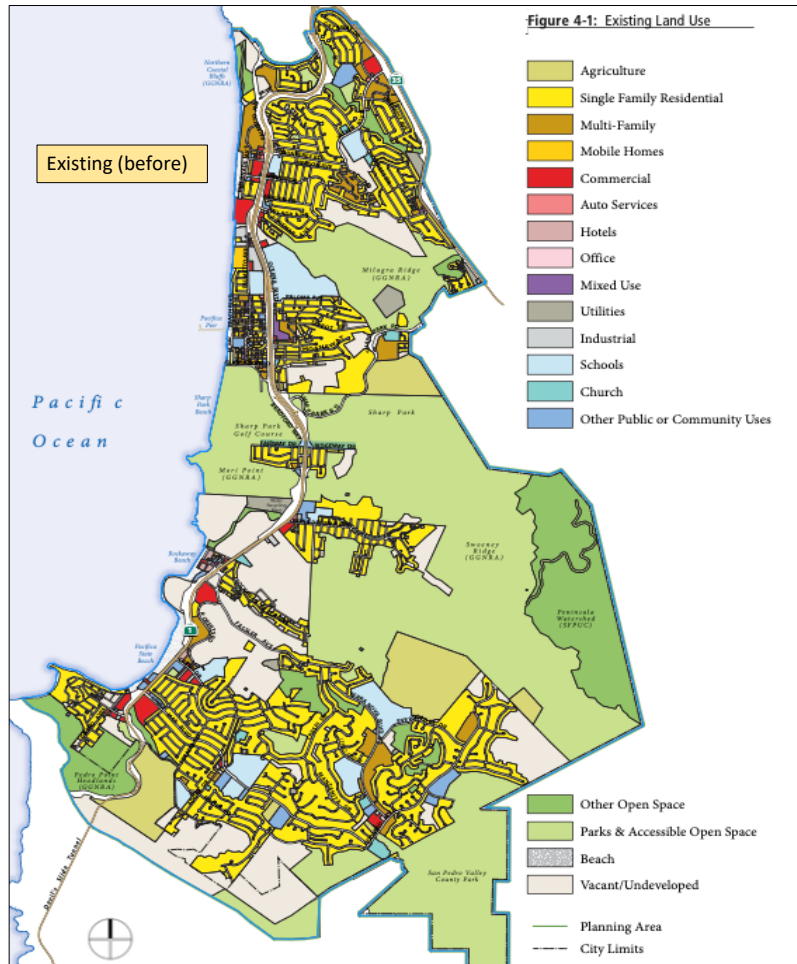
The Task Force is recommending that fifteen parcels be considered for inclusion in the GGNRA. Abstracts of each parcel are included under PARCEL ABSTRACTS and detailed descriptions are included in Volume II. The following parcels are recommended in whole or in part for inclusion in the GGNRA boundaries and are keyed to the map entitled Proposed GGNRA inclusion:

4. Milagra Ridge
5. North Slope Milagra Creek Canyon
6. East Slope Milagra Ridge
10. Mori Point
11. The Quarry Hillside & Coastal Bluffs
12. East Fairway Park Hillside Land
13. Shelldance
14. North Slope of Vallemar
15. Northeast Fork of Calera Creek
17. Eastern Calera Creek Valley
18. Cattle Hill
20. Western Extension from Cattle Hill
28. Picardo Ranch
29. Park Pacifica Stables
47. East of St. Lawrence Court

Map of Parcels from 1988 Report



Existing Land Use and Proposed Land Use maps. These are a "before and after", but their colors and color keys are not the same, so the comparison is not exact.



Open Space Parcel Report

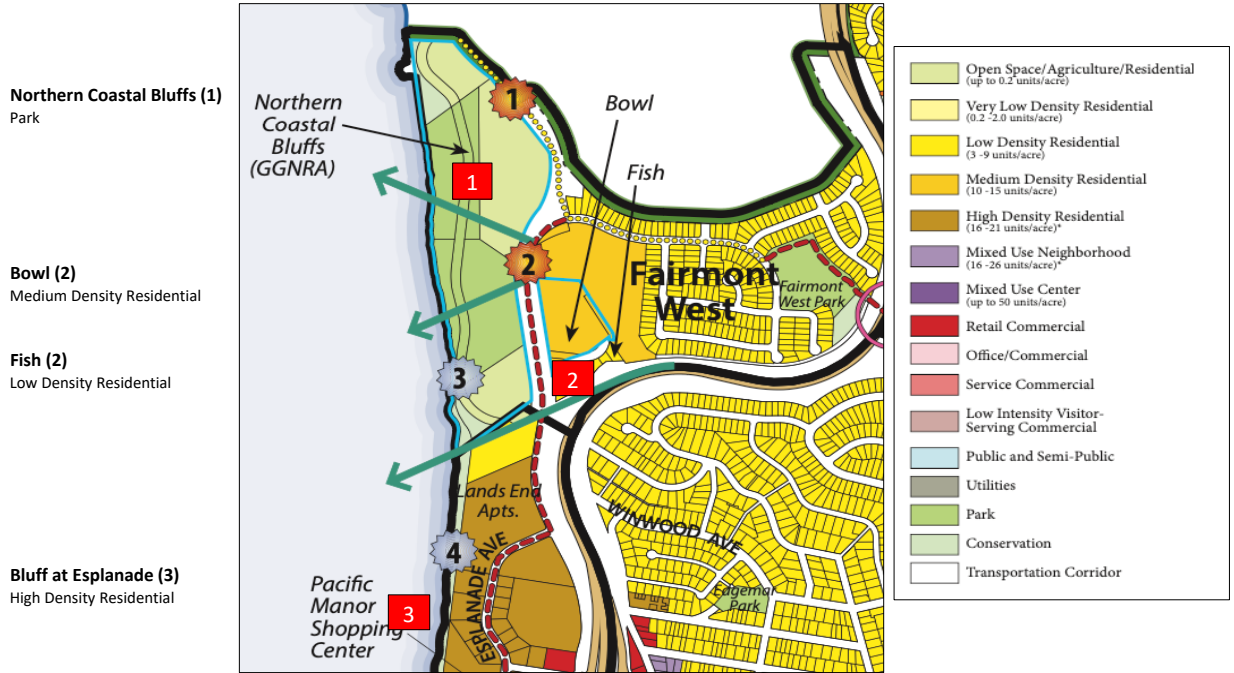
Parcels in 1988 Report and proposed status under new General Plan

Parcel	Proposed Status under new GP
1 Northern Coastal Bluffs	Park
2 Bowl	Medium Density Residential
2 Fish	Low Density Residential
3 Bluff at Esplanade	High Density Residential
4 Lower Milagra Ridge	Park
5 North Slope Milagra Creek Canyon	Open Space/Agricultural/Res
6 East Slope Milagra Ridge	Park
7 Gypsy Hill	Very Low Density Residential
8 Flower Farm	Very Low Density Residential
9 Beach Boulevard Terrace	Public and Semi-Public
10 Mori Point	Park
11 Quarry	
Hills	Conservation
Flats and Pad	Visitor-Serving Commercial
12 East Fairway Park Hillside	Open Space/Agricultural/Res
13 Shelldance	Park
14 North Slope of Vallemar	Open Space/Agricultural/Res
15 Northeast Fork Calera Creek	Open Space/Agricultural/Res
17 Eastern Calera Creek Valley	Park
18 Cattle Hill	Park
19 Rockaway Valley	Park
20 Western Extension from Cattle Hill	Open Space/Agricultural/Res
21 South Slope Rockaway	Open Space/Agricultural/Res
23 South Rockaway Beach	Open Space/Agricultural/Res
24 Rockaway Headland	Low Intensity Visitor-serving Commercial
25 Fassler Avenue Corridor North	Open Space/Agricultural/Res

Parcel	Proposed Status under new GP
26 Fassler Avenue Corridor South	Open Space/Agricultural/Res
27 Roberts Road Knoll	Very Low Density Residential
28 Picardo (now Millwood) Ranch	Conservation
29 Park Pacifica Stables	Open Space/Agricultural/Res
30 Pacifica State Beach	Park
31 Crespi Drive and Hwy 1	??
32 Crespi Drive East of Community Center	??
33 Shelter Cove	Very Low Density Residential
34 Former Archdiocese Property (Calson Field)	Office Commercial
35 Pedro Point East of Grand Avenue	Conservation
36 San Pedro Creek Flood Plain	High Density Residential
37 San Pedro Creek	Conservation (?)
38 Alma Heights (Pacific Bay School)	Public and Semi-public
39 White Field	Public and Semi-public
41 C&M Nursery	Very Low Density Residential
42 Sanchez School (Art Center)	Open Space/Ag/Res
43 Sanchez Fork Drainage	Transitional Open Space/Res
44 Pitto Ranch	Transitional Open Space/Res
45 End of Valdez Way	Park
46 Oddstad Nursery	??
47 East of St. Lawrence Ct.	Transitional Open Space/Res
48 Pedro Point City Limits	Very Low Density Residential
49 Shamrock Ranch and San Pedro Mountain	Urban Reserve
50 End of Adobe Dr.	Urban Reserve
51 Montara Mountain North Slope	Transitional Open Space/Res

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan



Northern Coastal Bluffs (1)
Park

Bowl (2)
Medium Density Residential

Fish (2)
Low Density Residential

Bluff at Esplanade (3)
High Density Residential

Text from Open Space Report

Undeveloped acreage, high bluff-top dunes, steep cliffs and narrow stretch of beach north of Dollar Radio Station. Unobstructed coastal views and high visibility from Highway 1. One of the few remaining open rolling bluff-top dunes. Bluff top trail site.	NORTHERN COASTAL BLUFFS	1
The 5.5-acre parcel is in multiple ownership and is one of the last major remaining undeveloped areas east of Palmetto in north Pacifica.	THE BOWL AND THE FISH	2
A 3.5-acre site of open bluff top dunes with sheer cliffs. Geologic and erosion concerns and hazardous beach access. There are existing requirements for view corridors across site, overlooks, access parking and beach access.	BLUFF AT ESPLANADE	3

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

Lower Milagra Ridge (4)
Parkland

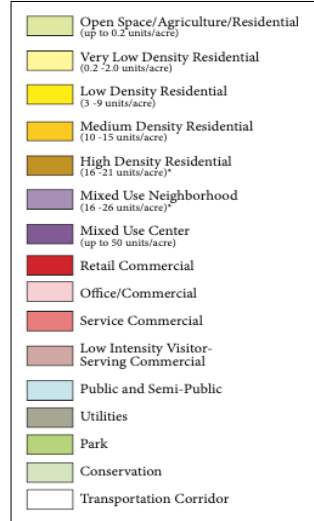
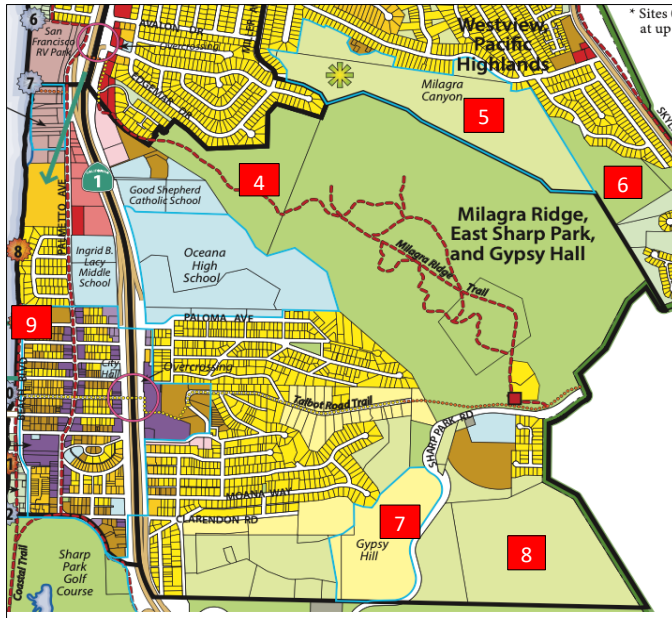
**North Slope Milagra
Creek Canyon (5)**
Open Space/Agricultural/Res

East Slope Milagra Ridge (6)
Parkland

Beach Boulevard Terrace (9)
Public and Semi-Public

Gypsy Hill (7)
Very Low Density Residential

Flower Farm (8)
Open Space/Agricultural/Res



Text from Open Space Report

A 46.87-acre part of a major ridgeline that separates two neighborhoods. Lowest part of one of the three major east-west finger ridges that physically and visually define Pacifica's network of hills, tying Sweeney Ridge to the coastal headlands. The site includes endangered species habitat and offers high scenic and recreation values and a possible link between the Bay Area Ridge Trail and the bluff top trail and beaches.	LOWER MILAGRA RIDGE	4
A 62-acre parcel of steep northern slopes of Milagra Creek Canyon. The creek flows through the long, narrow valley floor. There is flat land at the western entry to the canyon.	NORTH SLOPE MILAGRA CREEK CANYON	5
This parcel has been removed from the Open Space Task Force Report	EAST SLOPE OF MILAGRA RIDGE	6
The approximately 72 acre parcel currently has four homes on large sites and is one of the prominent and scenic east-west ridges. A panoramic view is available from the upper areas of the ridge.	GYPSY HILL	7
8 FLOWER FARM	Two parcels totaling 65.57 acres. One undeveloped site is steep and the other site is in agricultural use	
9 BEACH BOULEVARD TERRACE	The 3.82-acre coastal terrace is now in public ownership. Composed primarily of beach sand and added fill materials, there has been significant erosion and cliff retreat in recent years. Adjacent homes were damaged and destroyed in recent storms. Seawall and beach access recently completed. Terrace now used for promenade and ocean front park.	

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

Mori Point (10)
Park

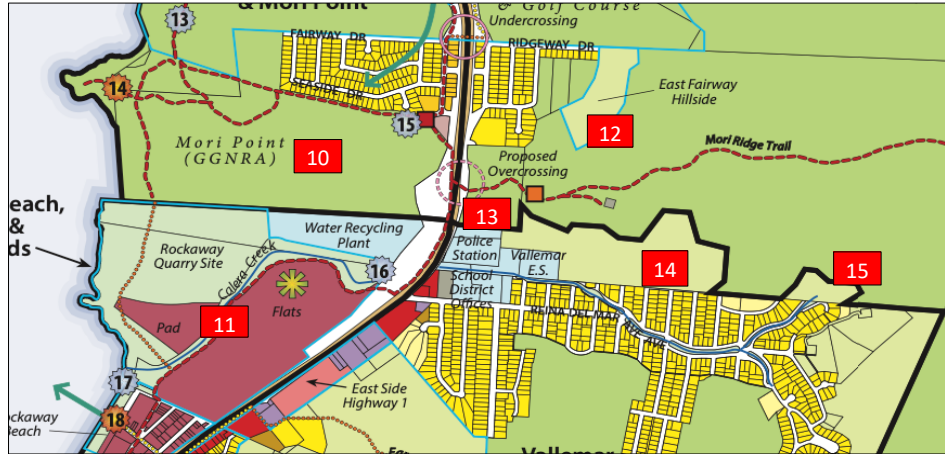
Quarry (11)
Hills: Conservation
Flats and Pad:
Visitor-Serving Commercial

East Fairway Park Hillside (12)
Open Space/Agricultural/Res

Sheldance (13)
Parkland

North Slope of Vallemar (14)
Open Space/Agricultural/Res

Northeast Fork Calera Creek (15)
Open Space/Agricultural/Res



Transitional Open Space/Residential (up to 0.1 units/acre)	Service Commercial
Open Space/Agriculture/Residential (up to 0.2 units/acre)	Visitor-Serving Commercial
Very Low Density Residential (0.2 -2.0 units/acre)	Low Intensity Visitor-Serving Commercial
Low Density Residential (3 -9 units/acre)	Public and Semi-Public
Medium Density Residential (10 -15 units/acre)	Beach/Commuter Parking
High Density Residential (16 -21 units/acre)*	Utilities
Coastal Residential Mixed Use	Park
Mixed Use Neighborhood (16 -26 units/acre)*	Conservation
Mixed Use Center (up to 50 units/acre)	Sandy Beach
Retail Commercial	Urban Reserve
	Transportation Corridor

Text from Open Space Report

10	MORI POINT	A spectacular 108-acre centrally located headland, which serves as a primary and secondary habitat of the endangered San Francisco garter snake. Sweeping views of Pacifica's coastline, coastal hills and areas north. Portions of the site, including slopes, ridgeline, marsh and headland, are desirable additions to the GGNRA. If development does not occur, all of the site should be considered for GGNRA inclusion.
11	THE QUARRY LANDS	108-acres of hills, steep coastal bluffs and flat quarry. The hills and high coastal bluffs are integral to Mori Point and Mori Ridge. They are a potential link between Pacifica's GGNRA and the ocean.
12	EAST FAIRWAY PARK HILLSIDE	A 9.90-acre parcel which is part of the lower slopes of Sweeney Ridge and part of its watershed. Candidate for inclusion in GGNRA.
13	SHELLDANCE	A prominent 12.5-acre portion of Mori Ridge with an orchid and Bromeliad nursery. Currently used for parking and trailhead for Sweeney Ridge. Present problems with access to Highway 1 must be corrected.
14	NORTH SLOPE OF VALLEMAR	A 27.91-acre gentle open hillside is part of the Calera Creek watershed and abuts Mori Ridge. Visually prominent above Vallemar
15	NORTHEAST FORK CALERA CREEK	A 3.8-acre undeveloped portion of Calera Creek Valley floor. One of two such remaining parcels. There is a variety of vegetation in the valley and meadow. Bounded on three sides by GGNRA. Candidate for GGNRA inclusion.

Open Space Parcel Report
Parcels in 1988 Report and proposed status under new General Plan

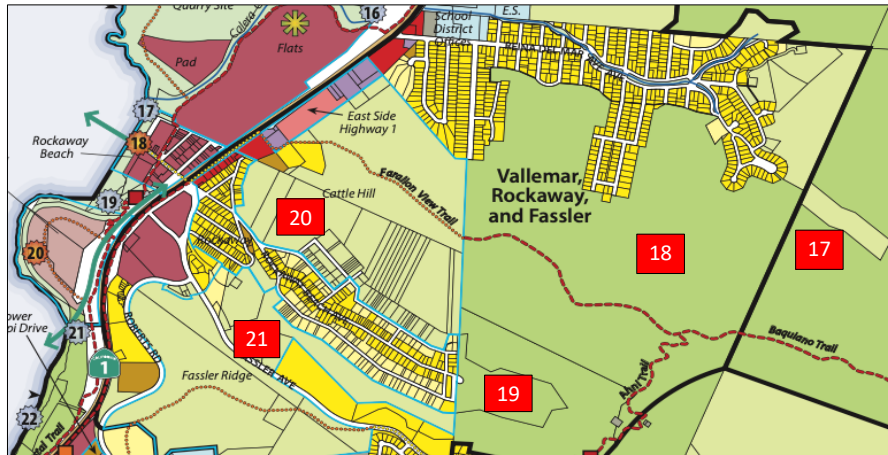
Eastern Calera Creek Valley (17)
 Parkland

Cattle Hill (18)
 Parkland

Rockaway Valley (19)
 Parkland

Western Extension from Cattle Hill (20)
 Open Space/Agricultural/Res

South Slope Rockaway (21)
 Open Space/Agricultural/Res



Text from Open Space Report

These 6.61-acres are on the southeast fork of Calera Creek. A critical part of the watershed and creek's riparian habitat. Evidence of possible Ohlone Indian occupation. Views of this valley are possible from surrounding hillsides. Bounded on three sides by GGNRA. Candidate for GGNRA inclusion.	EASTERN CALERA CREEK VALLEY	17
A 261.68-acre lateral ridge visible from many areas of the City. Present GGNRA access trail allowed through property. Possible lateral trail site connecting Sweeney Ridge (GGNRA) to coast.	CATTLE HILL	18
A broad 61.45-acre valley at the end of East Rockaway Beach. Potential for neighborhood park at western end.	ROCKAWAY VALLEY	19
109.2-acres of the western most portion of Cattle Hill, which separates Vallemar from East Rockaway Beach. Good wildlife habitat along the ridge and lush valley. Important visual resource. Lateral trail site connection to Sweeney Ridge/(GGNRA). Candidate for GGNRA inclusion.	WESTERN EXTENSION FROM CATTLE HILL	20
The 12+ acre open hillside runs behind homes on the south side of Rockaway Beach and includes many separate ownerships. A trail easement between the beginning of San Pedro Way to the Fassler Avenue/Estrella Drive intersection is recommended.	SOUTH SLOPE ROCKAWAY	21

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

South Rockaway Beach (23)

Open Space/Agricultural/Res

Rockaway Headland (24)

Low Intensity Visitor-serving
Commercial

**Fassler Avenue Corridor
North (25)**

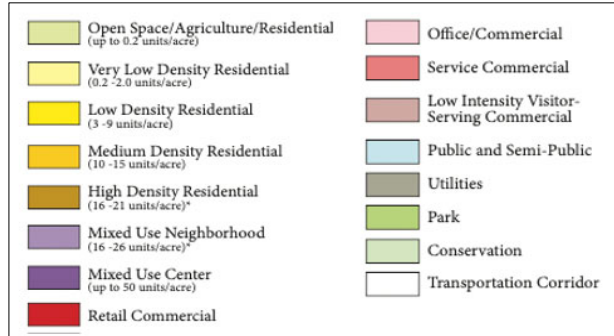
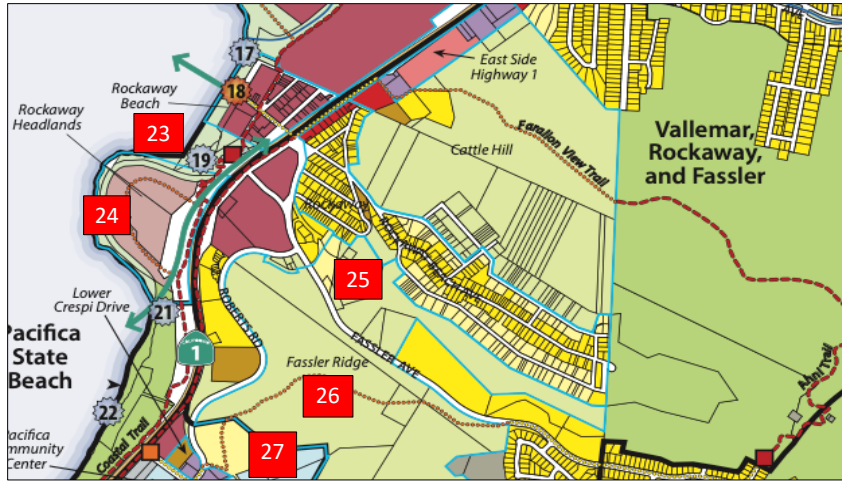
Open Space/Agricultural/Res

**Fassler Avenue Corridor
South (26)**

Open Space/Agricultural/Res

Roberts Road Knoll (27)

Very Low Density Residential



Text from Open Space Report

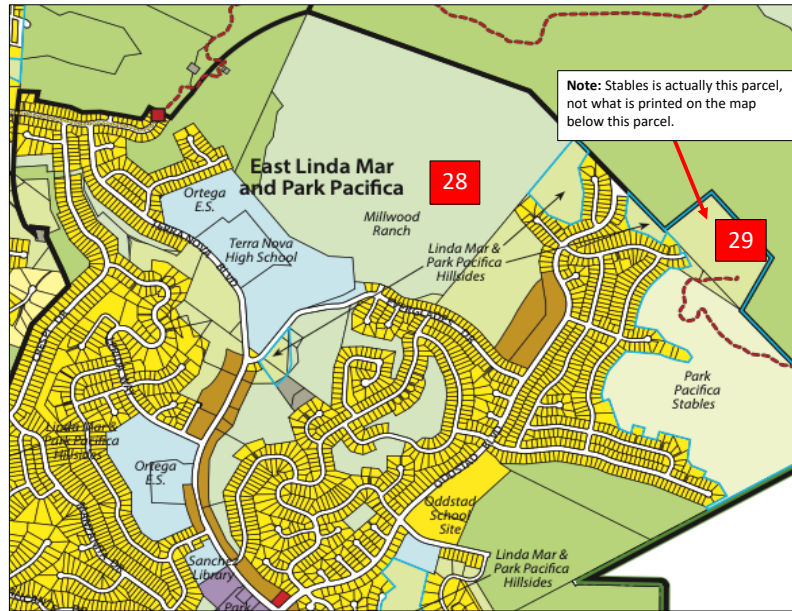
A 5.22-acre ocean front parcel with a well-used advanced-level surfing beach. Highly visible in the foreground view of the ocean from Highway 1. The site is currently used as low-intensity beachfront park with beach access parking, small picnic areas and surfing facilities	SOUTH ROCKAWAY BEACH	23
A prominent 20-acre coastal headland which is a Pacifica landmark. Vistas, a rich variety of flora and rare Douglas Wallflower characterize the site. A potential link in a continuous coastal trail with overlook.	ROCKAWAY HEADLAND	24
A scenic 37-acre corridor which divides Rockaway Beach and Linda Mar.	FASSLER AVENUE CORRIDOR NORTH	25
26 FASSLER AVENUE CORRIDOR SOUTH	A 193-acre property that lies along the east route of the Portola Party. Part of a scenic corridor that divides Rockaway Beach and Linda Mar.	
27 ROBERTS ROAD KNOLL	The major open space value of this 17-acre parcel is its prominent, highly visible knoll which is an extension of the Fassler Avenue ridgeline.	

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

Picardo (now Millwood) Ranch (28)
Conservation

Park Pacifica Stables (29)
Open Space/Agricultural/Res



Text from Open Space Report

- 28 **PICARDO RANCH** A picturesque 166.61-acre coastal ranch with small orchard, grassy uplands and ranch buildings in a fertile valley. Visible from various locations. Future uses should protect the adjacent Baquiano Trail (Portola Discovery Trails). Candidate for GGNRA inclusion.
- 29 **PARK PACIFICA STABLES** A modern, well-maintained horse stable complex on 18.8 acres of relatively flat land, surrounded on three sides by GGNRA's Sweeney Ridge. The property provides private equestrian access to the park. Candidate for GGNRA inclusion.

Transitional Open Space/Residential (up to 0.1 units/acre)	Service Commercial
Open Space/Agriculture/Residential (up to 0.2 units/acre)	Visitor-Serving Commercial
Very Low Density Residential (0.2 -2.0 units/acre)	Low Intensity Visitor-Serving Commercial
Low Density Residential (3 -9 units/acre)	Public and Semi-Public
Medium Density Residential (10 -15 units/acre)	Beach/Commuter Parking
High Density Residential (16 -21 units/acre)*	Utilities
Coastal Residential Mixed Use	Park
Mixed Use Neighborhood (16 -26 units/acre)**	Conservation
Mixed Use Center (up to 50 units/acre)	Sandy Beach
Retail Commercial	Urban Reserve
	Transportation Corridor

Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

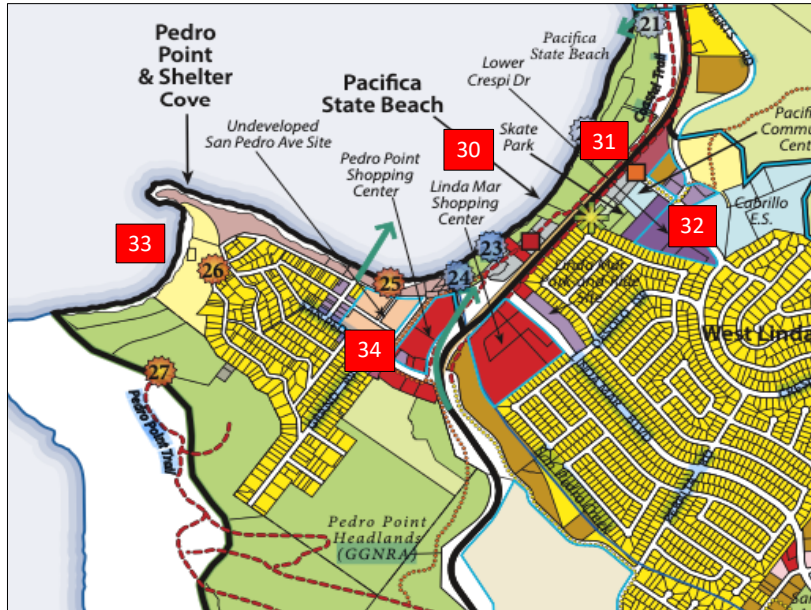
Pacifica State Beach (30)
Parkland

Crespi Drive and Hwy 1 (31)
??

**Crespi Drive East of
Community Center (32)**
??

Shelter Cove (33)
Very Low Density Residential

**Former Archdiocese
Property (Calson Field) (34)**
Office Commercial



Text from Open Space Report

30	PACIFICA STATE BEACH (LINDA MAR BEACH/SAN PEDRO BEACH)	A 37-acre gently sloping beach and dune area which includes the mouth of San Pedro Creek. The highly visible parcel has multiple public and private ownerships and uses. Pacifica State Beach is a treasure that must be conserved.
31	CRESPI DRIVE AND HIGHWAY 1	Portion of this 2.4 acre property is covered by a marshy area which floods each winter. Site is a portion of an area that was covered by coastal lagoon.
32	CRESPI DRIVE EAST OF COMMUNITY CENTER	This 1.69-acre parcel is significant as a remnant of a lagoon that originally covered the entrance to the San Pedro Valley. Site features a lush growth of vegetation and a variety of water fowl and other fauna. The front of the site includes a residential structure.
33	SHELTER COVE	This 17-acre property consists of a beautiful beach sheltered at both the north and south ends by large rock formations. Due to severe storms, access has been limited to a pedestrian path.
34	FORMER ARCHDIOCESE PROPERTY	This is a flat, 6.3 acre site in private ownership.

	Transitional Open Space/Residential (up to 0.1 units/acre)		Service Commercial
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			Transportation Corridor

Open Space Parcel Report

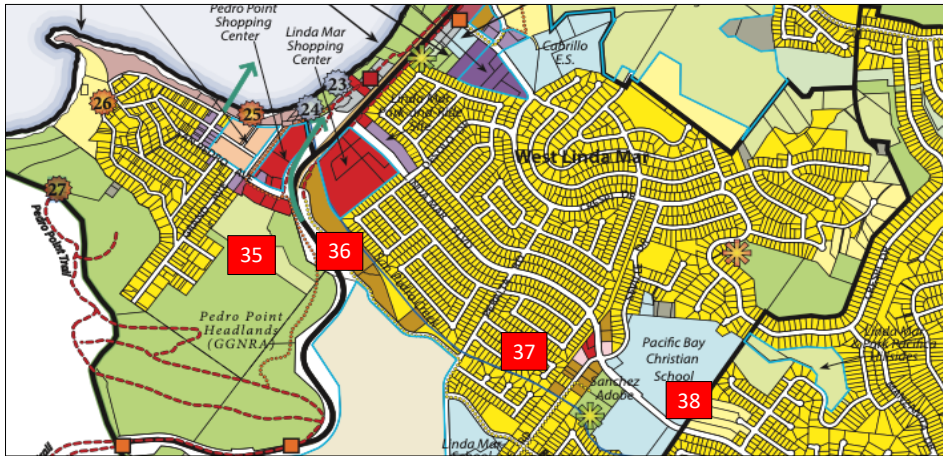
Parcels in 1988 Report and proposed status under new General Plan

Pedro Point East of Grand Avenue (35)
Conservation

San Pedro Creek Flood Plain (36)
High Density Residential

San Pedro Creek (37)
Conservation (?)

Alma Heights (38)
(Pacifica Bay School)
Public and Semi-public



Text from Open Space Report

These 45 acres of undeveloped land are east of Grand Avenue, and highly visible from Highway 1, Pacifica State Beach and portions of Linda Mar neighborhood. Tree removal should be minimal.

Two parcels totaling 9.39-acres. San Pedro Creek has cut a deep channel on the northeast border of this property. Eastern portion features dense vegetation. Creek provides access to the spawning grounds of steelhead trout.

This .96-acre site contains part of the riparian habitat of the steelhead trout. The land is also part of the San Pedro Creek flood plain.

Serves as a part of a de facto greenbelt in the Linda Mar housing tract. The 27.07-acre parcel, home of Alma Heights Academy, features stands of eucalyptus and some pine trees.

PEDRO POINT EAST OF GRAND AVENUE	35
EXCESS CALTRANS PROPERTY-SAN PEDRO CREEK FLOOD PLAIN	36
SAN PEDRO CREEK	37
ALMA HEIGHTS	38

Transitional Open Space/Residential (up to 0.1 units/acre)	Service Commercial
Open Space/Agriculture/Residential (up to 0.2 units/acre)	Visitor-Serving Commercial
Very Low Density Residential (0.2 -2.0 units/acre)	Low Intensity Visitor-Serving Commercial
Low Density Residential (3 -9 units/acre)	Public and Semi-Public
Medium Density Residential (10 -15 units/acre)	Beach/Commuter Parking
High Density Residential (16 -21 units/acre)*	Utilities
Coastal Residential Mixed Use	Park
Mixed Use Neighborhood (16 -26 units/acre)**	Conservation
Mixed Use Center (up to 50 units/acre)	Sandy Beach
Retail Commercial	Urban Reserve
	Transportation Corridor

Open Space Parcel Report

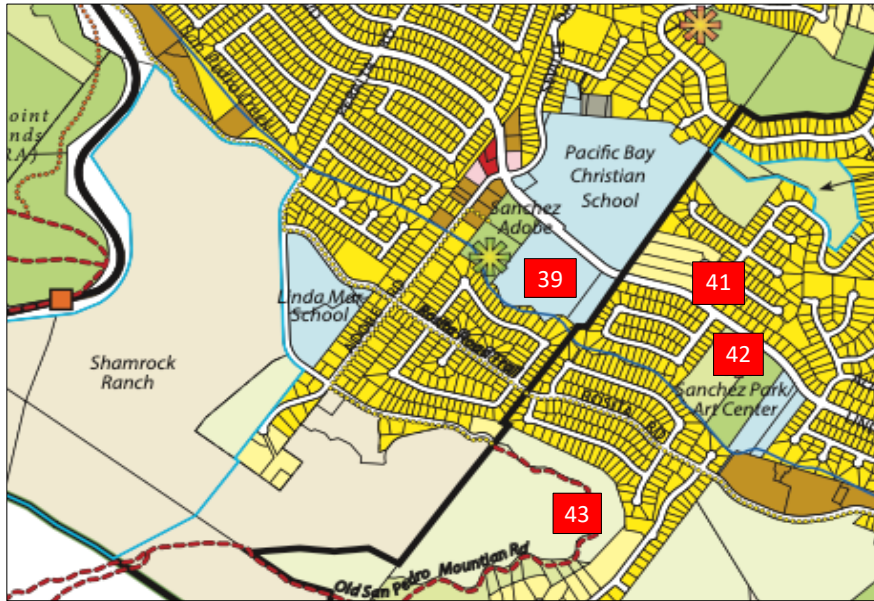
Parcels in 1988 Report and proposed status under new General Plan

White Field (39)
Public and Semi-public

C&M Nursery (41)
Very Low Density Residential

Sanchez School (42)
(art center)
Open Space/Ag/Res

Sanchez Fork Drainage (43)
Transitional Open Space/Res



Text from Open Space Report

This 9.10-acre site contains a building. The southern perimeter provides a buffer for San Pedro Creek.	WHITE FIELD	39
This parcel has been removed from the Open Space Task Force Report.	MALAVEAR COURT NURSERY	40
A 5.6-acre commercial nursery with buildings, growing areas and open space gently sloping to the creek on the valley floor. Views along the tree-lined creek bed are of Montara Mountain and the Sanchez Art Center.	C & M NURSERY	41
This 9.1-acre parcel, publicly owned, features a turfing playing field and cultural arts center. It buffers San Pedro Creek to the south and the nursery to the west. General Plan designates playing field as a permanent recreational park for the Central Linda Mar neighborhood.	SANCHEZ SCHOOL	42
This 66-acre property includes a variety of flora fauna. Sanchez Fork of San Pedro Creek flows through the property. Part of the greenbelt that forms Pacifica's southern boundary. Property includes part of the Old Coast Highway, one of the most scenic trails in San Mateo County.	SANCHEZ FORK DRAINAGE	43

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Open Space Parcel Report

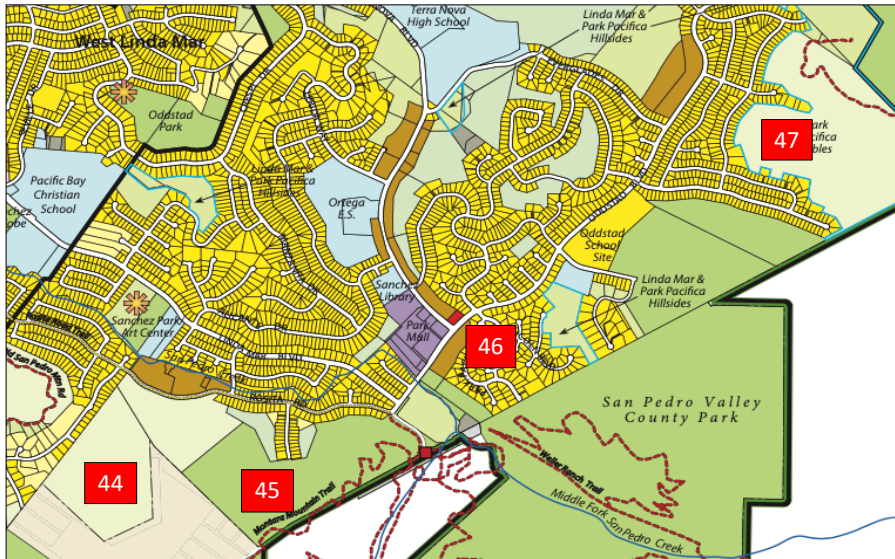
Parcels in 1988 Report and proposed status under new General Plan

Pitto Ranch (44)
Transitional Open Space/Res

End of Valdez Way (45)
Park

Oddstad Nursery (46)
??

East of St. Lawrence Ct. (47)
Transitional Open Space/Res



Text from Open Space Report

44	PITTO RANCH	This 41.81-acre parcel is part of the San Pedro Creek watershed and buffer for streams. The property includes informal trail system links.
45	END OF VALDEZ WAY	Visually significant 62.17-acre parcel. Provides a possible link between San Pedro Valley County Park and McNeer Ranch State Park.
46	ODDSTAD NURSERY	One of the last remaining agricultural areas in the City. The 2.46-acres are bordered by San Pedro Creek, shopping center, and residential neighborhood.
47	EAST OF ST. LAWRENCE COURT	The 89-acre parcel includes an equestrian trail. Part of San Pedro Creek watershed. Candidate for GG NRA inclusion.

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Open Space Parcel Report

Parcels in 1988 Report and proposed status under new General Plan

Pedro Point City Limits (48)

Very Low Density Residential

Shamrock Ranch and San Pedro Mountain (49)

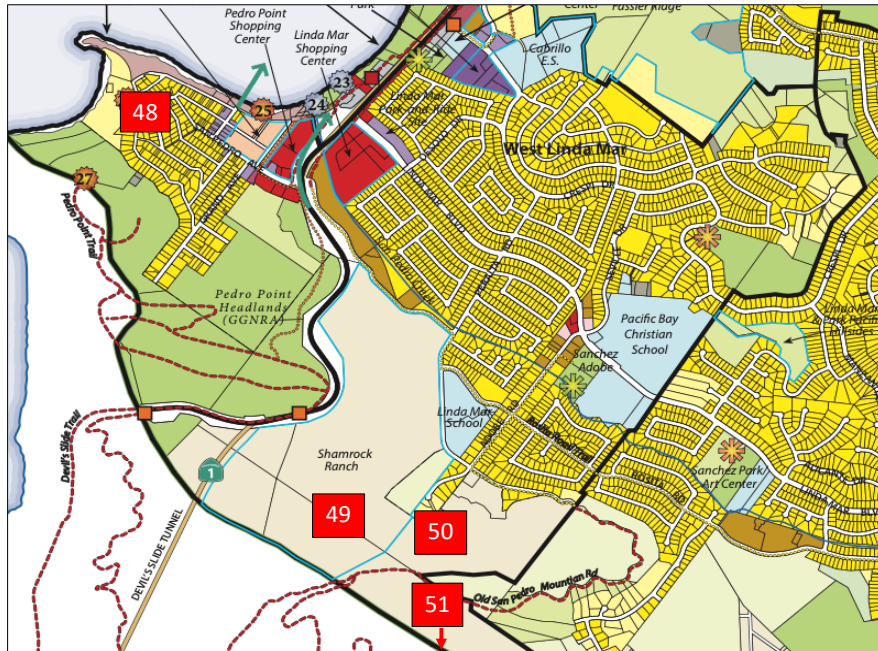
Urban Reserve

End of Adobe Dr. (50)

Urban Reserve

Montara Mountain North Slope (51)

Transitional Open Space/Res



Text from Open Space Report

48	PEDRO POINT CITY LIMITS	Visually significant 50-acre property within the City's sphere of influence. Heavily wooded. Owned by Pacifica Land Trust (PLT).
49	SHAMROCK RANCH & SAN PEDRO MOUNTAIN	These parcels totaling 286-acres support a variety of native flora and fauna, and a working ranch and kennels. Important to watershed drainage. Provides a significant view of rural and open space for Linda Mar. Historically significant in potential trail system links.
50	END OF ADOBE DRIVE	Several parcels comprised of multiple ownership totaling 12.2 acres with townhouses at the Adobe Drive cul-de-sac. The terrain varies from gently sloping to steep. There are grassy areas and stands of trees. Access is provided via Adobe Drive.
51	MONTARA MOUNTAIN - NORTH SLOPE	Dominant feature of the Pacific landscape. Within the City's sphere of influence. Rich in native plant life, including rare, endangered Montara manzanita and rare Giant Golden Chiquapiin. Includes a variety of native animal life. Important view shed for residents. Any use should include trail system links.

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