



Beach Boulevard

INFRASTRUCTURE RESILIENCY PROJECT

Summary

City of Pacifica Beach Boulevard Infrastructure Resiliency Project

Phase 2A Public Meeting #1

Tuesday, June 27, 2023

6:00 p.m. – 7:30 p.m.

Welcome, Introductions, and Agenda Review

Mary Bier, Councilmember for the City of Pacifica, opened the meeting by welcoming attendees and thanking the Beach Boulevard Infrastructure Resiliency Project (BBIRP) Project Team for their continued efforts on the Project.

Christine Boles, Councilmember for the City of Pacifica, indicated the opportunity the BBIRP presents in making the area a unique space for the enjoyment of residents and visitors, protecting the City's interconnected infrastructure and sensitive environment in the face of sea level rise and climate change impacts, and maintaining Beach Boulevard's unique, vibrant, and historical character.

Katie DeLeuw, Kearns & West Facilitator, welcomed attendees and reviewed the meeting objectives, and agenda. The workshop objectives included:

- Providing a project overview and recap of Phase 1.
- Introducing BBIRP Phase 2A, its Preliminary Design Process, and public engagement opportunities.
- Providing opportunities for the public to engage with City staff and the consultant team.

A full list of meeting attendees can be found in Appendix A.

Overview of Beach Boulevard Infrastructure Resiliency Project

Roland Yip, Deputy Director of Public Works for the City of Pacifica and BBIRP Project Manager, provided an overview of the Project by noting its location is in northern Pacifica on the western edge of the historic West Sharp Park neighborhood. The project area comprises four different reaches with unique characteristics; the Pier Wall System built in 1973, the North Wall built in 1984, the South Wall built in 1987, and the South Gap. A map of the project area is included in Figure 1 below.



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Figure 1: BBIRP Project Area

Yip explained that the Project is a result of several factors, including multiple major failures to the North Wall between 1984 and 2020 (including foundational and full wall failures), localized flooding and property damage from wave overtopping (especially from the recent January 2023 storms), and preparing for impacts from sea level rise and future storms.

Yip continued by explaining the BBIRP's goals, which include:

- Replacing the current seawall and outdated infrastructure.
- Building climate resilience into one of the most vulnerable segments of the City's shoreline.
- Improving public access and use of the Beach Boulevard Promenade.
- Creating a multi-benefit solution to protect public infrastructure, recreational activities, homes, businesses, and the community at large, from further coastal erosion impacts.

1Phase 1 Recap

Aaron Holloway, Senior Engineer at GHD, provided an overview of Phase 1 of the Project, which focused on preliminary planning and feasibility of six infrastructure replacement alternatives. Descriptions of these alternatives are provided in the April 29, 2021, public meeting summary, available [here](#). Holloway noted that the hybrid alternative scored the highest amongst the alternatives analyzed as a result of:



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- Meeting the overall objectives of the BBIRP.
- Alignment with technical performance, financial, and environmental considerations.
- Consistency with Pacifica’s Draft Local Coastal Land Use Plan policies.

Holloway explained that residents were able to indicate their preferences for alternatives under consideration at the April 29, 2021, public meeting. During this meeting, 55 participants participated in a virtual poll to indicate their preference for alternatives under consideration. This poll generated the following results:

- Hybrid Alternative: 40% (22 votes)
- Seawall Alternative: 25.5% (14 votes)
- Rock Retention Alternative: 11% (6 votes)
- San Retention with Beach Nourishment Alternative: 11% (6 votes)
- No Project Alternative: 7% (4 votes)
- Beach Nourishment Alternative: 5.5% (3 votes)

Holloway noted that the range of support attendees provided for all alternatives under consideration provided further rationale for advancing the hybrid alternative approach, which includes a mix of strategies from the other alternatives.

Holloway concluded by noting that the completion of Phase 1 occurred with City Council’s adoption of the hybrid concept in June 2021.

Phase 2A Introduction

Holloway then introduced Phase 2A of the Project, which will focus on developing the preliminary design of the hybrid alternative. The City Council approved the scope and budget for Phase 2A on November 28, 2021. The deliverables and tasks in this phase of the Project include:

- Developing plans to the 35% completeness level for the design of infrastructure improvements, promenade features, and amenities.
- Developing the Project Description, Notice of Preparation, and Notice of Completion per the California Environmental Quality Act (CEQA).
- Conducting the community and stakeholder engagement program.

Holloway explained that Phase 2A will advance the Project from the conceptual hybrid alternative approved by City Council through to a well-defined 35% design package accompanied by CEQA Project Description. The 35% design package will be informed by technical analyses and input from regulatory agencies on the various components of the hybrid concept, including: height, alignment, and materials for the seawall; the rock scour apron’s rock size and dimensions; and integration of natural shoreline infrastructure, including the location of this strategy and how frequently it is utilized. Members of the public will be provided with updates on the development of the 35% design package throughout Phase 2A.

Katie DeLeuw then outlined the communications and engagement (C&E) objectives for Phase 2A, which include:



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- Engaging Pacifica residents to build a broad understanding of the Project’s purpose and scope, and how they can participate in the process.
- Providing interested parties with multiple, meaningful opportunities to participate in the Project development process and provide input.
- Aligning engagement opportunities with key Project milestones and deliverables to ensure that interested parties’ input can be incorporated to the extent feasible.

DeLeuw then discussed C&E methods the Project Team will utilize in Phase 2A. This includes incorporating best practices identified through Phase 1 outreach, such as public meetings, informational materials, and regular engagement with regulatory agencies such as the California Coastal Commission (CCC). An additional Phase 1 best practice that will be utilized in Phase 2A is the reformation of the Ad Hoc Subcommittee, which is composed of Councilmembers Bier and Boles, City Manager Kevin Woodhouse, and the Public Works Department. This Ad Hoc Subcommittee will meet with the Project Team to guide engagement strategies and methods throughout Phase 2A. Potential additional C&E strategies for Phase 2A include pop-up events and office hours hosted by the Project Team. The Project Team will utilize mailers, social media, and the Connect with Pacifica e-newsletter to provide project updates and announcements for public meetings.

An overview of the proposed Phase 2A engagement and technical timeline is provided in Figure 2 below.

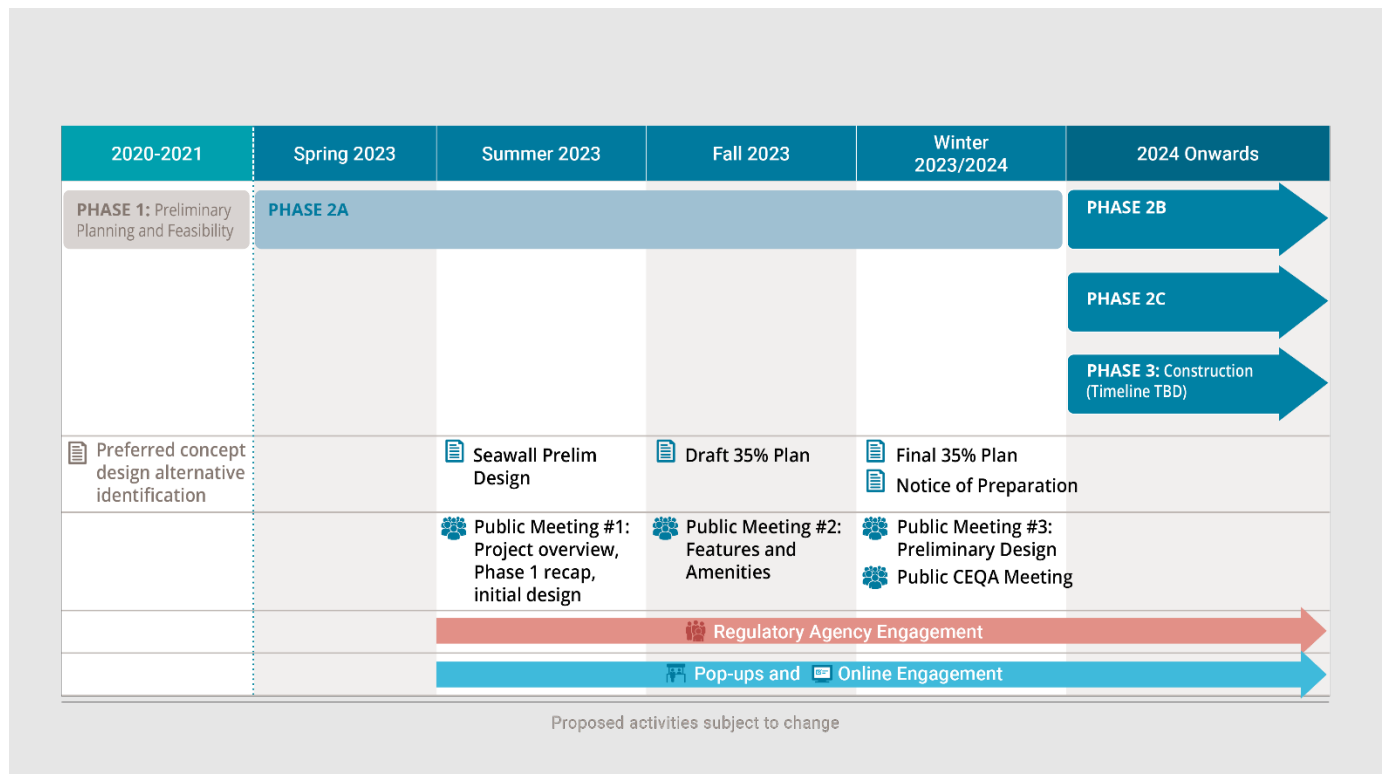


Figure 2: Proposed BBIRP Phase 2A Timeline

DeLeuw then invited meeting participants to visit the Open House Information Stations and engage with the Project Team to provide comments and questions. Synthesized feedback and common questions heard at each of the stations are available in Appendix B. Attendees were also invited to provide place-



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based feedback on aerial images of the Project area for the Project Team to consider throughout Phase 2A. This feedback is captured in Appendix C.

The Project Team heard the following key themes from the information stations:

- Overall project timeline, costs, source(s) of funding, and how Phase 2A fits into the larger project.
- Interest in the following components of the seawall and the hybrid concept:
 - Height and impacts to views.
 - Materials used for seawall, revetment, and nourishment.
 - Location and alignment (i.e., if it will be built at the location of the existing seawall or in a modified alignment, including tradeoffs associated with different alignment options).
 - Design criteria (e.g., sea level rise, storms) and design life of project.
 - Nature-based approaches and solutions.
- How the CCC and other regulatory agencies are and will be engaged, what role they play in the process, and whether their authority outweighs the desires of the City, including its elected officials, for this process.
- Protection of homes, businesses, infrastructure, and public access to the beach and promenade.
- Protecting and expanding public access and recreation opportunities within the project area. Examples include a continuous trail/pathway along Beach Blvd. that connects to the golf course trail as well as access that is inclusive of all mobility types, including ADA.
- Increased amenities along the promenade such as restrooms, seating, viewpoints, dog waste, drinking fountains, and lighting.

Next Steps

DeLeuw concluded the presentation portion of the meeting by reviewing making the following requests of participants and reviewing next steps:

- Visit the [project website](#) to:
 - Find Phase 1 summary materials.
 - Sign-up for the project email list.
- Upcoming public meetings are tentatively scheduled as follows:
 - September 13: Features and Amenities
 - December 5: Preliminary Design



Appendix A: Meeting Attendance

Meeting Participants

Name	Affiliation
Cindy Abbott	Resident
Vicki Abrahamsohn	Resident
Gilbert Anda	Resident
Allan Andrews	Resident
Theresa Andrews	Resident
Marjorie Baer	Resident
Robby Bancroft	<i>Not provided</i>
Larry Bothon	Resident
Emma Brady	<i>Not provided</i>
Linda Brown	Beach Park Homeowners Association / Resident
Sam Casillas	Resident
Dave Chamberlin	Resident
Dustine Chamberline	Resident
Rafel Cons	Resident
Sharon Davis	Resident
Suzanne Drake	Resident
Adam Drake	<i>Not provided</i>
Eberhard Fiebig	Resident
Kim Finale	Resident
Adriane Fink	Resident
Ron Francis	Resident
Laurie Gaggero	Resident
Raheela Ghafur	Resident
Michael Grandon	Resident
Marianne Grandon	Resident
Jenna Hards	Pacifica Tribune
Bob Haxo	Resident
Robert Holland	<i>Not provided</i>
Mark Hubbell	Resident
J Ingram	Resident
Robert Juertens	Resident
Tom Kendall	Resident
Cliff Lawrence	<i>Not provided</i>
D Leonard	Resident
Gus Mattammal	Midcoast Community Council
Catherine McAllister	Resident
James McAllister	Resident
Michele McEntee	<i>Not provided</i>



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Mim McNalty	Resident
Lisa Melton	Resident
Raquelle Melton	<i>Not provided</i>
John Meria	Resident
Ken Miles	Resident
Suzanne Moore	Resident
Bettie Montague	Resident
Kathy Moresco	Resident
Kelly Moresco	Resident
Jane Nahass	Resident
Rick Nahass	Resident
Ellen Natesan	Resident
Carol Negro	Resident
Penny Newall	Resident
Ed Ochi	Resident
Joseph Patino	Resident
Russell Patterson	Resident
Andy Patterson	Resident
Mary Ann Plumb	Resident
Dave Plumb	<i>Not provided</i>
Moe Poley	<i>Not provided</i>
Linda Quinn	Resident
Pam Raymond	Resident
Trish Richman	<i>Not provided</i>
Robine Runneals	Resident
Jeanne Salisbury	Resident
Steve Salisbury	Resident
R Silver	Resident
M Therese Swan	Resident
Remi Tan	Resident
Nancy Tierney	Resident
Sandna Varga	Varga Properties
Frank Vella	Resident
Paelo Vescia	Resident
Catherine Wachtler	Resident
Larry Walker	Resident
Barbara Walker	Resident
Leigh Ward	Resident
Tina Wehrmeister	Resident
Jeanette Wyatt	Resident



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Project Team

Name	Affiliation
Councilmember Christine Boles	City of Pacifica
Councilmember Mary Bier	City of Pacifica
Stefanie Cervantes	City of Pacifica
David Harvey	City of Pacifica
Lisa Petersen	City of Pacifica
Roland Yip	City of Pacifica
Aaron Holloway	GHD
Nick Sadrpour	GHD
Katie DeLeuw	Kearns & West
Marlys Jeane	Kearns & West
Matt Marvin	Kearns & West
Jennifer Vazconcelo	Kearns & West



Appendix B: Verbal Feedback Collected

This appendix summarizes topics the Project Team discussed with meeting participants and is organized by the information station from which the input was collected. It is not intended to fully document every conversation that occurred or serve as a transcription of any individual conversation.

BBIRP Overview

- Project Elements
 - Initial sources of project funding and where additional funding will be sourced from as the project continues beyond Phase 2A. Timeline for completing Phase 2A and the project overall.
 - Timeframe in which additional technical information would be shared with the community.
 - The extent in which certain portions of the project, including construction, will be phased based on available funding. Whether the southern wall and/or gap be considered for the first phase of the construction if there is limited funding. There is significant flooding at the southern end although the wall itself is not failing.
 - The relationship between the Project and the City's Local Coastal Land Use Plan (LCLUP) update.
 - What managed retreat entails and how that would impact public infrastructure, homes, and businesses.
- Miscellaneous
 - The extent to which decisions have been made regarding considerations like overall project timeline and specifics for replacing the current seawall
 - The role the CCC has in this process and the extent in which they will dictate what is ultimately developed to replace the existing seawall.
 - Whether the Project will change availability of public parking.

Phase 1 Findings

- Hybrid Concept
 - Location(s) in which the sand for beach nourishment will come from. Duration in which sand from beach nourishment will stay within the Project area.
 - If the hybrid concept will be designed to consider "trigger points" or contingencies, such as plans for earthquakes and future sea level rise conditions.
- The extent in which guidance from the State and best available science will be integrated into the design of the Project.
- Additional Resilience Strategies
 - Defining nature-based solutions and the extent in which they have or will be considered.



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- Alternatives previously analyzed and the extent in which they are being considered as the Project moves into design.
- Regulatory Agency Coordination
 - How public landowners adjacent to the Project area, such as the City and County of San Francisco or the Golden Gate National Recreation Area (GGNRA), are being engaged
 - Clarifying the federal nexus for the Project.
- Miscellaneous
 - Length of construction time.
 - Parties responsible for deciding the weight of the evaluation criteria for selecting the preferred concept design.
 - The Project's impacts to surfing as well as the City's storm water infrastructure and sewer system.

Phase 2A Introduction

- Components of Phase 2A.
- Expected timing for publicly releasing environmental permitting documents.

Aerial Images of the Project Area

- Project Considerations
 - The height of the new seawall and whether it block views from certain areas. The possibility of elevating the promenade so that pedestrians and bikers can retain ocean view over the new seawall.
 - Expected design life of the new seawall.
 - How sea level rise and extreme scenarios are being considered as the Project is designed.
 - The certainty the Project Team has that the designed seawall height will adequate to accommodate expected sea level rise over the next 50-100 years.
 - Whether the top of the new seawall will look like the one along Ocean Beach in San Francisco with a recurved top.
 - The decision making process regarding the location of the new seawall, including considerations for it potentially being built in the same location as the existing seawall.
 - Means in which the south gap of the existing seawall between Beach Blvd, Clarendon Road, and the golf course trail will be addressed, including addressing the significant flooding that occurs in that area.
 - The materials that will be used to build the new seawall.
- The extent to which potential impacts on the communities and beaches north and south of the project area are being addressed.
- Amenities



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- Opportunities for more amenities along the promenade, such as: additional seating, lighting, dog walking, and waste management; separated pedestrian and bicycle paths; restrooms at the north and south ends of the Project area; opportunities for gathering spaces, additional beach access points, and interpretive signage.
- Whether new storm drains and maintenance of drains in existing areas is included in the Project.

Comments Outside Scope of BBIRP Phase 2A

- Strategies for improved parking management and enforcement should be pursued that both serve residents and visitors, including whether the City considering closing Beach Blvd. to cars.
- How the City will address long term coastal adaptation, such as:
 - Considering managed retreat and/or public infrastructure (e.g., sewer pumping plant, old sewer outfall).
 - Long-term vision to maintain the beach given the fixed term solution provided by the hybrid concept.
 - Feasibility of designing and building infrastructure with a design life longer than 50 years.
- Project's potential impacts to property loans and insurance rates.
- Opportunities for public amenities behind the Council Chambers (e.g., the old sewage treatment plant).



Appendix C: Place-Based Feedback Collected

This appendix includes a transcription of the place-based feedback provided by meeting attendees on aerial images of the Project area and discussed with Project Team members during Phase 2A Public Meeting #1. The Project Team will consider this feedback as they move forward with Project design and engineering during Phase 2A.

North Wall



Figure 3: Place-based feedback on the North Wall

North Wall comments

- Bike/pedestrian bridge
- Seating, dog bags, water station
- Another staircase
- Sand
- Pedestrian access to beach at the top of the wall



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- Continuous bike path that extends to berm and to Manor
- Account for higher sea level rise
- Relocate sewer sooner than later to keep options open for retreat in strategic locations
- Floating wave buffer/baffle
- Public purchase plan for house/rent back
- Separate bikes from pedestrians on the promenade
- Better use of pier for cafes/market, etc.
- Bike parking near pier
- Will the undersea life be studied as part of the EIR?
 - **Note:** This question will be addressed in a future phase of the Project as part of the environmental review.
- Pedestrian path and parking long street

South Wall



Figure 4: Place-based feedback on the South Wall

South Wall comments

- No retreat



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- Recurve seawall
- Remove seawall – nature-based solutions
- What will happen to houses north of the seawall?
 - **Note:** *This question will be addressed in a future phase of the Project as part of the environmental review.*
- No cars
- Elevated and continuous pedestrian/bike path; don't lose business
- What if we can't fund it?
 - **Note:** *The City will be seeking grant funding in order to proceed with the next phases. Additional information related to project funding can be found in "BBIRP Phase2A Public Meeting 1 – Key Feedback" under the Phase 2A Document Library on the [project website](#).*
- Parking structure
- Go east, don't screw with nature; buy homes at market value and pay residents
- Pacifica, quit wasting money on pipedreams; remember Esplanade?
- This proposal will be an unending waste of money
- Dunes to help sea level rise; no lawn
- Grass
- User/people-friendly tail or access; kid playground
- Realign ("1" on the aerial map)
- Safer for kids
- Account for higher sea level rise
- Elevated boardwalk/pedestrian/bike/ADA access with flood protection
- Trade offs for wall replacement
- FEMA level protection/flood insurance ability
- Paid parking for seasonal/weekend/holidays
- Multi-jurisdictional coordination with SF, SLC, GGNRA
- Bike path along the wall
- Relocate at and the tie-in to golf course revetment
- Mori Point – parking and signage/Google maps
- For "gap" work in SF on a nature-based solution and allow water on golf course
- Stormwater connections to creek, Clarendon, and beach
- Passive erosion affects the north and south beaches