

## PEACOCK GAP OPEN SPACE AREA

### ACCESSIBILITY

Highly accessible both to all residents in Peacock Gap and to the general public in San Rafael as a whole. Area easily approached from Biscayne Drive, a street that already intersects with both Riviera Drive and Point San Pedro Road, and could readily be extended to intersect also with Peacock Drive.

### SPECIAL FEATURES

Area particularly unique in that it offers dramatic scenic vistas, including spectacular views of both San Francisco and San Pablo Bays, as well as of Mount Tamalpais, the Golden Gate Bridge, San Francisco, Mount Diablo, Point Pinole, and of the golf course below. The site is composed of gentle rolling hills with forested portions including both native oaks and groves of Eucalyptus trees. The upper ridges of the site join the San Pedro Hills, (an area described in the Preliminary General Plan as "rich in environmental resources and have the greatest diversity of vegetation types and wildlife habitats of any open space area in the Planning Area"). The lower portions of the site extend down to the Peacock Gap Golf Course and have an old unoccupied dairy barn on it. This is the only existing structure in the entire Peacock Gap Open Space area.

### UTILITY/SUITABILITY

This site is highly suitable and ideal for both passive and active recreational purposes. On the flat bottom portions, a multiplicity of recreational activities could be provided such as ball fields, tennis courts, basketball courts, etc. (At the present time Peacock Gap does not have a single park or any permanent open space site.) The barn could be adapted into use as stables, with the hills above offering both equestrian and hiking trails linking the site area with the entire San Pedro Mountain Range. This would provide a unique opportunity for all hikers to connect up with trails through existing public properties such as the Harry Barbier Park and also with those in the proposed extensive China Camp Shoreline Park.

### RESIDENTIAL ENVIRONMENT

At the present time, Peacock Gap is composed of approximately 450 single family detached residences and a small number of condominiums. The future population potential of the area has been estimated to be at least two to three times the present one, meaning a possible increase of thousands. This increase makes it particularly critical that there be careful planning for adequate open space and park services now while there is still open space land available.

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### DESIRABILITY OF PRESERVATION

Preservation of the area is most desirable for several reasons. Aesthetically, the breathtaking views the site offers in themselves are a most important reason. The multiple recreational opportunities the site could offer and its serving as a boundary delineator to provide for community identity are others. Already the western portion of the ridge-line effectively distinguishes Peacock Gap from Glenwood, and as additional development takes place, this may become an even more crucial factor.

As mentioned in the Preliminary General Plan, the resource value of the Peacock Gap Open Space is increased further by its forming a continuous open space area with the adjacent San Pedro Hills. Preservation of the site would also be in keeping with the open space policies stated in the Preliminary General Plan (II 32-33). All of these reasons besides the inherent beauty of the hills themselves merit their consideration for permanent open space.

### REMARKS ON THE PRELIMINARY GENERAL PLAN

In describing the Peacock Gap Open Space Area, the Preliminary General Plan has unfortunately not included some significant aspects of the area. There is no mention of the extraordinary views it offers nor any reference to its forested portions. There is also no reference to the scenic beauty of the hills themselves nor to the desirability of saving any of the lower portions.

### ADDITIONAL COMMENTS

The community of Peacock Gap is probably one of the most picturesque in San Rafael, primarily because of the beauty of the open space hillsides described above. The area is currently in some imminent danger as the Nitto-Kogyo Co., which recently acquired the Peacock Gap Golf Course and club house has an option on this site and is thought to have quite ~~an~~ extensive development plans for it. Because of this threat and because the site is so environmentally desirable, Peacock Gap residents hope that for the benefit of all present and future San Rafael residents as well as for themselves, that it will be possible to acquire this site for permanent preservation in the near future.

*Joan Kent*