

SAVE THE SAN PEDRO PENINSULA

1. WHO ARE WE?

We are the Save the San Pedro Peninsula Committee, an ad hoc committee of concerned citizens. We will soon become "legally constituted" as a non-profit unincorporated organization with election of president, board, etc.

2. WHAT ARE WE CONCERNED ABOUT?

We are concerned by the real (and potential) dangers of excessive development on the San Pedro Peninsula. We see the potential of development that would wipe out our open space, create visual atrocities, and ruin valuable ecological sites.

We see actual (and soon coming) development which will jeopardize our schools, add more homes without thought of open space or recreational areas, and generally add population densities that will not be advantageous.

3. WHAT IS THE SAN PEDRO PENINSULA?

The S.P.P. runs roughly from the far side of the Montecito Shopping area, including Dominican, Black Canyon, Villa Real, Country Club, Loch Lomand, Bayside Acres, Glenwood, Peacock Gap, out on to North San Pedro Road including China Camp the archery range and to the Civic Center.

4. WHY IS THIS PENINSULA SO SPECIAL?

We realize that much of the peninsula is already built on; however, the peninsula contains the last major wilderness area in San Rafael! Its high ranges can be seen for miles. The San Pedro Peninsula possesses the highest hills, thickest forest, most valuable shoreline, creeks, marsh land and tidal flats in the San Francisco metropolitan area.

5. WHY ALL THE EXCITEMENT?

At this moment both developers and conservation-minded people are eyeing this land. The Peninsula is at a crossroads. On July 12 the Chinn Ho property will be annexed to the City of San Rafael from the County. This adds to the city domain between 1800 and 2000 prime acres. The question is how these acres are going to be used. What do YOU want?

Other areas on the Peninsula are experiencing development difficulties. The hills of Loch Lomand are threatened, and a definite development, Peacock Gap Unit #5, is scheduled.

6. WHAT ARE THE SHORT TERM PROBLEMS?

a. Peacock Gap Unit #5 will be started soon containing about 170 single family dwellings, roughly an increase of 500 people (minimum figure). This addition (#5) does not include the

100 (or so) lots currently available and ready for building in Peacock Gap. If the #5 unit and the other available lots were all realized we could expect 270 new homes here, with an increase of 793 people (minimum figures. Current 1970 population for the area: 900 people.)

San Pedro School can not contain the expected increase of elementary children. They expect 150 new pupils from the area in 3 years. Alternates to San Pedro School are being explored, i.e. more portable units, year-round schedule, bussing children to available classroom space (MacPhail School).

The school picture at Glenwood is equally grim.

(Idea: Should developers and new home builders have to build a new school as they have to supply other public services?)

b. Loch Lomand is currently facing a possible development of condominiums on their hills.

c. The northern side of the Peninsula (opposite the Civic Center) has a proposed development of 124 townhouses and 168 apartments before the City Planning Department right now.

7. WHAT ARE THE LONG RANGE PROBLEMS?

We feel that unless definite steps are taken on short-term development, future development on the Peninsula will be unprecedented. The 1970 population for the whole Peninsula was about 10,500--this could grow by another 10,000 (at least), unless we act!

According to the Livingston-Blaney Report (done for Palo Alto but with pertinent generalizations), dense development will raise your taxes! It appears that open space will cost you something, but development will cost you more.

Unfortunately, we are running out of time. Gradually our Peninsula is being eaten by small bites of development. The remaining undeveloped precious land is so pitifully small that we must act now to safeguard it for ourselves and future generations. Once it is gone, it is gone forever.

8. WHAT DOES THE S.S.P.P. COMMITTEE PLAN TO DO?

1. We will watchdog all city meetings, i.e. Sanitation Board, Water Commission, City Council, Planning.

2. We will keep you in touch by newsletter of what is going on, where we have been, what we said or heard said, what the results were.

3. We will lean on developers for quality developments with environmental and ecological considerations.

4. We will lobby for open space via master plan, developer donation, with acquisition by regional park district, federal grant, etc.

5. We will support the new Countywide Plan, and candidates who are sympathetic to our philosophy.

6. We will let you know of all critical public hearings via telephone tree.

9. HOW CAN YOU HELP?

1. Give us your name, address and phone number.

2. Give us a donation of \$1 (or more) for bulk mailing, stationary, postage, printing, general war chest.

3. Volunteer to type, telephone etc.

4. Come when we need you at public hearings.

5. A few of you must join us in making strategy decisions, assigning tasks, etc., a meeting once a month.

6. Spread the word to your friends and neighbors!