



Scenic Pacifica
Incorporated Nov. 22, 1957

CITY OF PACIFICA

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www.cityofpacifica.org

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Date: March 5, 2026

To: Steve Monowitz
County of San Mateo
Planning & Building Department
455 County Centr, 2nd Floor
Redwood City, CA 94063
Sent via Email: smonowitz@smcgov.org

Re: Shamrock Ranch Preliminary Application, File No. PRE-2025-00065 SB330, for the elimination of 16 existing dwellings; construction of 128 sf detached homes; 22 duplexes; 63 townhomes and 150 condominiums in 5 buildings. Project also includes a swimming pool and recreation room as amenities for community members. Total unit count 364 dwellings in a mix of sizes and configurations; 20% would be affordable (73 units). Proposal includes 840,302 square feet of residential space; 882 sf of ancillary space; and 1,172 off street parking spaces. Project APNs: 023-741-010; 023-741-020; 023-742-010; 023-742-030¹; project would seek approval under Subdivision Map Act for a vesting tentative map.”

Dear Mr. Monowitz:

The City of Pacifica provides the following comments on the above-mentioned preliminary application filed with the County of December 29, 2025, on the site commonly known as Shamrock Ranch. We understand that the applicant has invoked California Government Code Section 65589.5(d)(1), or Builder’s Remedy as the County does not have a certified Housing Element. Although the full application has not yet been submitted and will be formally sent to the City for agency comments at that time, the City wants to make the County aware of issues related to the unavailability of City services for this project.

It is the City’s preliminary determination that the existing levels of staffing and infrastructure capacity cannot serve the project, which is located outside of our jurisdictional boundaries. Notably, this includes, though is not limited to, public safety services and response, wastewater conveyance and treatment, and other infrastructure capacity.

Further, the County’s online record attachments include a file titled “Will Serve,” which was not sent by the City of Pacifica, nor does it represent any determination by the City. This document is an email from

¹ The application identified portions two County-owned parcels as included in the proposal – 023-742-010 and 023-742-030. County staff clarified via email on January 30, 2026, that the inclusion of County-owned parcels was an error and that the application would be revised to remove these two parcels. As of the date of this letter, these two parcels are still reflected in the project description online.

the applicant to the City of Pacifica, sent to staff after being informed multiple times that City could not provide any such determination, letter, or documentation.

We look forward to receiving and providing comments on the full application, if submitted. Please reach out to Samantha Updegrave, Community Development Director, with any questions at supdegrave@pacificagov.

Sincerely,



Kevin Woodhouse
City Manager

cc: Sophie Mintier, Assistant Director, County of San Mateo Planning and Building
Dylan Parker, AICP, Planner III, County of San Mateo Planning and Building
Pacifica City Council
Pacifica Planning Commission
Yulia Carter, Assistant City Manager, City of Pacifica
Samantha Updegrave, Community Development Director, City of Pacifica
Melissa Tigbao, Public Works Director, City of Pacifica
Maria Sarasua, Police Chief, City of Pacifica
Craig Wittner, Acting Fire Chief, North County Fire Authority