

30. PACIFICA NURSING AND REHAB CENTER

Pacifica Care Center Inc.

VULNERABILITY SUMMARY

The Pacifica Nursing and Rehab Center (Center) is **moderately** vulnerable to sea level rise. The Center is very sensitive to erosion, as erosion would force evacuation and closure of the facility; however, the site is not likely to be exposed to erosion until some point in the future, as it is set back from the cliff and protected by Esplanade Avenue and an apartment complex (undergoing cliff repairs). The Center's adaptive capacity is moderate, as there is an emergency evacuation plan and patients could be relocated to other facilities. Despite this, evacuation poses additional stress and safety concerns on already vulnerable patients in the near-term, making the consequences of closure high.

SENSITIVITY High	EXPOSURE Low	ADAPTIVE CAPACITY Moderate	CONSEQUENCES High
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ASSET CHARACTERISTICS

385 Esplanade Avenue | Pacifica

Asset Description and Function:

The Center is a skilled nursing facility focused on post-acute care. The facility employs 12 physicians as independent contractors and receives primarily elderly patients with limited mobility from area hospitals in San Francisco and San Mateo Counties. Patients stay for 21 days on average, though there are a few long-term care beds for those staying an extended duration. The asset is nearly at capacity (92%) most of the time.



Asset Type	Healthcare Facility (Skilled Nursing)
Asset Risk Class	3
Size	0.6 acres
Year of Construction	1969
Elevation	75 feet
Level of Use	68 beds
Annual O&M cost	\$8.5 million
Special Flood Hazard Area	Asset not in SFHA
Physical Condition	Excellent
Landowner	Vajs Pacifica LLC
Underground Facilities	No underground facilities were identified.

Environmental Considerations

Special status plants, animals, and natural communities may be present in the project area; a more detailed analysis will be needed before implementing adaptation strategies.



PACIFICA NURSING AND REHAB CENTER

ASSET SENSITIVITY

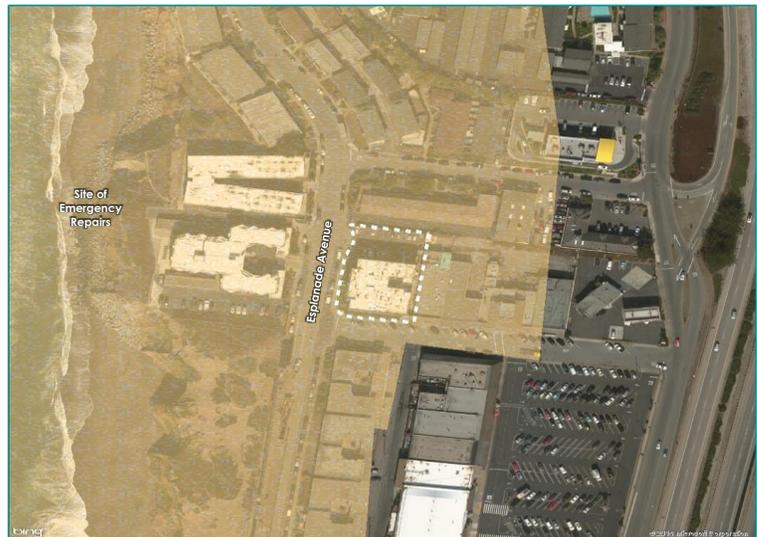
The asset is very sensitive to erosion; the length of time before the level of service will be disrupted depends on the eastern extent of erosion. For example, erosion today does not affect the asset; however, if the erosion extent reached Esplanade Avenue, then patient or personnel access, as well as delivery of food and medical supplies, would be affected. If erosion continued east toward the asset, the asset's foundation and structural integrity would likely be compromised, making it unsafe for occupancy. This would require evacuation and result in a complete loss of service at this facility.

SHORELINE VULNERABILITY

Erosion Extent and Exposure

Historical and future projected erosion data indicate that this asset and the surrounding area (in yellow band on the right) are particularly at risk from erosion. At present, however, exposure to erosion is currently low as the asset is set back from the cliff and therefore not subject to wave action, or scour. In response to severe erosion at the apartment complex located on the cliff just west of the asset (see photo below), the apartment complex is currently building a protective seawall, which also minimizes the exposure at this facility.

Asset expected to be exposed to erosion by 2100.



Cross-Cutting Vulnerabilities

In the long-term, the Center may be fully dependent on management and erosion mitigation actions of others (including those entities responsible for the apartment complex and Esplanade Avenue) to minimize its likelihood of erosion exposure. Patients, food, and medical supplies depend on the presence and good condition of Esplanade Avenue, making exposure and protection of the road critical to the function of the Center.

Emergency erosion repair at apartment complex.



PACIFICA NURSING AND REHAB CENTER

ADAPTIVE CAPACITY, CONSEQUENCES, AND POTENTIAL ADAPTATION

Adaptive Capacity

Adaptive capacity of the asset is moderate in the near-term and depends on the extent of erosion. For example, if erosion reached Esplanade Avenue and the road were to lose some level of service such that contracted food supplies could not be brought in, personnel would purchase food from a local grocery store to ensure patients had food. If erosion affected the power system (but somehow not the facility itself), there is a diesel-powered generator that can provide power for up to 96 hours to keep the building open, assuming the generator and power distribution are not exposed to erosion. Severe erosion that reaches the asset, however, will likely force the patients and facility staff to evacuate the hospital and be distributed to other facilities. The asset maintains an Emergency Evacuation Plan for this reason, and it is inspected annually and updated if necessary. Given that there is a shortage of nursing beds in San Francisco and San Mateo Counties, the relocation and distribution option is possible, though less viable, and may reduce the level of service at other nursing facilities due to overcrowding.

Consequences

A loss of the Center would have high near-term consequences and more moderate long-term consequences. In the near-term, if the asset were unusable, it would require that the roughly 65-80 elderly, already vulnerable patients (most with limited mobility) evacuate to other facilities or return home, which could place patients under additional stress, causing further injury or delaying rehabilitation. The cost of healthcare for these patients could also increase due to the loss of the asset. If a patient were transferred to an acute hospital, he or she could pay more than 10 times the cost at the Center for the same care. Additional challenges are posed when patients are required to travel longer distances to other facilities. Patient load on other facilities (up to 85 patients per month) would increase in both the near-term from evacuations, and in the long term because other hospitals would no longer be able to discharge patients to this facility. Depending on the capacity of nearby skilled nursing facilities, additional patients may cause overcrowding and reduce care quality at those facilities. The value of the facility is estimated at \$35-40 million. This facility is one of the biggest employers in Pacifica, apart from the school district. A loss of the facility could mean the loss of 185 jobs.

Additional Important Information

In addition to any Coastal Development Permits issued by the California Coastal Commission in areas of retained jurisdiction for mitigating erosion, any actions taken to mitigate vulnerability of this facility must be approved/permitted by the City of Pacifica and the Office of Statewide Health Planning and Development.

Asset-Specific Adaptation

Near-term mitigation strategies include sand placement and offshore reefs on this section of vulnerable coastline, additional coastal armoring along the cliff, and, in the longer term, eventual managed retreat (relocation) to mitigate the impacts of erosion. Though the asset may not be exposed for some time into the future, it may be in its interest to get involved in these mitigation measures in the near term, particularly at the apartment complex and at the road as needed. Investing in this now may reduce exposure in the future.

Vulnerable Healthcare Facilities

This is the only Asset Vulnerability Profile on vulnerable healthcare facilities in the County. There are no additional vulnerable inpatient healthcare facilities without emergency rooms in San Mateo County.

Entrance to facility.

