

Memo

Date: 4/24/2012

To: Board of Harbor Commissioners

From: Peter Grenell
General Manager

Re: Informational Update on Pillar Point Harbor 1991 Urban Waterfront Restoration Plan Implementation as part of the SMCHD's Strategic Planning Process

INTRODUCTION

This informational update is provided (a) to assist the Harbor Commission in its ongoing consideration of its strategic planning priorities for Pillar Point Harbor and the District as a whole; and (b) to inform the public regarding past Commission actions concerning Pillar Point's development, and how the Commission is adapting its decisions to changing circumstances since 1991.

Pillar Point Harbor 1991 Urban Waterfront Restoration Plan Objectives and Implementation

The San Mateo County Harbor District's Pillar Point Harbor 1991 Urban Waterfront Restoration Plan was funded by a grant from the State Coastal Conservancy, under the Conservancy's Urban Waterfront Program. The Plan had eleven Objectives. Following is a summary of these Objectives and implementation status:

Johnson Pier

Objective: Improve pier utilization and safety. (Emphasis was on enlarging the pier deck for improved vehicle circulation and work area.) **Status:** District prepared a pier expansion and improvement plan in 1994. Plan was not implemented because of high cost. The pier was extensively rehabilitated in 2006-07, and additional upgrades are programmed for FY 2012-13, but pier remains in original configuration as

expansion is no longer a priority in view of changes in the fishing industry and there is a continuing shortage of funds.

Berthing Facilities

Objective: Provide maximum allowable berthing facilities by constructing 71 additional berths for recreational vessels. Status: Plans and an administrative draft EIR were completed in 1995-96, but were not implemented due to funding constraints. District reactivated the project in 2006-07 and obtained initial dredging studies and preliminary concept plans. The project has been reaffirmed as a District priority, but downturns in the boating market and overall economy have resulted in postponement of further implementation.

Commercial Fishing Facilities

Objective: Provide support for increased commercial fishing activities. Status: District briefly rented a small lot in Princeton for dry boat storage but discontinued this use. Laundry and dedicated restroom and shower facilities for fishermen were included in two restroom architectural plans for perched beach (see below), but were not implemented due to cost constraints. During the late 1990's and early 2000's, the District worked with the U. S. Army Corps of Engineers on plans for a new deep water navigation channel into PPH to serve a planned replacement pier for the District's deteriorated Romeo Pier in Princeton. The new pier would support commercial fishing facilities, marine research, public access and visitor-serving commercial uses, and possibly a Coast Guard berth. Planning was suspended during the Phase II feasibility stage because of economic feasibility concerns. The project remains a long-term priority for the District.

Parking

Objective: Meet prevailing parking standards and demands for existing and proposed uses, and implement parking restrictions. Status: Parking restrictions were implemented. A developed public day-use parking lot was provided at the RV Park (see below) after it was leased and improved.

Marine Commercial Facilities

Objective: Create additional lease space for ancillary fishing facilities and marine-related recreational and visitor-serving facilities. Status: District prepared architectural plans for a combined commercial and restroom development at perched beach around 1999-2000 (see below). Plans were not implemented. Marine-related recreation and visitor-serving facilities are being considered as part of current District development plans for perched beach.

Public Access

Objective: Provide increased public access per State requirements. Status: Objective was achieved. District developed coastal trail segment and parking lot serving Pillar Point beach and marsh areas. A new Coastal Trail segment is planned for the perched beach area to link the inner harbor with the existing Trail alignment at the boat launch ramp.

Perched Beach

Objective: Utilize the existing perched beach area to develop needed marine commercial facilities and mitigate the loss with new public access areas throughout the harbor. Status: District prepared development plans in 1995, but these were not implemented. District later prepared architectural plans (see marine commercial and commercial fishing facilities items above). Plans were not implemented due to high costs. Development of perched beach, including provision for replacement public beach access, has now become a top priority for District implementation at PPH.

Boat Launch Ramp

Objective: None. Project was already under construction. Status: Launch ramp is operative. A third maintenance dredging episode is planned for before the end of FY 2011-12.

Recreational Vehicle Park

Objective: Develop the site for a higher and better use and provide facilities for RVs in the Inner Harbor or at a site adjacent to the Harbor. Status: RV Park was leased out in 1998-99. Lessee made very extensive improvements including paving, striping, lighting, restroom upgrades, public day use parking lot, and landscaping and fencing as required by local and state policies.

Undeveloped Property Along Highway One and Obispo Road

Objective: Abstain from commercial visitor-serving development (re: "post office" lot) until the El Granada community can be included in further planning efforts. Utilize property between Highway 1 and Obispo Road ("median" strip) to provide parking required at Inner Harbor. Status: The "post office" lot was leased in 1999. Lessee prepared plans for a commercial development on the commercially zoned area but did not obtain development approval. Lease was terminated in FY 2010-11. District will dispose of the property and use the sale proceeds for harbor improvements. The "median" strip was never formally designated for parking use. It was sold to the Granada Sanitary District in 2010. The sale proceeds will be used for harbor improvements.

West Shoreline

Objective: Maintain West Shoreline as a natural area. Status: Objective was achieved. District is preparing estimates for cost of erosion control that is undermining the shoreline access trail, and plans to do repairs during FY 2012-13.

Current District Priorities and 1991 Plan Objectives and Status

At its March 7, 2012 Strategic Planning, Finance, and Priorities Workshop, the Harbor Commission updated its priorities, including those relating to Pillar Point Harbor. They are now:

Top Priorities:

- Pillar Point: Perched Beach Development (including Coastal Trail link and new berths)
- Pillar Point: New District Multi-Use Building (including District Office, Harbor Commission Meeting Room, and Marine Sanctuary Visitor Center)
- Pillar Point Vessel Pump-Out Station Replacement
- Pillar Point Coast Guard Presence
- Pillar Point Launch Ramp Maintenance Dredging
- District Special Events Policy
- Oyster Point Marina Dock Upgrades and Replacement
- Community and Public Education

Second Level Priorities:

- Pillar Point New Pier (Replacement for Romeo Pier)
- Pillar Point Inner Harbor Development
- Oyster Point Redevelopment
- Oyster Point Dining Cruises

Progress Reports:

- Oyster Point Ferry Terminal (Water Emergency Transportation Authority)
- Oyster Point Breakwater Reconfiguration: Wave Attenuators (U. S. Army Corps of Engineers)
- Pillar Point Surfers Beach Shoreline Improvement (U. S. Army Corps of Engineers)
- Pillar Point Water Quality Study (Resource Conservation District)
- Sea Level Rise/Climate Change/Alternative Energy

As shown above, several 1991 Pillar Point Plan objectives continue as District priorities, including Pillar Point perched beach and new berths, Pillar Point inner

harbor development, a new pier to replacement the Romeo Pier, and establishing a Coast Guard presence at Pillar Point.

Also clear is the need for newer priorities that reflect both new demands on District facilities and other resources at Pillar Point and Oyster Point, as well as achievement of some of the 1991 Pillar Point objectives. These current priorities include another round of facilities upgrades and replacements, increasing public access needs and addressing visitor impacts especially at Pillar Point, and expanded revenue-generating development compatible with the harbor and marina environments.

As the District proceeds to address its priorities, opportunities for public education and public input to the District's planning process, especially regarding Pillar Point, will continue to be provided in addition to the regular formal Harbor Commission meetings.