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PUBLIC WORKSHOP #1

Tuesday, July 13th 6:00 PM via Zoom

San Mateo County Harbor District

MASTER PLAN

PUBLIC WORKSHOP 1





Welcome to Public Workshop #1!

- This is Public Workshop #1 - *Introduction*, the 1st of 3 Public Workshops
- Public Workshop #2 - *Pulling the Information Together* is Tuesday, August 10th at 6:00 PM
- Public Workshop #3 - *First Look* will be scheduled for Autumn 2021

TONIGHT'S AGENDA

- **Introductions**
- **District History and Jurisdiction**
- **Purpose of the Plan, Background and Existing Conditions**
- **Work Completed to Date**
- **Scope of the Plan and Opportunities**
- **Plan Schedule and Ongoing Outreach and Engagement**
- **Public Comment**



Public Workshop #1 - Workshop Format

- Tonight's Presentation will be approximately **40 - 45 minutes**
- During the presentation, on the Project Team, **the team presenting will have their cameras on**
- We kindly request you remain on **Mute** until the Public Comment Session
- Each Commenter will have an **initial 3 minutes** for their comment and as time allows, a supplemental 3 minutes for follow-up

Public Comment will be handled in the following way by the meeting facilitator

- ✓ Please raise your hand
- ✓ Please wait for the meeting facilitator to call your name
- ✓ You will be given a signal at the one-minute mark, so you know how much time you have remaining to complete your comment/questions



Introductions to the Team



Jane Gray
DUDEK

Bradley Damitz
Coastal Management Consultant

Robert Sherwood
GHD

Asha Bleier
DUDEK

Abbreviated Background on the San Mateo County Harbor District



MISSION STATEMENT

The Harbor District provides fiscally and environmentally responsible stewardship of its maritime resources, emergency response, and public access.

- The San Mateo County Harbor District was formed under authority of “An Act” in 1933 by Resolution of the Board of Supervisors who established the entire area of the County of San Mateo as the District’s boundaries.
- The District is governed by a five-member Board of Harbor Commissioners, who serve staggered four-year terms and are elected by District.
- The District was originally formed to build a harbor at Redwood City; Coastside residents petitioned for a breakwater at Pillar Point.

Abbreviated Background on the San Mateo County Harbor District



- The Army Corps of Engineers began work on the breakwater at PPH after WWII and it was completed in 1961. Johnson Pier construction began in 1960 and was completed in 1961. Docks, 369 berths, and the inner breakwater were built during the 1970's and 1980's.
- In 1977, under a Joint Powers Agreement, the District assumed the management of the Oyster Point Marina and Park.
- The District completed construction of docks and 589 berths, a new breakwater, and on shore facilities in the 1980's.
- The District diversified the OPM/P recreational marina to bring in ferryboat service to the East Bay, dining cruises, marine educational programs, and cooperation with the City of SSF on area development.
- Diversification of the Marina resulted in the removal of 135 of the original 589 berths for a total of 455 berths.



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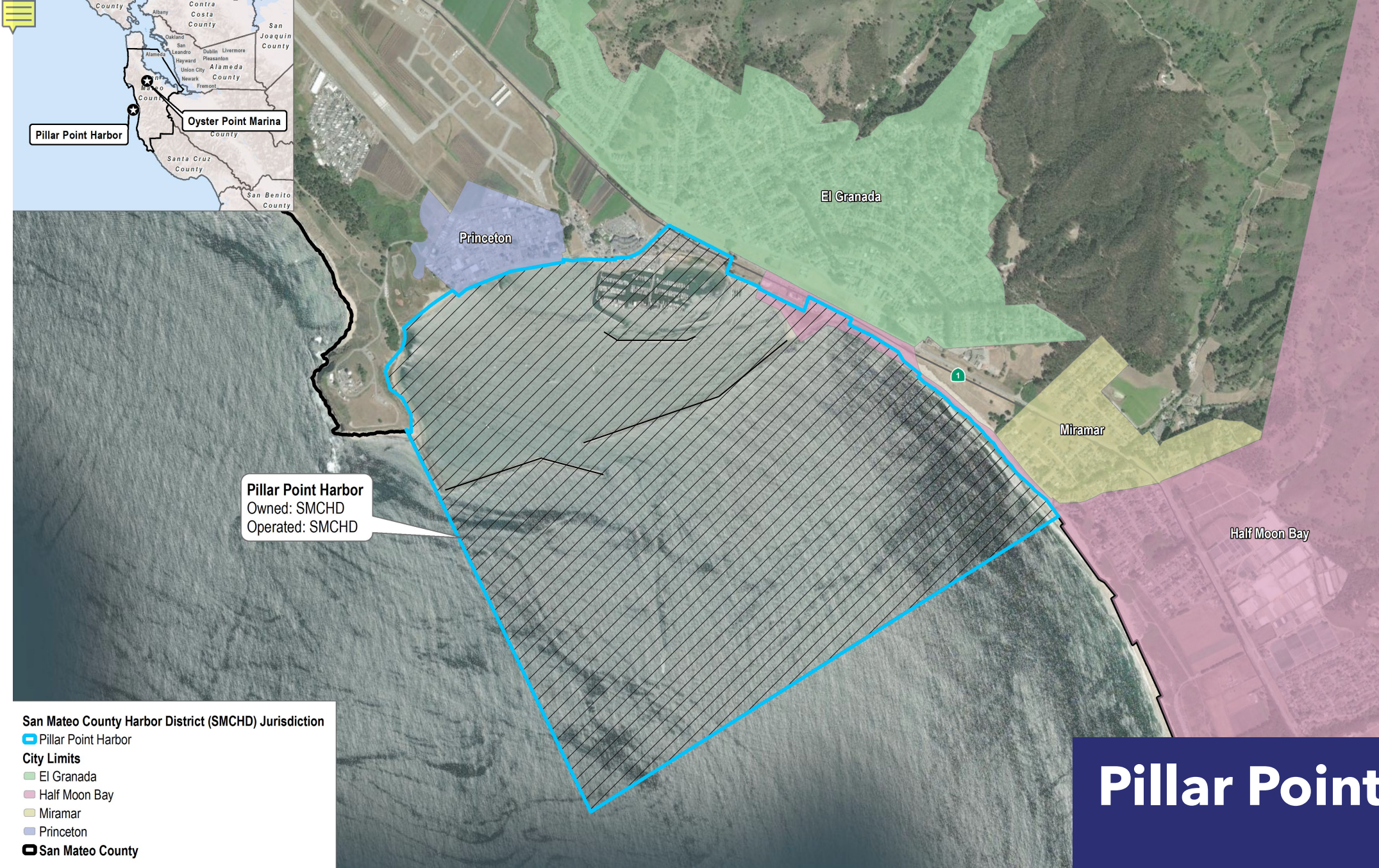
District's Jurisdiction and Responsibilities

San Mateo County Harbor District

MASTER PLAN

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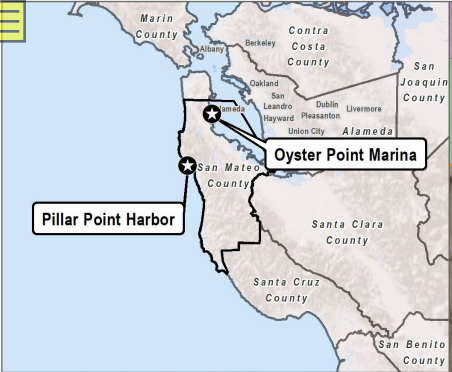




Pillar Point Harbor
Owned: SMCHD
Operated: SMCHD

- San Mateo County Harbor District (SMCHD) Jurisdiction**
- Pillar Point Harbor
- City Limits**
- El Granada
- Half Moon Bay
- Miramar
- Princeton
- San Mateo County

Pillar Point Harbor



Oyster Point Marina
Owned: South San Francisco
Operated: SMCHD

- San Mateo County Harbor District (SMCHD) Jurisdiction**
- Oyster Point Marina
- City Limits**
- Brisbane
 - San Bruno Mountain Park (Unincorporated)
 - South San Francisco

Oyster Point Marina

Foundation Documents



ABBREVIATED HISTORY OF BACKGROUND DOCUMENTS

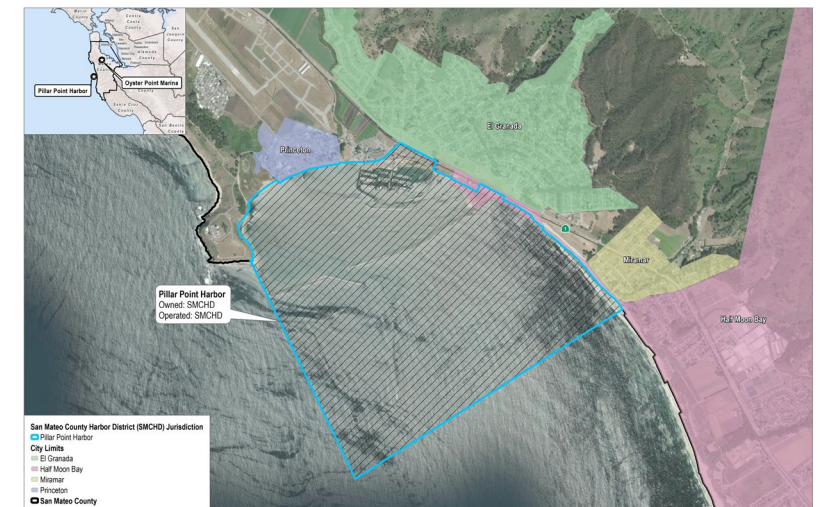
- San Mateo County Harbor District Strategic Plan (2020)
- District Master Plan (Pending)
- California Harbor and Navigation Code
- District Ordinance Code (Ongoing Review)
- District Policies (Ongoing Review)
- 2018 Agreement between the City of South San Francisco and the Harbor District

Bordering Jurisdictions and Coordination with Other Governmental Agencies



The Harbor District works collaboratively with many agencies and municipalities including:

- County of San Mateo
- City of Half Moon Bay
- City of South San Francisco
- San Mateo County Resources Conservation District
- California Coastal Commission
- California Division of Boating and Waterways
- Regional Water Quality Control Board
- Greater Farallones and Monterey Bay National Marine Sanctuaries (NOAA)
- U.S Army Corps of Engineers
- Harbor Patrol Partnerships with allied agencies
- Bay Conservation and Development Commission



Harbor District Search and Rescue Activities and Coordination



The Harbor Patrol at PPH/OPM coordinates extensively with allied agencies to train for and conduct search and rescue activities:

- District's official jurisdictional responsibility for search and rescue is within the boundaries of PPH and OPM.
- However, the actual area of operation for District rescue and assistance at PPH when adequately staffed and it is safe in the present condition to render aid is: Grey whale cove to the North extending southward to Pigeon Point, and out to approximately 25 miles offshore.
- PPH has 3 Rescue Watercraft (RWC) and 2 Rescue vessels, R/V Radon and R/V Almar.
- PPH staff regularly train with allied agencies such as the USCG, SMC Sheriff's Office, SMC Parks, California Dept. of fish and wildlife, CAL fire, CHP, California State Lifeguards.





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Existing Conditions Surveys

San Mateo County Harbor District

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PILLAR POINT HARBOR Areas of Condition Survey



- Johnson Pier
- Docks A thru H
- Fuel Dock
- Buildings / Restrooms
- Parking Lots and Roads
- Rock Slope Protection
- Bulkheads and Promenade
- Public Fishing Pier
- Boat Launch Ramp
- Landside Utilities

PILLAR POINT HARBOR

Condition of Johnson Pier



- **Pier Decking and Perimeter Bullrail** – Well maintained and in “good” condition.
- **Safety Railing** – Relatively new plastic lumber and well maintained in “good” condition.
- **Pier Utilities** – Recently renovated piping and utility supports under pier and well maintained in “good” condition; electrical demand during peak season noted to exceed existing capacity.
- **Support Piles and Pile Bents** – The majority of piles and pile bents are in “good” condition; some of the reinforced concrete beams (or bents) supporting portions of the deck at the end of the pier were noted to be in “poor” condition and in need of repair in the next 5 to 10 years due to overstressing by excessive loading, and one pile under Fish Buyer Building noted to also be in “poor” condition and in need of repair in the next 5 to 10 years.



PILLAR POINT HARBOR

Condition of Docks



- **Docks A thru C**
- **Docks D and E**
- **Docks F thru H**

Wooden docks with conditions range from "serious" to "poor" indicating a need of replacement within 10 years.

- **"Fish Sales" Dock** – Concrete dock running alongside pier in "fair" condition indicating a need of replacement in 10 to 20 years.
- **Fuel Dock** - Observed to be worn with uneven freeboard and considered to be in "serious" condition indicating a need of replacement of the fuel dock in 2 to 5 years.



PILLAR POINT HARBOR

Condition of Buildings



- **Tenant Row Building** - "fair"
- **Harbor Office Building** - "satisfactory"
- **Maintenance Building** - "satisfactory"
- **Docks A-C Boater Restroom** - "fair"
- **Public Restroom near Pier** - "fair"
- **Public Restroom at Boat Ramp** - "poor"
- **Fish Buyer Building on Pier** - "fair"
- **Ice House on Pier** - "satisfactory"

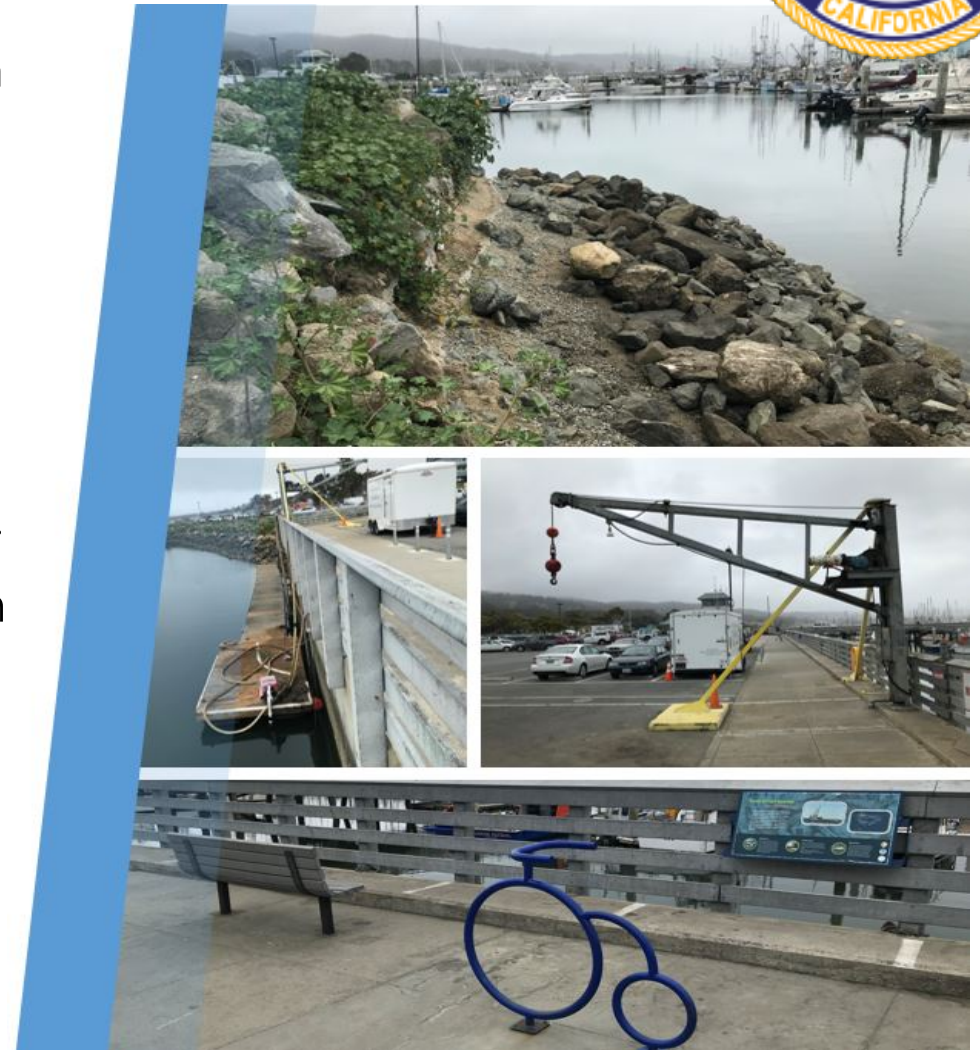


PILLAR POINT HARBOR

Condition of Other Elements



- **Rock Slope between Pier and Docks A-C** - In "critical" condition with failed sections needing immediate replacement; high priority but fair amount of buffer at top of slope for now.
- **Bulkhead** - Vertical concrete sheets appear to be in "satisfactory" condition with an anticipated remaining useful life of 20 to 30 years; reinforced concrete cap in "poor" condition need of localized repairs in several locations in the next 5 to 10 years.
- **Sidewalks/Promenade** - Conditions range from "serious" to "poor" depending on location, with remaining useful life of 2 to 10 years before needing replacement; stairs at base of pier 5 to 10 years.
- **Landside Utilities** - Varies from "fair" to "satisfactory" condition for existing uses.



PILLAR POINT HARBOR

Condition of Other Elements



- **Public Fishing Pier** - Recently renovated and is considered to be in "good" condition, with the anticipated remaining useful life of 20 to 30 years.
- **Boat Launch Ramp** - Surface and boarding float docks in "fair" condition with remaining useful life 10 to 20 years, concrete pavement at the top of ramp in "poor" condition with remaining useful life of 5 to 10 years. The asphalt concrete roadway from the launch ramp to the boat trailer parking area is more heavily degraded and in "serious" condition with remaining useful life of 2 to 5 years.
- **Parking Lots and Roads** - Remaining useful life varies from 2 to 20 years depending on location.



PILLAR POINT HARBOR

High Priority Repairs to Existing



- **Johnson Pier** – Electrical upgrades and structurally repair (and retrofit) overstressed concrete beams and piling.
- **Docks A thru C**– Full replacement of docks (will require adding 80' ADA gangways).
- **Docks D thru H** – Full replacement of docks (will require adding 80' ADA gangways).
- **Rock Slope between Pier and Docks A - C** – Full reconstruction of rock slope (and extension west of pedestrian promenade at top of slope).
- **Boat Launch Ramp Parking Lot and Access Road** – Full reconstruction of pavement section with salt resistant surface.
- **Fuel Dock** – Full replacement of dock.



PILLAR POINT HARBOR Medium Priority Repairs to Existing



- **Bulkhead Wall** – Repair concrete cap in places.
- **Launch Ramp (East) Restroom** – Full replacement.
- **Boat Launch Ramp** – Replace concrete apron and missing armor stone around abutments.
- **Parking Lots C and B** – Resurface and restripe.
- **Sidewalks/Promenade** – Replace damaged and uneven concrete pavement, and stairs at pier.



OYSTER POINT MARINA Areas of Condition Survey



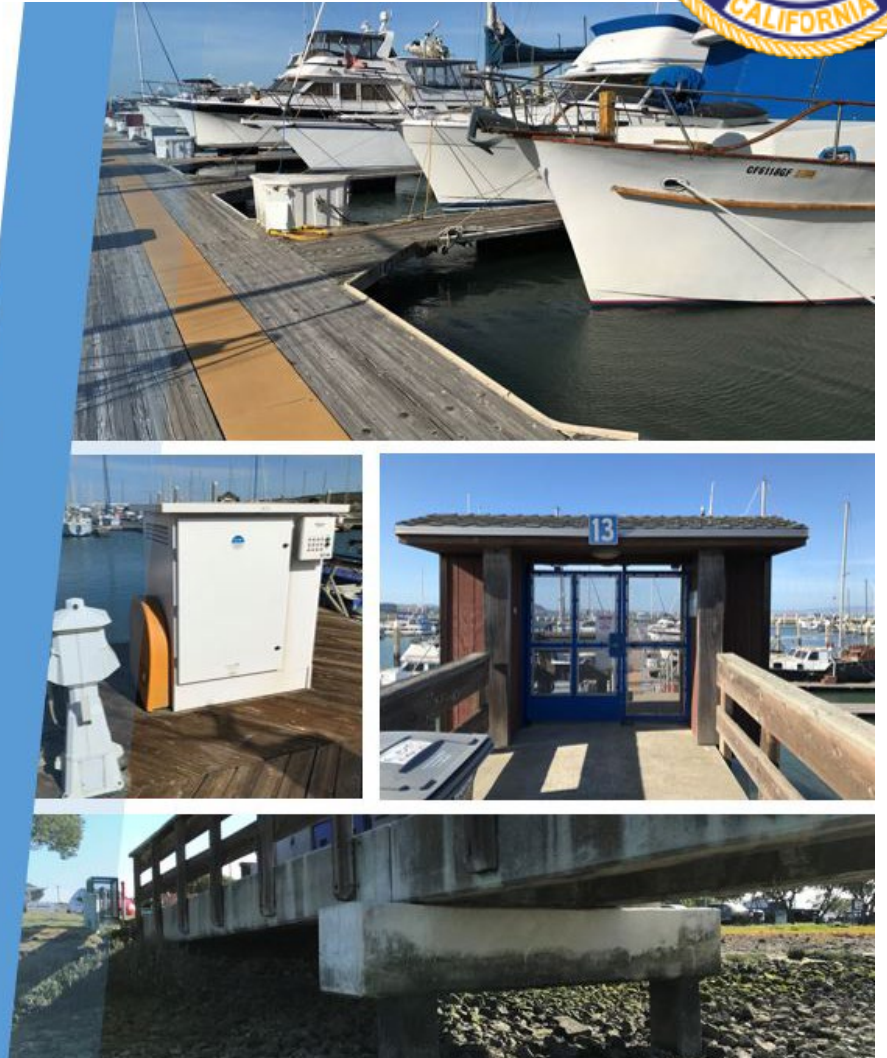
- Docks 1 thru 7
- Guest Dock
- Docks 11 thru 14
- Buildings/Restrooms
- Parking Lots and Roads
- Bay Trail/Landscaping
- Public Fishing Pier
- Boat Launch Ramp
- Landside Utilities
- Seawall

OYSTER POINT MARINA

Condition of Docks



- **Docks 1 thru 6** - "Serious" to "poor" condition indicating a need of replacement within 10 years.
- **Dock 7** - "Critical" condition in need of removal and/or replacement in 0 to 2 years.
- **Dock 11** - Fairly new concrete dock in "good" condition with remaining life of at least 30 years.
- **Docks 12 thru 14** - Wooden portion of docks in "serious" to "critical" condition indicating a need of replacement within 5 years.
- **Guest Dock** - Fairly new concrete dock in "good" condition with remaining useful life of at least 30 years before needing replacement; concrete gangway platform and landside utility connections need to be raised with parking lot.

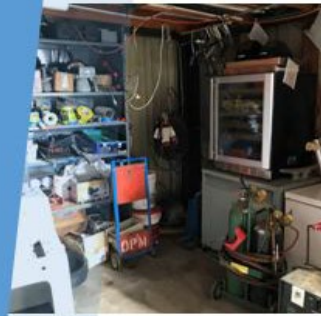


OYSTER POINT MARINA

Condition of Buildings/Restrooms



- **Harbormaster Building** - ADA access added and interior recently remodeled, "satisfactory" condition with remaining life of 20 to 30 years; replacement of roof in 5 to 10 years.
- **Maintenance Building** - Overall "satisfactory" condition with a remaining life of 20 to 30 years; recommend repairs and repainting of exterior and remodeling of the interior in 5 to 10 years.
- **Restrooms** - "Satisfactory" condition, with an anticipated remaining useful life 20 to 30 years before needing major renovations.



OYSTER POINT MARINA

Condition of Landslide Areas



- **Roadways** - Remaining life varies from 5 to 20 years depending on location.
- **Parking Lots** - Remaining life varies 2 to 20 years depending on location; lower boater lot and harbormaster parking lots recommend raise with facility improvements to avoid flooding.
- **Sidewalks/Bay Trail** - Overall "fair" condition, need to be resurfaced in the next 10 to 20 years, recommend raising grade with other facility improvements such as with dock access platform replacement.
- **Landscaping** - Sparse and in "poor" condition; replacement priority may be dependent on location and public visibility.



OYSTER POINT MARINA

Condition of Other Elements



- **Public Fishing Pier** - Recently constructed and in “good” condition, with remaining useful life of 30+ years with regular maintenance.
- **Boat Launch Ramp** - Ramp and boarding float docks in “good” condition with remaining life of 30+ years, pavement from ramp to boat trailer parking lot in “poor” condition with remaining life of 5 to 10 years before needing resurfacing.
- **Landside Utilities** - Varies from “poor” to “fair” condition; replace/raise with site improvements.
- **Seawall** - Vertical concrete sheets appear to be in “fair” condition with an anticipated remaining useful life of 10 to 20 years; reinforced concrete cap in “poor” condition need of localized repairs in several locations in the next 5 to 10 years.



OYSTER POINT MARINA

High Priority Repairs to Existing



- **Dock 7** – Immediate removal/replacement of deteriorated dock.
- **Docks 12 thru 14** – Full replacement of docks and landings (will require raising landings and adding 80' ADA gangways).
- **Docks 1 thru 6 and Landings** – Full replacement of docks and landings (will require raising landings and adding 80' ADA gangways).
- **Lower Parking Lot and Bay Trail** – Raising and full reconstruction of pavement section.
- **Harbormaster Spit Parking Lot and Road*** – Raising and full reconstruction of pavement and Guest Dock gangway platform.

* In coordination with City of South San Francisco.

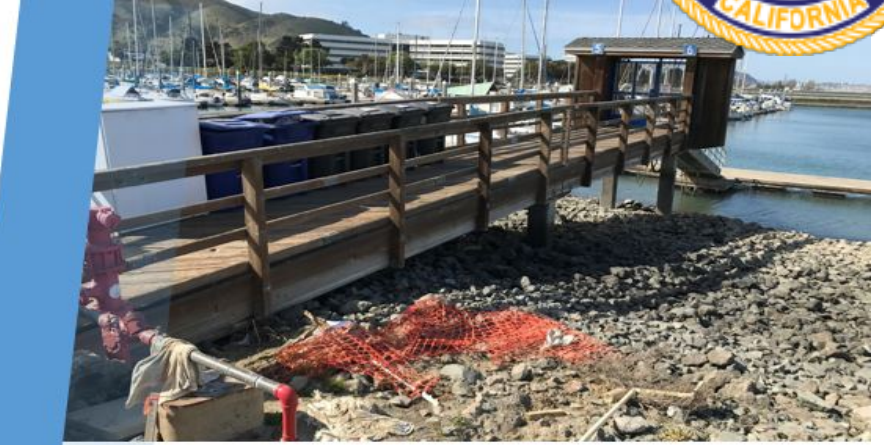


OYSTER POINT MARINA

Medium Priority Repairs to Existing



- **Landside Utilities*** – Raising with future landside improvements to avoid flooding.
- **Seawall** – Repair of concrete cap and sheets.
- **Boat Launch Ramp Top of Ramp, Parking Lot and Access Road*** – Resurfacing of pavement; raising top of boat ramp apron and boarding dock abutments.
- **Harbormaster Building*** – Replacement of roof and eventual replacement of building.



* In coordination with City of South San Francisco.

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Master Plan Outreach and Engagement to Date

San Mateo County Harbor District

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Master Plan Outreach and Engagement to Date



- **The Communication and Engagement Plan** was completed in April, 2021 and is on the SMCHD website.
- **A Stakeholder list** was generated for the Project.
- Each person on the Stakeholder list received a personal email and/or a call **inviting them to a personal interview.**
- **Individual phone and Zoom interviews** with key stakeholders commenced on April 22, 2021 and extended to June 22, 2021.
- Each time a new email address was provided, it was **added to the Stakeholder list** and the person was **invited to have a personal interview** or provide comments via email.
- **Tailored surveys** for Oyster Point Marina and Pillar Point Harbor were conducted online and in person between May 25, 2021, and June 25, 2021, with extensions given to July 1, 2021.

Master Plan Outreach and Engagement to Date



- **Surveys** were sent to a variety of stakeholder lists with Countywide reach and survey links were listed on various community calendars with Countywide public reach along with information about the Plan and opportunities for engagement
- **Canvass and Survey Pop Up Events** were held in Oyster Point Marina/Park and Pillar Point Harbor on June 5, 2021, and June 12, 2021, respectively.
- **A total of 281 survey responses** were gathered online and in person.
- **Numerous focused Zoom Meetings** were held with the department heads and staff at the City of South San Francisco
- **Zoom Meetings** were held with the City Half Moon Bay as well as the Coastside Recovery Initiative.
- **Zoom calls** were held with as well as various divisions and departments of San Mateo County as well as appointed and elected officials.

Master Plan Outreach and Engagement to Date



- **Personal Interviews** were conducted with each of the Harbor Masters.
- **Personal Interviews** were conducted with each Harbor District Commissioner.
- **A Presentation** was given to the MCC Board on June 23, 2021.
- Daily, the Team **responds to all inquiries** and emails received either via phone or email.
- **This is the 1st Public Workshop in a series of 3 (three).**
 - Public Workshop #1 - *Introduction*
 - Public Workshop #2 - *Pulling the Information Together*
 - Public Workshop #3 - *First Look*
- There are **ongoing opportunities** for public and stakeholder communication and engagement.

Ongoing Outreach and Engagement for the Master Plan



- As stipulated in the Communication and Engagement Plan, any group can request a presentation and one will be coordinated. We are happy to attend meetings and provide information and updates.
- The Stakeholder List is continually updated, and emails are sent to all Stakeholders with relevant information, i.e., survey information, meeting notices, etc.
- All updates on the Plan other opportunities to participate will be communicated via various stakeholder lists, emails and Countywide community calendars.
- All emails and/or phone inquiries will continue to be responded to daily.
- Public Workshop #2 – *Pulling the Information Together* is scheduled for Tuesday, August 10, 2021, at 6:00 PM.
- Public Workshop #3 – *First Look* will be scheduled for early to mid-autumn. Details to come.



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Scope of the Master Plan

San Mateo County Harbor District

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Scope of the Master Plan



HARBOR DISTRICT MASTER PLAN *Phase 1. Visioning and Analysis*

- Vision and Guiding Principles
- Build upon the 2020 Strategic Plan, GHD's Assessment and Outreach Data



Scope of the Master Plan

HARBOR DISTRICT MASTER PLAN *Phase 2. Alternatives*

- Measured and evaluated by how they address the agreed-upon vision and goals
- Include design strategies and principles to address:
 - Identification, timing and implementation of CIPs
 - Infrastructure facility needs and safety issues
 - Identifying and resolving ADA challenges
 - Resilience to sea level rise and hazards
 - Environmental protection
 - Architectural design alternatives for all structures, parking, trails, signage, lighting and wayfinding



Coastal Act



McAteer-Petris Act

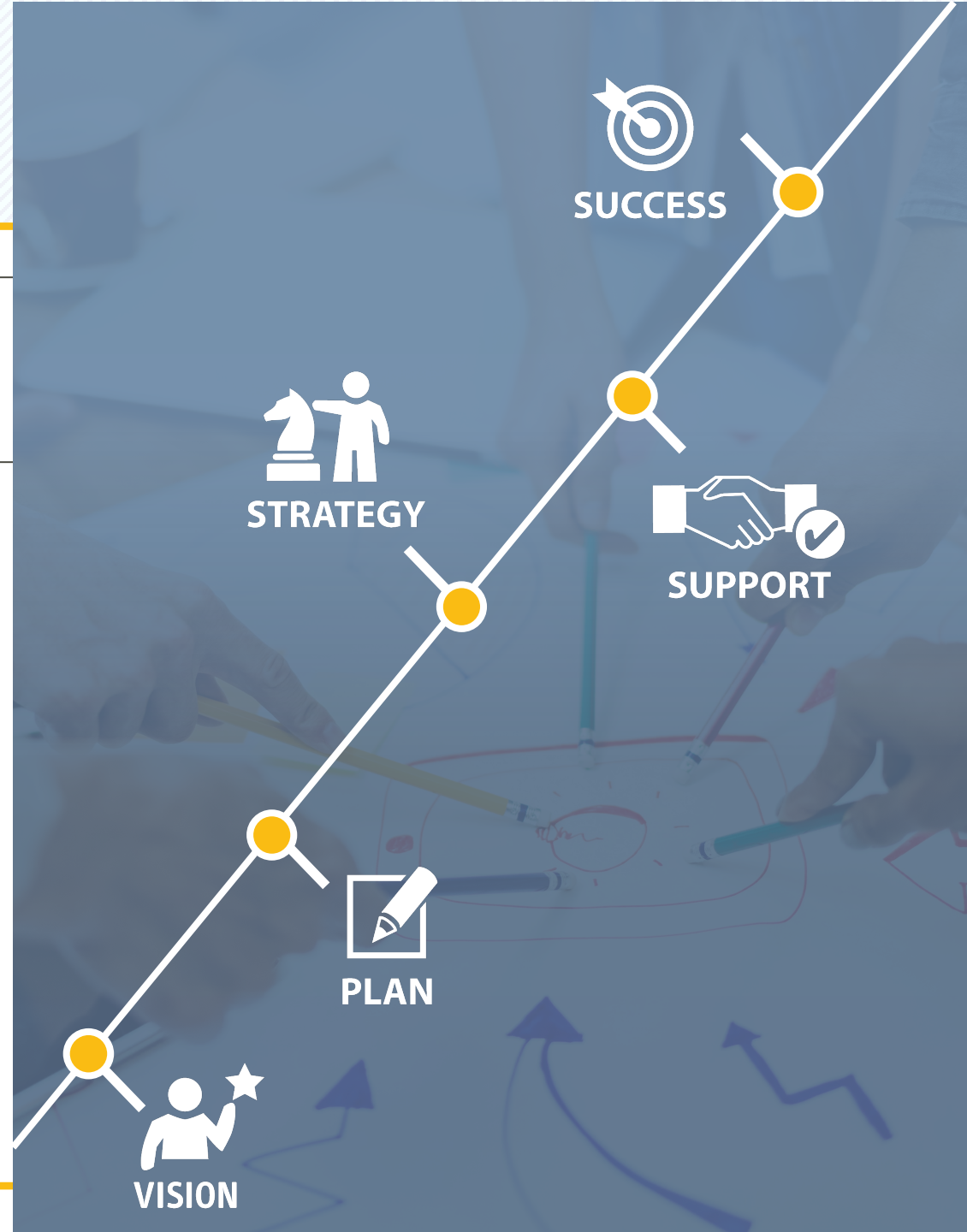


San Mateo County Certified LCP

Scope of the Master Plan

HARBOR DISTRICT MASTER PLAN *Phase 3. Preferred Master Plan*

- Balance the District's operational needs and the community's aspirations.
- Align the master plan clearly with the vision, goals and objectives of the 2020 Strategic Plan, as well as the results of the outreach efforts



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Current Action and Projects the District is Undertaking

San Mateo County Harbor District

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Current Actions and Projects the District is Undertaking



SURFERS BEACH PILOT RESTORATION PROJECT

- Addresses shoaling inside PPH and severe erosion at Surfers Beach, adjacent to the east breakwater.
- Includes a harbor-wide eelgrass mitigation effort.
- Involves comprehensive sediment management planning and long-term USACE permit for PPH for maintenance dredging in the PPH east basin.

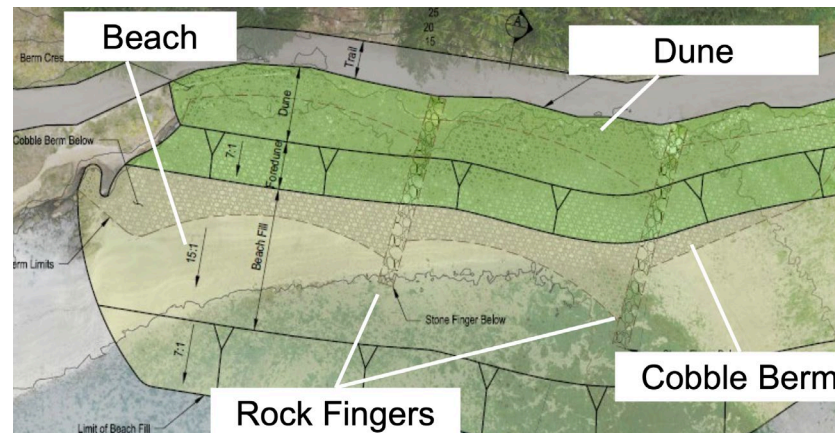


Current Actions and Projects the District is Undertaking



WEST TRAIL LIVING SHORELINE PROJECT

- Involves construction of a *living shoreline* to protect and restore the severely eroded segment of Pillar Point Harbor's (PPH) West Trail.
- The Project involves establishment of native plant populations and restoration of beach and dune habitat.
- The Project also addresses major stormwater drainage issues in the vicinity of the project.



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Potential Opportunities for the Master Plan

San Mateo County Harbor District

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Potential Opportunities for the Master Plan



TASK DESCRIPTION:

Identification of opportunities for new District activities within its San Mateo County jurisdiction, and a proposed timeline for future detailed review and analysis.

Initial examples of potential opportunities based on feedback received from interviews and surveys fall into several categories:

- Management of additional marina facilities by District.
- New revenue generating opportunities.
- New infrastructure at PPH/OPM.
- Partnerships with other agencies and municipalities.
- Public - Private Partnerships.
- Sediment management opportunities.

Potential Opportunities for the Master Plan



Management of additional marina facilities by District.

- Under its existing authority the District could take on management responsibilities for additional existing or new marina locations with the boundaries of San Mateo County.
- This would require extensive planning, agreements, and passing of resolutions by the Board of Harbor Commissioners and the municipality where the facility is located.
- San Mateo County has seven other marina facilities other than OPM/PPH, with a total of an additional 2,100 berths.
- Coyote Point was brought up as an example several times.



Potential Opportunities for the Master Plan



New infrastructure at PPH/OPM.

- New commercial fishing pier at PPH.
- Temporary/seasonal floating finger docks at PPH.
- Habitat and Native plant restoration projects at PPH..
- Permanent restrooms on the West Trail at PPH.
- Dry stack/stand boat storage at PPH.
- Include new fuel dock and increased ferry capacity at OPM.

Potential Opportunities for the Master Plan



Sediment management opportunities.

- Dredge Management Plans for PPH and OPM.
- Coastal Sediment Management related studies and planning.

New revenue generating opportunities.

- Additional commuter ferry service at OPM.
- Fuel docks at OPM/PPH.
- Opportunities related to 40,000 square foot, two-story building District-owned at OPM.
- New RV Park facilities at PPH (for the public/fishing community?)
- Additional retail/office/fish sales facilities at PPH.
- Renegotiation of District contracts.
- Research/seek funding opportunities for infrastructure improvements at OPM



Potential Opportunities for the Master Plan



Public/Private Partnerships.

- New bait shop and marine services/repair businesses at OPM.
- Marine services/repair facilities and other related commercial businesses at PPH.
- Increased recreational activities at PPH (e.g. additional kayak rental/tours, small charter boats, etc.)
- Additional visitor-serving businesses and educational opportunities at PPH/OPM.

Partnerships with other Agencies and Municipalities.

- Increased collaboration and partnerships with neighboring jurisdictions.
- Marine ecosystem educational and outreach.
- Strengthen enforcement and response partnerships with allied entities.
- Water Quality partnerships.
- Coastal Resilience partnerships.
- Economic Recovery partnerships and initiatives.

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Next Steps for the Master Plan

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Next Steps for the Master Plan

Public Workshop #2 - *Pulling the Information Together* - Tuesday, August 10, 2021, at 6:00 PM

- Guiding Principles, Visions, Analysis, Opportunities and Feasibility

Public Workshop #3 - *First Look* - To Be Scheduled - Autumn 2021

- Draft Sections for the Plan

Ways to Stay Connected



Website: [Master Plan - San Mateo County Harbor District \(smharbor.com\)](https://www.smharbor.com)

Email: masterplan@smharbor.com

Call: 650.583.4400

Please:

- Attend Public Workshops #2 and #3
- Send us email comments or call to chat about what you have heard this evening
- Request a Presentation for your organization or agency
- Comment on Plan Sections when they are available



***Thank you for listening!
Questions?***

San Mateo County Harbor District

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