



PUBLIC WORKSHOP

Thursday, September 9th 6:00 PM via Zoom

San Mateo County Harbor District

MASTER PLAN

DUDEK

Introductions



Harbor District

Jim B. Pruett
GENERAL MANAGER

John Moren
DIRECTOR OF OPERATIONS

Melanie Hadden
DEPUTY SECRETARY

Harbor District
Board of Commissioners

Consulting Team

Jane Gray
DUDEK

Asha Bleier
DUDEK

Danielle Berger
DUDEK

Bradley Damitz
Coastal Management Consultant

Robert Sherwood
GHD



Welcome to Public Workshop #3

- Public Workshop #1 - *Introduction* (held July 13, 2021)
- Public Workshop #2 - *Pulling the Information Together* (held August 10, 2021)
- **Public Workshop #3 - *Infrastructure Review & Discussion Workshop* (September 9, 2021)**
- Public Workshop #4 - *First Look* will be Fall 2021

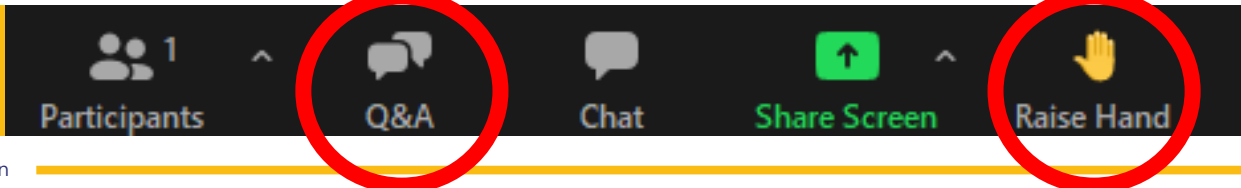
TONIGHT'S AGENDA

- **Introductions**
- **Review of What We Heard During Public Workshop #2**
- **Current and Planned District Projects**
- **Preview of Capital Improvements Plan Project Master List**
- **Master Plan Table of Contents**
- **Public Comment**
- **Ways to Stay Connected**



Public Workshop #3 - Format

- Tonight's presentation will be **more conversational** than previous workshops
- There will be **multiple opportunities** to provide comment throughout the presentation
- During the presentation, **the project team presenting will have their cameras on**
- We kindly request you remain on **Mute** and use the "Raise Hand" feature if you would like to speak. You can also submit a question using the "Q&A" feature at any time.

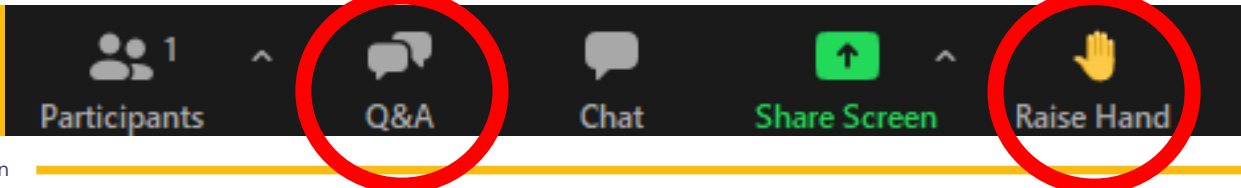




Public Workshop #3 - Format

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

- You can submit a question using the **"Q&A" feature** at any time.
- We will **intermittently pause** throughout the presentation. You will see the "Raise Hand" icon in the bottom left corner of the slides indicating where we will pause.
 - ✓ Please raise your hand and wait for the facilitator to call your name
 - ✓ You will have one-minute for questions pertinent to the materials presented
- **General comments and questions** may be provided at the end of the presentation
 - ✓ Please raise your hand and wait for the facilitator to call your name
 - ✓ You will have two minutes for comments and questions





Public Workshop #3 - Purpose



- Learn from what we heard during Public Workshop #2 and revisit how we are soliciting public input for the Master Plan
- Share details on the District's current and planned CIP projects
- Promote alignment of the District's current and planned activities with the community's wants and desires
- Listen to topics of concern for the Master Plan to address
- Provide an opportunity for community input

Summary of Workshop #2



Workshop #2: August 10, 2021 | 6PM

Summary of Comments received:

- Desire for more information on specific CIP projects both current and planned
- Desire for Public Workshops to be focused on project details including funding and implementation strategies
- Desire for additional opportunities to provide public input



Pillar Point Harbor

Current District Projects - Funded



Location	Project	Status
PPH	Tenant Row/Ketch Joanne Restrooms	In permitting
PPH	RV Park Restroom and Greenspace Improvements	Headed for Coastal Commission
PPH	Surfers Beach Restoration/Harbor Dredge Project	Permitting in process for eelgrass mitigation
PPH	West Trail Shoreline Protection (environmental benefit, enhancement of safety, access to Mavericks Beach)	Construction Contract Signed

Oyster Point Marina/Park

Current District Projects - Funded



Location	Project	Status
OPM/P	Survey Docks 1 thru 6	Required - pending for 2022
OPM/P	Docks 12, 13, and 14 Replacement	Design and Engineering phase
OPM/P	Replacement of Navigational Aids (entrance markers)	Contract awarded construction shortly



District-wide Current District Projects - Funded



Location	Project	Status
District-wide	Replacement of Vessels and Vehicles (enhances safety)	As needed
District-wide	Enterprise Planning Resource System (network safety/security and provides District-wide benefits)	Contract Awarded, currently being implemented
District-wide	Master Plan (This current project)	In-Progress
Districtwide	Purchase of Administration Building	Purchase pending



visit smharbor.com

Imagine Oyster Point

Give us your thoughts on the future of Oyster Point. We want to hear from you as we prepare the Harbor District Master Plan!

**June 5th
8 AM to 1 PM**

Join us at the Oyster Point Marina Pop-Up near the Fishing Pier!



Pillar Point Harbor Approved District Projects - Unfunded



Location	Project	Comment
PPH	Replacement of Dock G, F or E	--
PPH	Johnson Pier Reconfiguration, H-Dock and Fuel Dock Replacement	Contract for design and engineering re-started
PPH	Parking Lot Improvements	--
PPH	Launch Ramp Restroom/Boat Wash	--
PPH	Habitat Restoration	--
PPH	Coastal Trail Improvement	--





Oyster Point Marina/Park

Approved District Projects - Unfunded



Location	Project	Comment
OPM/P	Access Ramps for Docks 1 thru 6	--
OPM/P	40,000 SF Building	--
PPH & OPM/P	Signage/Wayfinding Program	--





Pillar Point Harbor – Future Projects

VERY HIGH PRIORITY (0-5 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Shoreline Rock Slope Protection	\$750,000
Fuel Dock	\$500,000
Roadway from launch ramp to boat trailer parking area	TBD
Launch ramp boat trailer parking lot	TBD
Transition of beach to surf rentals	TBD





Pillar Point Harbor - Future Projects

HIGH PRIORITY (5-10 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Johnson Pier - Support Piles and Pile Bents	TBD
Bulkhead Wall - Cap	TBD
Docks A thru C	\$10,360,000
Docks F thru H	\$12,110
East Restroom	\$200,000
Johnson Pier Roadway	TBD
Parking Lot B	TBD
Parking Lot C	TBD
Boat Launch Ramp Apron	TBD
Sidewalks and Promenade	TBD
Johnson Pier Electrical Upgrade	TBD



Pillar Point Harbor – Future Projects

MODERATE PRIORITY (10-20 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Docks D thru E	\$4,830,000
West Restroom (Docks A,B and C)	\$50,000
Central Restroom	\$50,000
Fish Buyer Building	\$100,000
Pillar Point Blvd.	TBD
Parking Lot A	TBD
Landside Utilities	\$150,000
Boat Launch Ramp	TBD



Pillar Point Harbor - Future Projects

LOW PRIORITY (20+ YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Bulkhead Wall - Sheet Piles	TBD
Guest Dock (between Docks D and E)	\$100,000
Harbor Office Building	TBD
Maintenance Building	TBD
Ice House Building	TBD
Fishing Pier	TBD



Oyster Point Marina/Park- Future Projects

VERY HIGH PRIORITY (0-5 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Dock 7	\$2,800,000
Boater Parking Lot	TBD
Harbormaster Parking Lot and Entrance Road	TBD

Oyster Point Marina/Park- Future Projects

HIGH PRIORITY (2-5 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
East Dock 11 - Gangway Support Platform	TBD
Seawall - Cap	\$600,000
Harbormaster's Office Building Roof	\$10,000
Maintenance Building - Exterior (Aesthetic) Updates	TBD
Maintenance Building - Interior, Other	TBD
Marina Boulevard from Boat Launch Ramp to boat trailer parking area	TBD
Upper Parking Lot	TBD
Electrical Switchgear Cabinets	TBD
Landscaping	\$50,000



Oyster Point Marina/Park- Future Projects

MODERATE PRIORITY (10-20 YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Ferry Terminal Lot	TBD
Sidewalk / Bay Trail	\$400,000
Windsurfing Launch	TBD

Oyster Point Marina/Park- Future Projects

LOW PRIORITY (20+ YEARS)



Based on GHD Conditions Surveys

Description	Estimated Cost
Guest Dock 8 - Platform	\$50,000
East Dock 11 - Platform	\$150,000
Shoreline Rock Slope Protection	TBD
Harbormaster's Office Building	TBD
Maintenance Building - Interior Updates	TBD
Restroom 1	TBD
Restroom 2	TBD
Restroom 3	TBD
Landside Utilities - Various	TBD
Boat Launch Ramp - Repairs in Road and Parking Lot	TBD
Public Fishing Pier	TBD



Potential Project Opportunities

PILLAR POINT HARBOR



- **Fuel dock upgrades**
- **Marine services/repair facilities** and other related commercial businesses
- Dry stack/stand **boat storage**
- Increased **recreational activities** (e.g. additional kayak rental/tours, small charter boats, etc.)
- **Informational kiosk** and educational space
- **RV Park** at PPH for the fishing community, especially during the high season
- New **commercial fishing pier**
- **Permanent restrooms** on the West Trail
- Temporary/seasonal **floating finger docks**
- Improved **Fisherman's market**

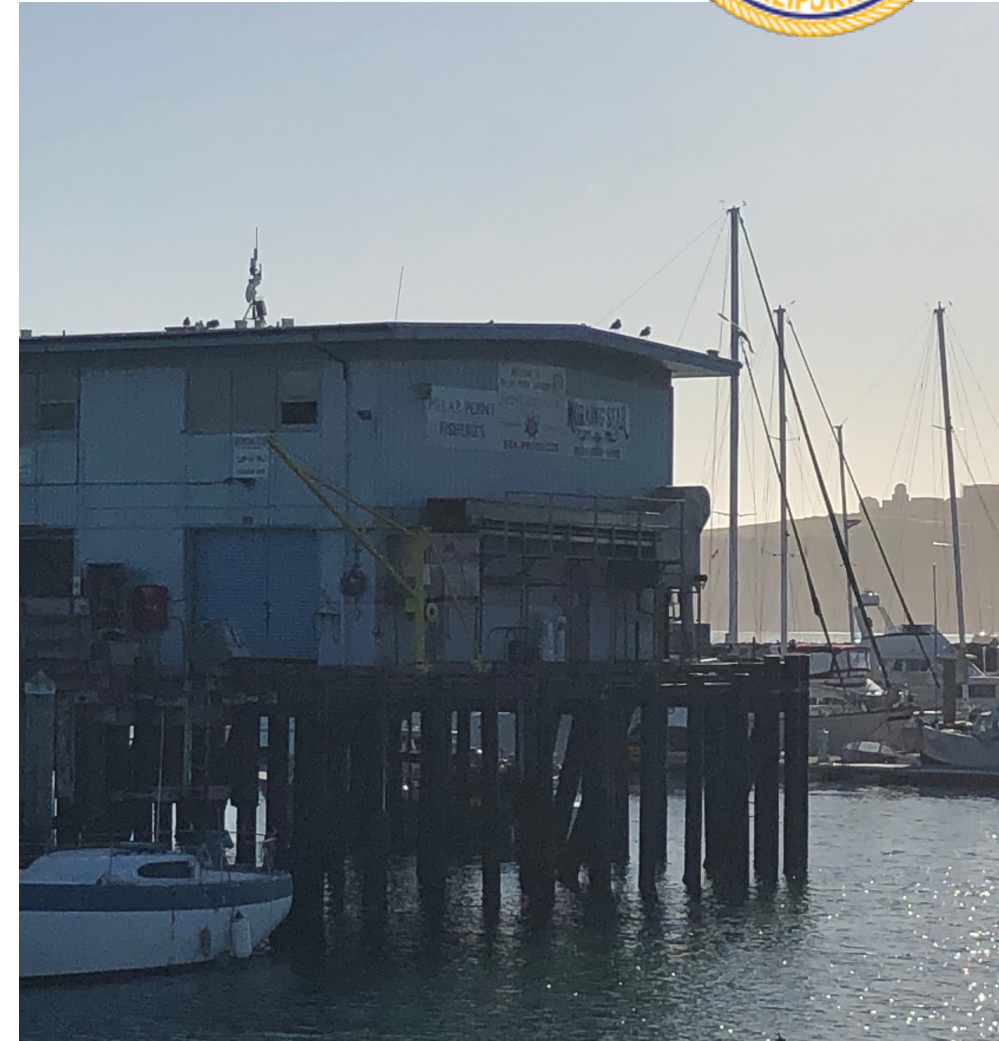


Potential Project Opportunities

PILLAR POINT HARBOR



- **Habitat** and Native plant restoration projects
- **Water Quality** improvement projects
- Additional visitor-serving **businesses and educational opportunities**
- Increased **collaboration** with jurisdictions including County, HMB, National Marine Sanctuary, County Parks
- Coordination with **CRI** and communication with tourist serving **businesses/hotels**
- **Regular educational opportunities** with the local community/schools/RCD



Potential Project Opportunities

OYSTER POINT MARINA/PARK



- New **fuel dock**
- **Replace Dock 7** and increase **ferry services**
- **Coffee shop/Store** at OPM for walkers, bikes, kayakers, people using the fishing pier and people recreating on the water
- Enhanced **security**
- New **bait shop** and **marine services/repair businesses**
- Additional visitor-serving **businesses** and **educational opportunities**

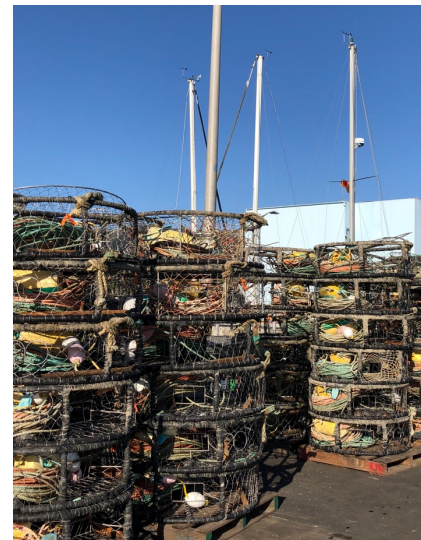


Potential Project Opportunities

PLANNING AND RESOURCE MANAGEMENT



- Dredge Management Plans
- Coastal Sediment Management related studies and planning
- Sea Level Rise Planning
- Additional District Facilities





Master Plan Project Opportunities and Evaluation



- District Legal Agreements and Obligations
- Achieve Mission, Vision and Core Values
- Community Input
- Community Benefit
- Authorized Responsibilities
- Compatibility with Adjacent Agencies
- Physical Site Constraints and Considerations (e.g., Sea Level Rise)
- Budgetary Constraints





Master Plan: Mission, Vision and Core Values

MISSION STATEMENT

The mission of the San Mateo County Harbor District Master Plan is to create a comprehensive guide that will focus District activities in a relevant, responsive, and realistic manner.

VISION

The San Mateo County Harbor District Master Plan identifies capital improvement projects that balance recreational and commercial use, public access for residents and visitors, and environmental stewardship for future generations.

CORE VALUES

- The Master Plan will provide a plan to upgrade facilities in accordance with identified priority needs to maintain safety and access for all users including commercial fleet, recreational boaters, residents, and visitors.
- The Master Plan will provide a plan to coordinate with other agencies and maintain transparency on the identification and status capital improvement projects with the community through print and digital notifications with a special focus on engaging underserved communities.
- The Master Plan will serve to ensure facility upgrades are conducted in a manner that is environmentally responsible and promotes sustainability practices to protect marine ecosystems.





Master Plan Outline

The San Mateo County Harbor District Master Plan is organized into five sections, which will contain the following content and supporting information:



Chapter 1 - Executive Summary

Presents overview of the District’s mission, vision, purpose of the Master Plan, community engagement, and preferred plan.

Chapter 2 - Background, Purpose, Vision Statement, and Guiding Principles

Presents the purpose of the Master Plan including its relation to other District reports including the Strategic Plan (2020).

Chapter 3 - Master Plan and Implementation

Presents the Master Plan for Pillar Point Harbor and Oyster Point Marina/Park

Chapter 4 - Existing Conditions Analysis

Provides an overview of the marina facility condition surveys

Chapter 5 - Public Outreach

Includes a summary of the broad public outreach conducted to help inform the Master Plan’s mission, vision, core values, alternatives, and preferred plan.





Ways to Stay Connected

- **Website:** [Master Plan - San Mateo County Harbor District \(smharbor.com\)](https://smharbor.com)
- **Email:** masterplan@smharbor.com
- **Call:** 650.583.4400
- **Attend Workshops** *Public Workshop #4 will be held Fall 2021*
- **Request a Presentation**
- **Comment on Public Review Draft Master Plan (once available)**
- **Attend hearings**

Thank you for participating!

San Mateo County Harbor District

MASTER PLAN

DUDEK

