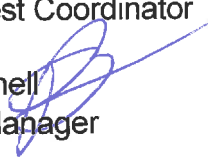


Memo

To: Timi Vann
NOAA West Coordinator

From: Peter Grenell 
General Manager

CC: Pietro Parravano, Harbor Commissioner
Robert Johnson, Harbor Master

Date: 9/3/2010

Re: Information regarding SMCHD proposed multi-agency, multi-use development at Pillar Point Harbor, Perched Beach Site

Timi,

I much appreciated meeting you and discussing, however briefly, our plans at Pillar Point Harbor. To follow up, as per our discussion following the "Building Relationships" Decision Support Workshop at SFO last Tuesday, August 31st, attached is information concerning the Harbor District's planning effort to diversify the harbor's economic base and respond positively to participate in federal and state ocean conservation, planning, research, and information dissemination activities. The Harbor Commission has designated this effort as a top priority for the District.

Attached are the following:

1. A regional photo-map showing Pillar Point and Long Beach, CA, to assist you in geographic orientation.
2. A map locating Pillar Point Harbor (just next to Half Moon Bay Airport) relative to San Francisco and SFO.
3. A map locating the Harbor and the development site relative to the City of Half Moon Bay and neighboring communities.

4. An aerial photo of Pillar Point Harbor (PPH) showing the development site, which is visible as the unimproved area just beyond the pier and paved parking lots.
5. A map of the inner harbor showing the Perched Beach site, our recommended route to San Mateo County for Coastal Trail improvements, and an approximate location for the Gulf of the Farallones National Marine Sanctuary's San Mateo Coast Visitor Center. The Sanctuary's working group identified the Harbor as the preferred site for the center after a one-year planning effort. (See attached concept plan for the visitor center.)
6. Same map identifying the overall Perched Beach development site.
7. A colored site plan and possible building and parking layout. NOTE: This is NOT necessarily a preferred or final layout. This was done to identify potential building footprint area (County zoning provides for a 28 ft. height limit, enabling two-story construction), and to determine that adequate parking area would be possible given County parking requirements (it is adequate). NOTE ON USES: Regarding the Sanctuary Visitor Center, we are actively working with the Sanctuary to bring this project to fruition. The Harbor District site is area that would accommodate the District's relocated Administration Office. It is now in rented quarters in South San Francisco. Relocation to District property will eliminate rental expenses and facility District administration. This office could be accommodated in a two-story structure, thus providing for more building area for other uses. Potential tenant rental space is an initial minimum estimate of potentially available space for development, for NWS, other NOAA activities, State collaborative fisheries research organization, and similar possibilities. That area could accommodate two story construction, the boat haul-out, if not implemented, could provide more (see next), and the Harbor office could have a smaller footprint as mentioned above. The boat haul-out, for which area is shown, is by no means a final designated use. An economic feasibility study commissioned by the District concluded that such a facility is not feasible economically at Pillar Point. If in fact a haul-out is not placed there, that area could be available for additional other development. The kayak access area will accept an existing kayak rental business now located at the other end of the site, and which will be relocated to the area shown.
8. Another map of the Perched Beach site showing the protective bulkhead and public access path in a bit more detail. Engineering plans for the bulkhead, which takes into account current projections for sea level rise as used by the State Lands Commission and the Coastal Commission, are well underway. (The dock and berths shown are a possible long term improvement that is not currently contemplated, but will await changes in the economy and boating market.) The bulkhead improvements are being designed for the District by Winzler & Kelly Engineers of San Francisco.


9. The Sanctuary Visitor Center Concept Plan. While substantial, it does show the extent of the Sanctuary's effort on a project that is ready for implementation.
10. Regarding the visitor center, we have been in contact with Sanctuary Supt. Maria Brown, Dy. Supt. Brian Johnson, Education Coordinator Carol Preston, and Rosita Adams of NOAA/Seattle. Re: National Weather Service, our contact is Dave Reynolds, NWS Director in Monterey. We've also been in touch with Becky Smyth, NOAA West Coast Regional Division Chief. Re: the State Ocean Protection Council-funded new collaborative fisheries research organization, we are in contact with Neal Fishman and Cina Loarie at OPC, and new CFRO director Pete Nelson.
11. To further facilitate the planning effort, we have contacted the State Coastal Conservancy regarding project implementation funding assistance. The Conservancy has indicated their interest in project implementation. We have identified our Perched Beach development as a top priority for the District.
12. We have also been in touch with the Coastal Commission regarding environmental assessment questions. We are now considering moving to undertake a program EIR (an EIS/EIR if needed) to get a handle on overall project area environmental concerns. While the bulkhead design is well along as a project component, other elements are obviously not as well defined; hence a program EIR could provide a useful umbrella that would enable progress but provide for flexibility in dealing with later components.
13. We have brought the Perched Beach development to the attention of our Congressional Representative, Anna Eshoo, and have toured the site with her Washington and District staff.
14. We would welcome the opportunity to discuss this effort further with you and show you the site, if you are in the area. Also, we understand that NWS and Sanctuary, and Ms. Smyth are likely to be conferring on it as well in the near future. We are ready to work with you on this, and provide more information as you may desire.
15. Lastly, as I mentioned, I'll be moderating a panel at the Working Waterfronts Symposium in Portland, Maine, during Sept. 27-30th. I hope to obtain much information from others active in sustaining and development their working waterfronts, that could be of use in our Pillar Point endeavor.

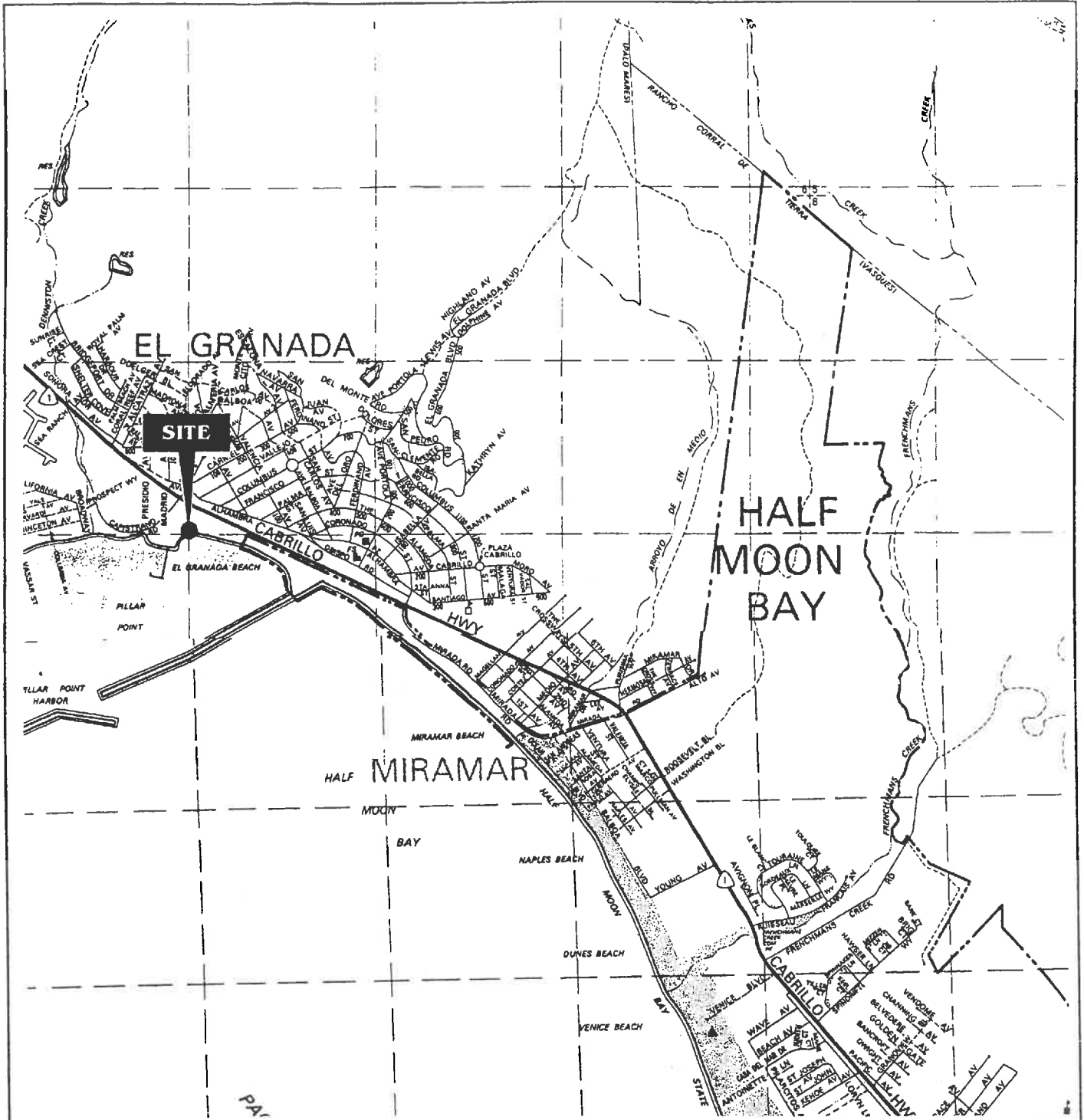




Address **SAN JOSE airport**
San Jose, CA 95110

Get Google Maps on your phone
Text the word "GMAPS" to 466453





SOURCE: Thomas Bros. Map 1994

PAI

GDG/SMCHD RESTROOM BUILDING

Site Vicinity Map

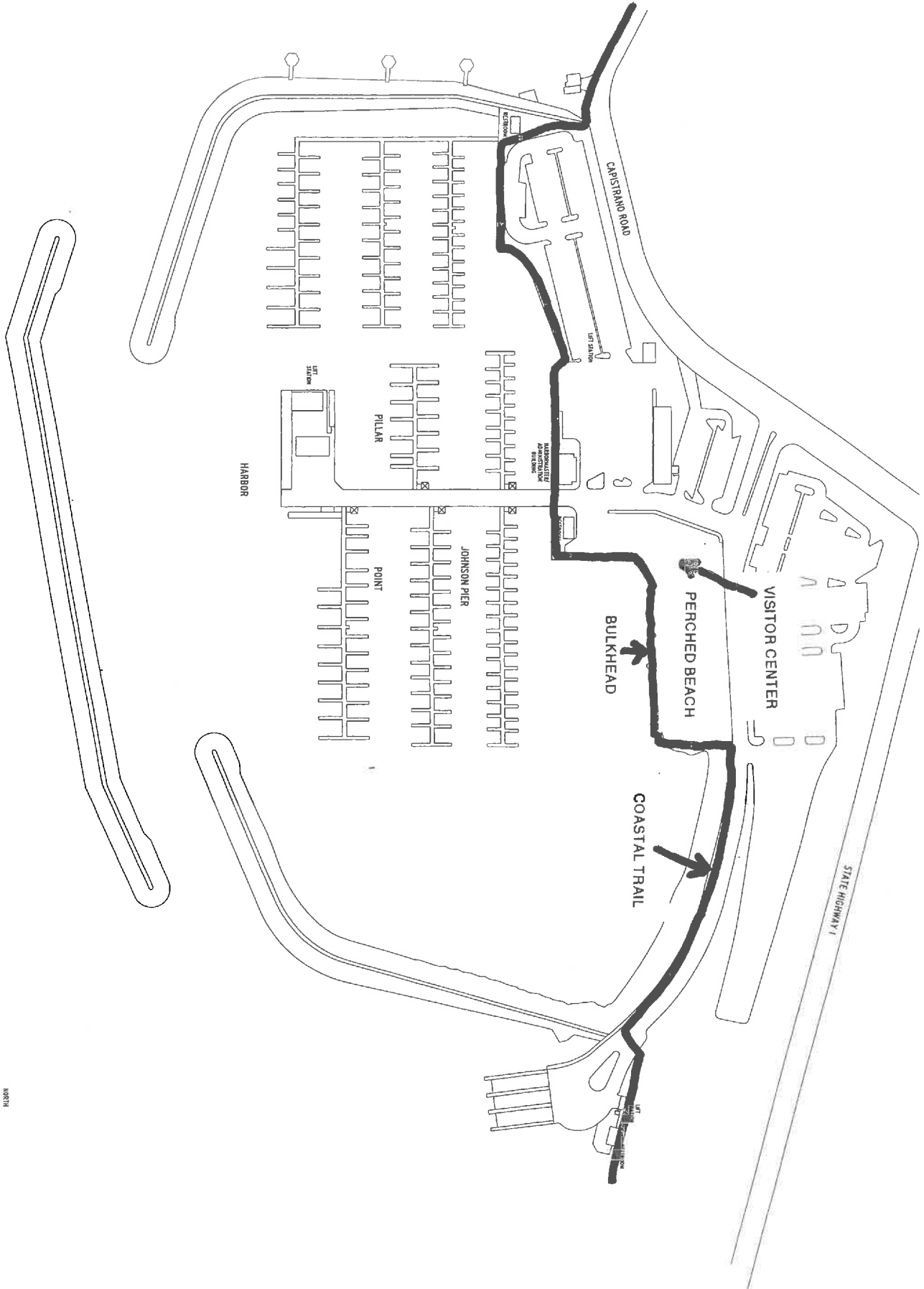


Figure 1

3631B100.CDR 022499



Pillar Point Harbor, San Mateo County Harbor District



SHEET	SHEET TITLE
	PLOT MAP
	Date 04/06/04 Phase DESIGN MEETING # 3

REVISIONS

PROJECT
RESTROOM FACILITIES FOR PILLAR POINT HARBOR EL GRANADA SAN MATEO COUNTY, CA

CONSULTANTS

ARCHITECTS	Jensen&M
35 Summer Street 1.415.853.3850	San Francisco, CA 94103 1.415.553.3654

PERCHED BEACH PILLAR POINT HARBOR, EL GRANADA, CA

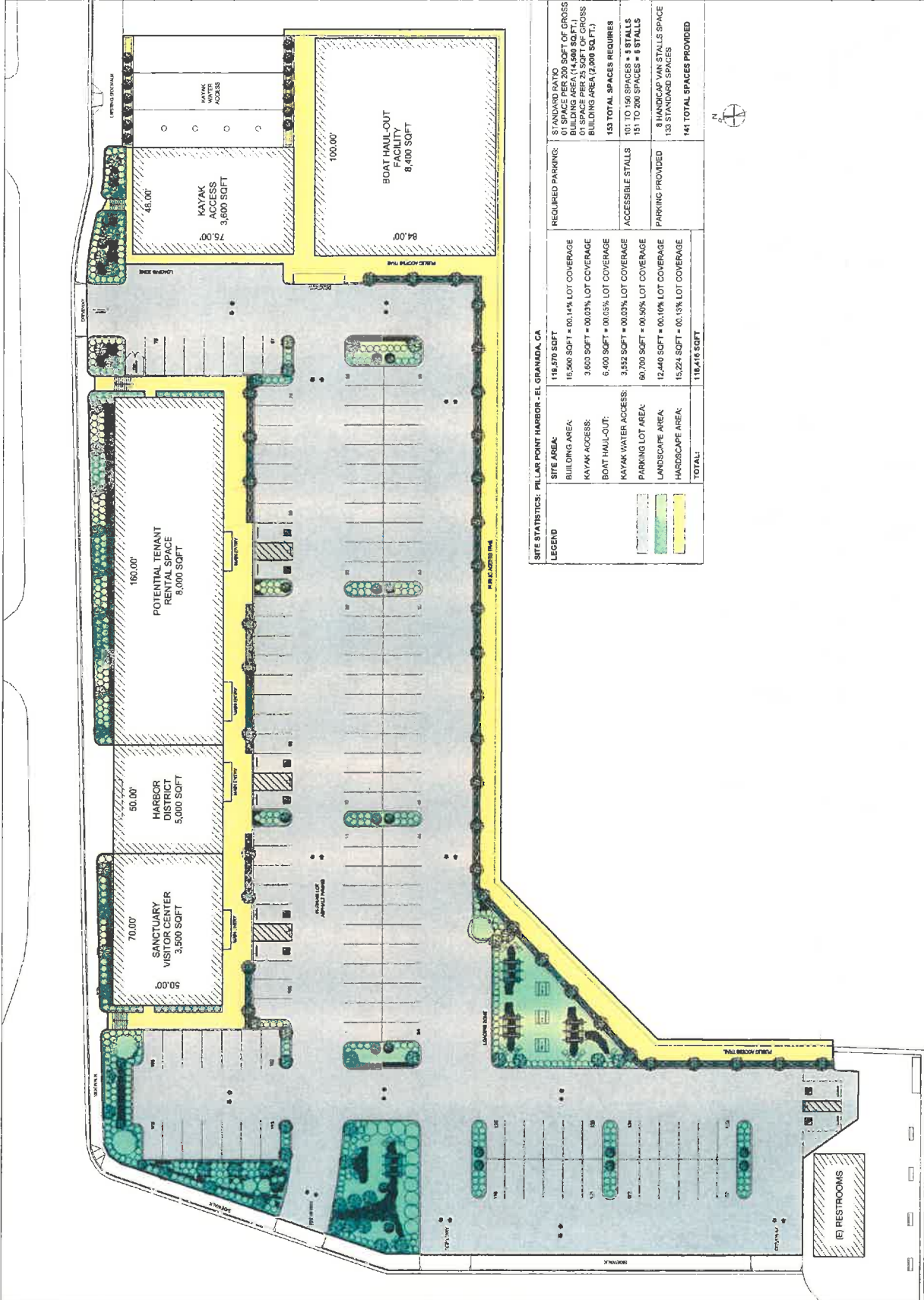
date	issues
08.25.10	Issued for Client Review
07.12.10	Issued for Client Review

date	revisions

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abd | alex bautista design
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 san jose, ca 95131
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 mobile: 415.513.0454
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PROPOSED SITE PLAN
 AND PARKING LAYOUT
 scale 1" = 20'-0" 1/2"=0p
 drawn by AEB
 checked by AEB

sheet number
A-1.00

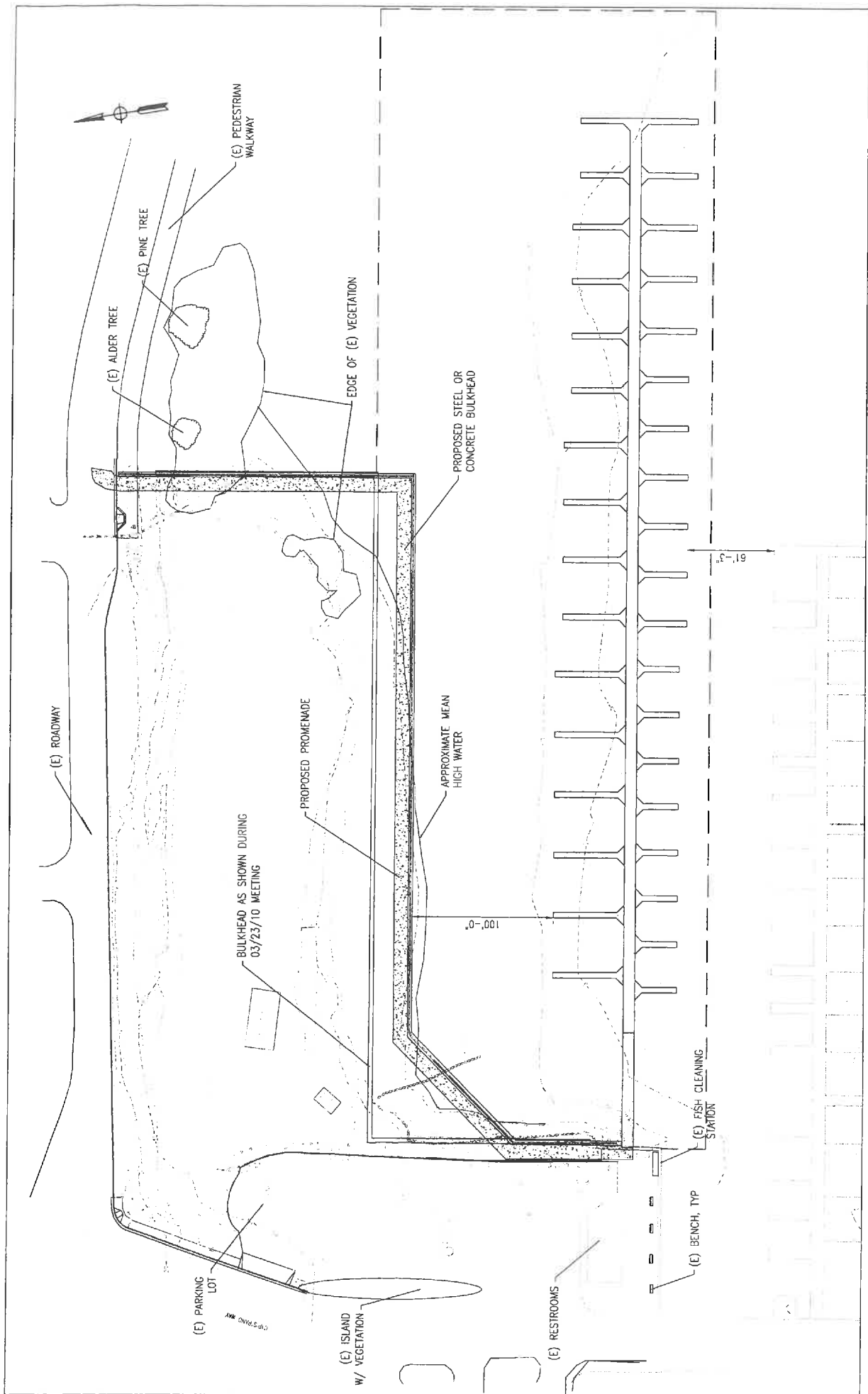


SITE STATISTICS: PILLAR POINT HARBOR - EL GRANADA, CA

LEGEND	SITE AREA	118,570 SQFT
BUILDING AREA	15,500 SQFT = 00.13% LOT COVERAGE	
KAYAK ACCESS	3,600 SQFT = 00.03% LOT COVERAGE	
BOAT HAUL-OUT	6,400 SQFT = 00.05% LOT COVERAGE	
KAYAK WATER ACCESS	3,552 SQFT = 00.03% LOT COVERAGE	
PARKING LOT AREA	60,700 SQFT = 00.51% LOT COVERAGE	
LANDSCAPE AREA	12,440 SQFT = 00.10% LOT COVERAGE	
HARDSCAPE AREA	15,224 SQFT = 00.13% LOT COVERAGE	
TOTAL:	118,416 SQFT	

REQUIRED PARKING:	STANDARD RATIO
	01 SPACE PER 200 SQFT OF GROSS BUILDING AREA (14,500 SQFT.)
	01 SPACE PER 25 SQFT OF GROSS BUILDING AREA (1,360 SQFT.)
	153 TOTAL SPACES REQUIRED
ACCESSIBLE STALLS	101 TO 145 SPACES = 5 STALLS
PARKING PROVIDED	151 TO 200 SPACES = 8 STALLS
	8 HANDICAP VAN STALLS SPACE
	133 STANDARD SPACES
	141 TOTAL SPACES PROVIDED





PLAN 'B'
1"=30'

PCRBCH

1/18/11

Doug Churchenko / JT / Jvt / B