

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT STREET, SUITE 2000
SAN FRANCISCO, CA 94015
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W11a

2-18-1029 (SAN MATEO COUNTY HARBOR DISTRICT)

MARCH 6, 2019

EXHIBITS

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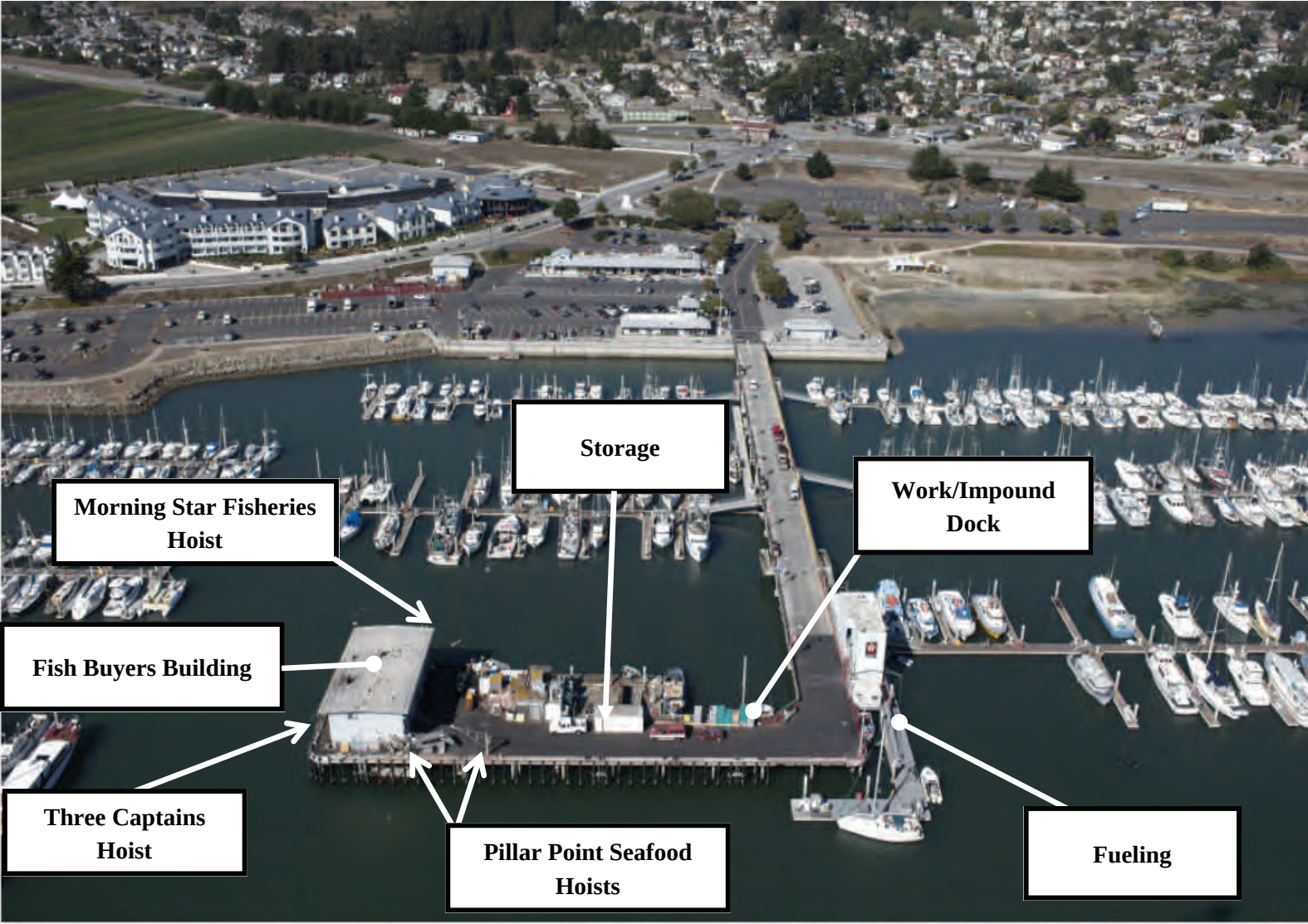
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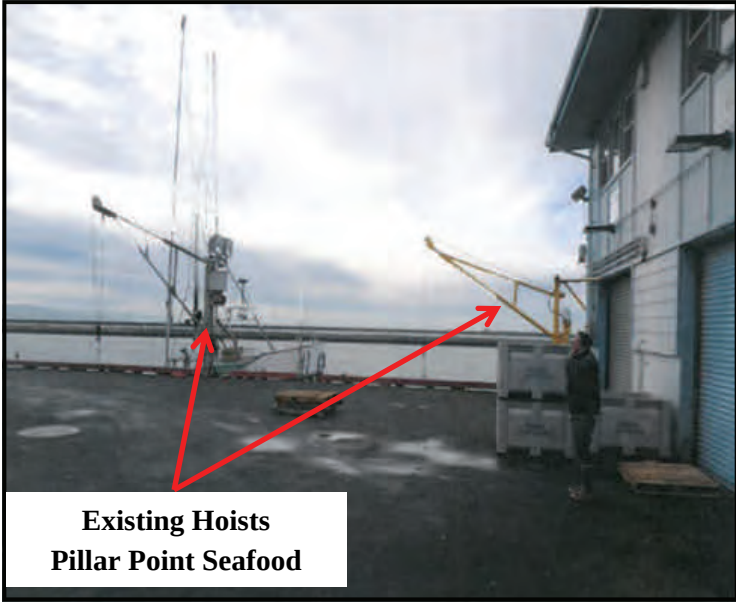
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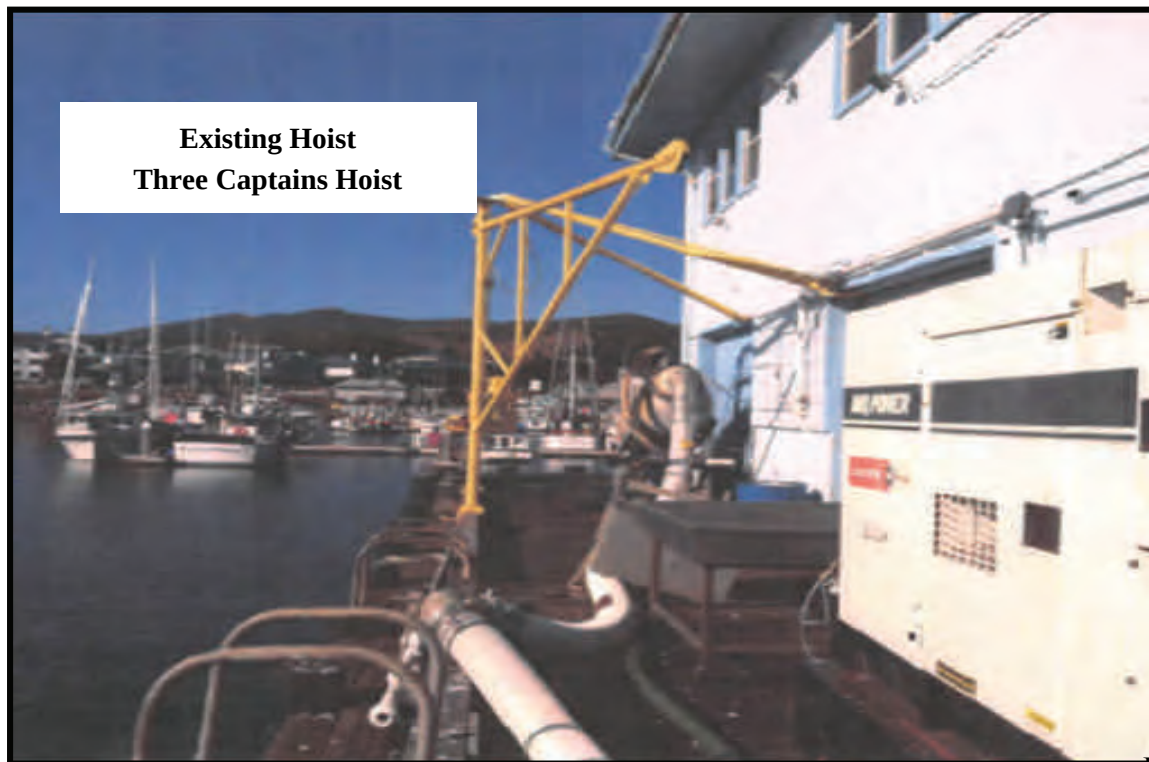
Fish Buyers Building



**Existing Hoists
Pillar Point Seafood**



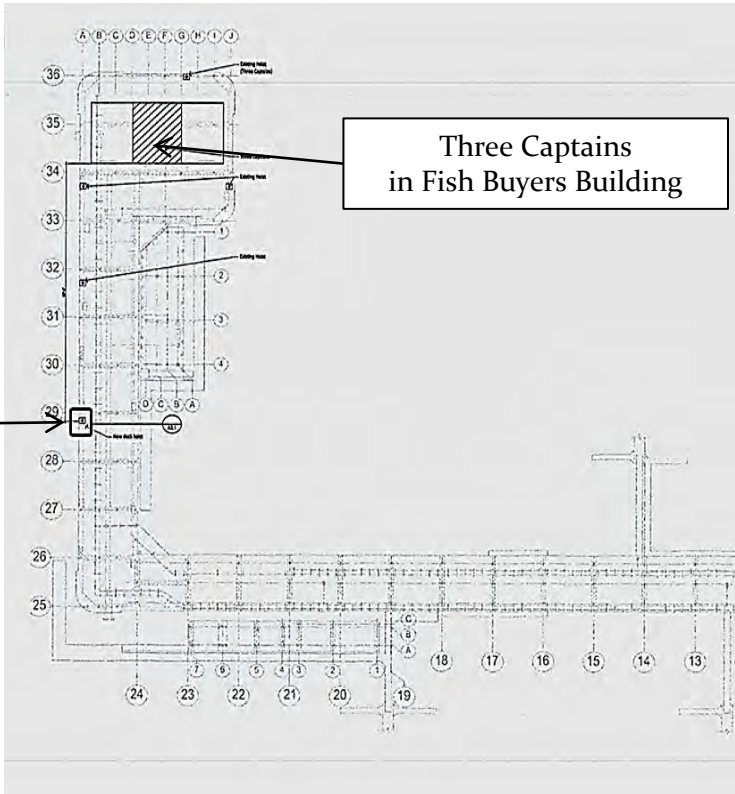
**Existing Hoist
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**Existing Hoist
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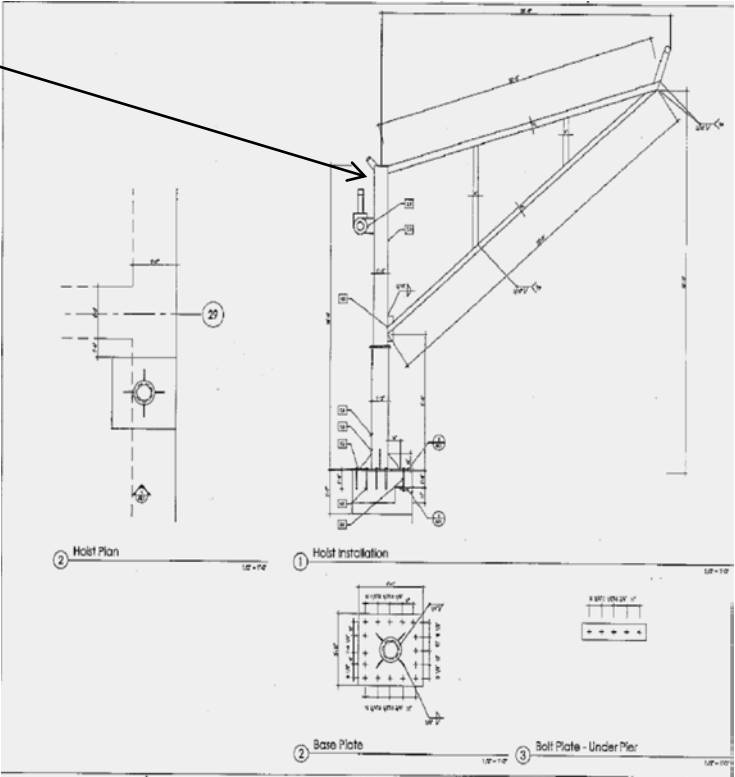


Plan View
New Hoist Location
South Side of Johnson Pier



Three Captains
in Fish Buyers Building

Elevation View
New 19-ft Tall Hoist



Resolution No. 18-15
of the
San Mateo County Harbor District
to
Authorize Three Captains Seafood to Install and Use a Hoist on the
South Side of Johnson Pier

Whereas, in March, 2013, the San Mateo County Harbor District (District) entered into a lease with Three Captains Sea Products, Inc. (Three Captains) for a fish buying facility on Johnson Pier (the Lease); and

Whereas, in March 28, 2014, the San Mateo County Harbor District's then Harbor Master authorized Three Captains to install a hoist on the south side of Johnson Pier for a one-year trial period, in accordance with the terms of the Lease; and.

Whereas, after the one-year trial period ended, the hoist was removed and the District's Board of Harbor Commissioners (Commission), at its meeting on October 5, 2016, ultimately approved a request by Three Captains to install a hoist on the north side of Johnson Pier; and

Whereas, at a special meeting on February 5, 2018, the Commission considered the impacts of Three Captains' additional hoist on the operations of Johnson Pier and rescinded its earlier approval for Three Captains to install a hoist at the location on the north side of Johnson Pier; and

Whereas, Three Captains disputed the Commission's February 5, 2018 action, among other things, and subsequently Three Captains and the District submitted a dispute regarding the hoist to binding arbitration, pursuant to the terms of the Lease, and the arbitrator on October 12, 2018 issued a Final Award, directing the District to authorize Three Captains to install a second hoist on the south side of Johnson Pier.

Now Therefore, be it resolved that the Board of Harbor Commissioners of the San Mateo County Harbor District authorizes Three Captains to install and use a second hoist at the south side location originally approved by the Harbor Master on March 28, 2014 described on the map attached as Exhibit A to this Resolution; and

Be it Further Resolved, that the Board of Harbor Commissioners of the San Mateo County Harbor District finds the installation of the hoist at the location specified on Exhibit A is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline 15300 et seq.; and

Be it Further Resolved, that the Board of Harbor Commissioners of the San Mateo County Harbor District authorizes and directs the General Manager to take all actions necessary to give effect to this Resolution and to ensure continued safe operations of Johnson Pier.

Exhibit 4
2-18-1029

1 of 3

Approved this 17th day of October 2018 at the regular meeting of the Board of Commissioners by a recorded vote as follows:

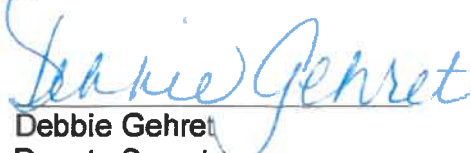
For: Chang Kiraly, Mattusch, Larenas

Against: Brennan.

Absent: Bernardo

Abstention:

Attested


Debbie Gehret
Deputy Secretary

BOARD OF HARBOR COMMISSIONERS


Virginia Chang Kiraly
President

Exhibit 4
2-18-1029

Exhibit A

Hoist location on Johnson Pier



10/17/18

Public Access



1. Perched Beach
2. Johnson Pier Main Stem
3. Public Access Path Along Harbor Area
4. Shoreline Beach Area

RECEIVED

MAR 07 2017

CALIFORNIA
COASTAL COMMISSION

Public Testimony

MAIN copy

ORIGINAL

California Coastal Commission
North Central Coast District Offices
45 Fremont St. Suite 2000
San Francisco, CA 94105

Re: Three Captains Seafood Products, Inc. Application for a CDP for installation of a Second Hoist on Johnson Pier, Pillar Point Harbor, Half Moon Bay, CA.

To the Coastal Commission:

We are submitting this testimony in support of and with the request that the CCC grant a Coastal Development Permit to Three Captains Sea Products, Inc. to install and operate the second hoist on Johnson Pier in Half Moon Bay. At their October 5, 2016 meeting, the San Mateo County Harbor Commission again authorized Three Captains to install a second hoist in a specific location on Johnson Pier in Pillar Point Harbor, in Half Moon Bay, CA.

We are long time fishermen that have long utilized Johnson Pier and Pillar Point Harbor for deploying for fishing operations and for delivery of our catch. Through these years and, sometimes, decades, we have harvested crab, salmon, squid and groundfish and delivered them into Pillar Point Harbor. We are strongly in favor of your granting the permit to Three Captains to construct and utilize the second hoist.

The addition of this second hoist will promote the economic, commercial and recreational needs of the commercial fishing industry in Half Moon Bay and, in particular, those using Johnson Pier. We are all intimately familiar with the dock space on Johnson Pier which would be utilized by this new hoist. The new hoist will have the following beneficial effects:

1. Efficiency. It is a well-established principle that the more time that fishermen are on the ocean grounds fishing, the more likely they will have the opportunity to harvest valuable products. The current location of Three Captain's hoist requires us to transport our gear and product all the way through Three Captains' building from our truck and back again. The space is limited. The space the forklift has to travel through has been described by one fisherman as "like going through a tunnel, and watch out that you don't lift the load too high or you hit the building." The movement of gear requires additional steps to take it from or the truck, put it on a pallet of no more than a certain height, carry that load through the building to the hoist on the back side of the building. Unloading gear and product requires the reverse

steps. The process takes time. More time than it should. The addition of the Three Captain hoist is part of that effort to maximize fishing time and efficiency. It will add an additional unloading station for fisherman to unload their catch and load pots at the Johnson pier. This has the benefit of increasing the number of boats that can unload and the speed at which they can unload. The faster they unload, the faster they can go back out and continue fishing. This efficiency will, in turn, result in higher landings into, and more product moved through, Pillar Point Harbor.

Currently one of the three fish-buyer tenants (Pillar Point Seafood) has two hoists in front of the building. Fishermen who sell to this tenant are able to load and unload their gear and product much faster and much more efficiently than Three Captains' fishermen. Pillar Point Seafood also often blocks access to us when we are trying to load and unload through Three Captains' building space. The second hoist will alleviate the problem with Pillar Point Seafood blocking our access while it is using its two hoists.

2. Economic Benefit. The more product that can be moved across the dock as a result of the addition of the new hoist will result in increased revenue to the San Mateo Harbor District, as it is public knowledge that the leases for all of the buying stations on Johnson Pier provide that San Mateo Harbor District is paid a fee for every pound of fish delivered to the dock. In sum, the more fish delivered, the more revenue the San Mateo Harbor District will take in.

We also will benefit economically from being able to load and unload faster and more efficiently, which means that we will be able to harvest more product. All fishermen that work out of Johnson Pier will benefit economically because, as set forth below, there will not be as much congestion in front of the fish buyers building. This will benefit all fishermen and fish buyers.

3. Decreased Congestion. The proposed location is directly across the pier from the location that the San Mateo County Harbor Master (and the Harbor District) previously approved. Just as the San Mateo County Harbor District previously determined, this location will not have any material and detrimental effect or impact unloading operations or create congestion. As we mentioned above, we believe that the new hoist will reduce congestion in front of the buying stations because we fishermen can get in and out much faster and we will not all be creating a bottleneck right in front of the fish buyers building.

4. Good Traffic Flow. The new hoist location will not impact access to the dock or the ability of fishermen to unload catch or to load pots and other gear. There is ample space to transit the dock for movement of equipment and it will not affect other Harbor-associated activities in the vicinity, such as the fuel dock. The hoist is located in a position which is not

going to impede any access to the fuel dock. Instead, it will spread out the traffic on the pier during peak usage by using more of the pier for loading and unloading. By its location, the new hoist will allow easier access for all of the fisherman that deliver to Three Captains because they will not have to transport gear and fish through the building to and from our vessels.

5. A Small, Competing Minority of Fishermen Object to the Hoist for Anti-Competitive Reasons. We are aware that the Half Moon Bay Marketing Association has filed an objection to the new hoist. That Association's membership constitutes a small minority of only about 20 of the 80 or so vessels that fish out of Half Moon Bay. Further, the Association is objecting because it wants to guarantee that Pillar Point Seafood's monopoly on having two hoists in front of the fish buyers building continues. They have an unfair competitive advantage in selling to Pillar Point Seafood because they can load and unload their boats much faster and much more efficiently than Three Captains' fishermen. The CCC should not allow that monopoly to continue, but should foster healthy competition by allowing Three Captains to have a second hoist in an effective and appropriate spot.

In summary, the addition of this hoist will help all fishermen at Johnson Pier because it will increase efficiency, productivity, income (for us and the Harbor District), and fairness between the fish buyers. It will have no adverse impacts on any of fishing or sportfishing activities to or from Johnson Pier or Pillar Point Harbor. Individually and collectively we strongly support the waiver and request that the California Coastal Commission approve a Coastal Development Permit for Three Captains.

Thank you.

Printed Name and Signature: Jimmy Phillips

Address: 1122 live oak Av Santa Cruz CA

Vessel Name: Juliet

Fisheries: Crab/ Salmon/ Albacore/ Black Cod

Years Fishing: 2000 - 2016

Home Port: Holkman Bay CA.

Printed Name and Signature: _____

Address: BRUNO

Vessel Name: _____

Fisheries: FT FIRST TNE 111

Years Fishing: _____

Home Port: _____

Printed Name and Signature: _____

Address: LA MOON

Vessel Name: _____

Fisheries: FT FIRST TNE

Years Fishing: _____

Home Port: _____

ALL THE WAY!!
JOSIE

Printed Name and Signature: FRANK INFERRERA Frank Inferrera
Address: 1745 SOMMERFELD ST. SAN ANTONIO, CA. 75062
Vessel Name: AURORA
Fisheries: SALMON, CRAB, ALBACORE
Years Fishing: 36
Home Port: HALF MOON BAY

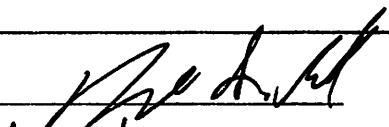
Printed Name and Signature: Jack Wong
Address: 2035 22nd Ave. SF, CA 94116
Vessel Name: _____
Fisheries: _____
Years Fishing: _____
Home Port: _____

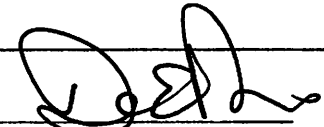
Printed Name and Signature: Paul Lourand
Address: 14587 Lank St San Leandro
Vessel Name: High Hopes
Fisheries: _____
Years Fishing: _____
Home Port: _____

Printed Name and Signature: DARIN YATES Darin Yates
Address: 243 Grand Blvd HMB
Vessel Name: Juan Lee
Fisheries: CRAB / Salmon
Years Fishing: 6
Home Port: Pillar Point

Printed Name and Signature: PENCE MACIMMIE [Signature]
Address: 619 GROVE ST. HMB
Vessel Name: CHAOS / NAVIGATOR
Fisheries: SQUID / CRAB
Years Fishing: 23
Home Port: HMB / MONTEREY

Printed Name and Signature: STEPHEN MELZ
Address: 1380 GRAND AVJ
Vessel Name: NORTHERN LIGHT / SUNRISE
Fisheries: CRAB SALMON BLACK COD
Years Fishing: FOR OVER 30 YEARS
Home Port: HALF MOON BAY

Printed Name and Signature: Dan Small 
Address: 7250 Hilday Blvd. Anacortes, WA 98221
Vessel Name: Barbara J.
Fisheries: Crab / Salmon
Years Fishing: 32
Home Port: HMB

Printed Name and Signature: Dan Duchin 
Address: 812 Villa Teresa San Jose CA
Vessel Name: Golden Girl
Fisheries: Crab / Cod
Years Fishing: 20
Home Port: HMB

Printed Name and Signature: JAKE BUNCE
Address: PO Box 371361 Montero CA 94037
Vessel Name: SADIE K
Fisheries: Salmon / Crab / Black Cod
Years Fishing: 5
Home Port: HMB

Printed Name and Signature:

STAN MCCORMICK

Address:

849 SAN ANSELMO AVE SAN ANSELMO CA 94960

Vessel Name:

Ready OR KNOT

Fisheries:

CRAB

Years Fishing:

2-

Home Port:

SAN FRANCISCO CA

Printed Name and Signature:

RUBEN BRASIN

Address:

279 Laurel St

Vessel Name:

ACTION JACKSON

Fisheries:

Crab

Years Fishing:

2

Home Port:

Pillar Point

Printed Name and Signature:

Richard Russo

Address:

3310 GROSS RD Santa Cruz CA

Vessel Name:

TERN

Fisheries:

CRAB, Halibut

Years Fishing:

30+

Home Port:

Santa Cruz / HMB

Printed Name and Signature: Jerry Brum
Address: 1100 Bermuela Dr
Vessel Name: Miss G
Fisheries: Crab Black cod
Years Fishing: 16 yrs
Home Port: HMB

Printed Name and Signature: Tyler Butler / ~~Tyler Butler~~
Address: 800 Alsace Lorraine Ave., HMB ca 94019
Vessel Name: Reelization
Fisheries: Crab / Salmon
Years Fishing: 6
Home Port: Pillar Point

Printed Name and Signature: Joshua Taylor Josh
Address: #1 Johnson Pier Pt AIS Moon Bay CA.
Vessel Name: Kine Ahora
Fisheries: Salmon, Crab
Years Fishing: 7
Home Port: Pillar Point harbor

Printed Name and Signature:

Address:

Vessel Name:

Fisheries:

Years Fishing:

Home Port:

Printed Name and Signature:

Address:

Vessel Name:

Fisheries:

Years Fishing:

Home Port:

Printed Name and Signature:

Address:

Vessel Name:

Fisheries:

Years Fishing:

Home Port:

Printed Name and Signature:

Brad Miller



Address:

1244 Diana Dr.

Vessel Name:

Shirley Rae

Fisheries:

Crab and Salmon

Years Fishing:

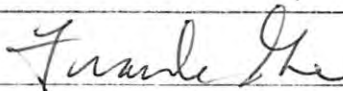
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Home Port:

Santa Cruz and Half Moon Bay

Printed Name and Signature:

FRANK GEE



Address:

3536 ANZA ST, SF, CA 94121

Vessel Name:

OCEAN GALE

Fisheries:

CRAB & SALMON & BLACK COD

Years Fishing:

5

Home Port:

HMB

Printed Name and Signature:

CHAD DAMBERG



Address:

PO Box 1238 EL CERRITO CA 94018

Vessel Name:

PACIFIC RIVER

Fisheries:

CRAB / SALMON / BLACK COD

Years Fishing:

Home Port:

HMB

Printed Name and Signature:

Jeff Clark *Jeff Clark*

Address:

25 Johnson Pier HMB CA 94019

Vessel Name:

~~44~~ Mavericks Surf Company

Fisheries:

Years Fishing:

Home Port:

Pillar Point

Printed Name and Signature:

Brian Overly *Brian Overly*

Address:

460 CAPISTRANO RD Princeton By The Sea

Vessel Name:

Fisheries:

Years Fishing:

Home Port:

Pillar Point

Printed Name and Signature:

Address:

Vessel Name:

Fisheries:

Years Fishing:

Home Port:

location, it will allow easier access for all of the fisherman that deliver to three Captains because they will not have to transport gear and fish through the building to and from our vessels.

In summary, the addition of this hoist will have no adverse impacts on any of fishing or sportfishing activities to or from Johnson Pier or Pillar Point Harbor. Individually and collectively we strongly support the waiver and request that the California coastal commission approve Coastal Development Permit (CDP) Waiver 2-14-1592-W.

Thank you.

Printed Name and Signature: John Dooley
 Address: 48 Fairway PL
 Vessel Name: New Polar's
 Fisheries: Crab & Salmon
 Years Fishing: 50+ years
 Home Port: Pillar Point (San Mateo C.C.)

Printed Name and Signature: Russell Robinette
 Address: #4 Sunset Terrace
 Vessel Name: Shellfish
 Fisheries: Crab
 Years Fishing: 50+ years
 Home Port: San Francisco

Printed Name and Signature: Yr Better

Address: 1000 Albee Terrace

Vessel Name: Relocation

Fisheries: Crab Fisheries

Years Fishing: 4

Home Port: Pillar Point

Printed Name and Signature: Alaina M. Massy

Address: 102-1304 Birch

Vessel Name: Liliane D23

Fisheries: Salmon/crab

Years Fishing: 4

Home Port: Hon B

Printed Name and Signature: Jimmy Bruckey

Address: 1155 Bermuda

Vessel Name: J-1655 C

Fisheries: Crab, Black cod, Salmon

Years Fishing: 15

Home Port: Hutch

Printed Name and Signature: Dean Lewis Dean Lewis
P.O. Box
Address: 790 EL Granada
Vessel Name: Polaris
Fisheries: Crab Salmon
Years Fishing: 15 years
Home Port: San Francisco

Printed Name and Signature: Jim Rando Jim Rando
Address: 1543 KOCH LN
Vessel Name: MISTY - DAWN
Fisheries: CRAB - SALMON
Years Fishing: 30 years
Home Port: HAIF MOON BAY

Printed Name and Signature: Rick Russo Rick Russo
Address: 3310 GROSS RD SANTA CRUZ CA 95062
Vessel Name: FLV TERN
Fisheries: CRAB, Halibut Trawl,
Years Fishing: 30+
Home Port: Santa Cruz

Printed Name and Signature: Bryan McDougle
Address: 533 Prairie Cnd, Princeton, CA 94044
Vessel Name: Revel
Fisheries: Crab, Salmon, Allacoin
Years Fishing: 5
Home Port: HMB, Port of, River Pt. Harbor

Printed Name and Signature: Frank GEE
Address: 3536 ANZA ST, SE, CA 94121
Vessel Name: P/V OCEAN GALE
Fisheries: CRAB, SALMON
Years Fishing: 4+
Home Port: HMB

Printed Name and Signature: TODD KATH Todd Kath
Address: 2154 VIZCAYA CIRCLE, AMARILLO, CA 95008
Vessel Name: NEW DAY
Fisheries: SALMON, CRAB, SHRIMP
Years Fishing: 25+
Home Port: HATCHCOON BAY

Printed Name and Signature: Tom Faulk

Tom Faulk

Address: 1122 Live Oak Ave.

Vessel Name: Anna Lee

Fisheries: Black cod, Crab, Salmon

Years Fishing: 30 yrs

Home Port: Santa Cruz

Printed Name and Signature: Ron Burton

Ron Burton

Address: 3056 Lamberson Ct

Vessel Name: South Bros no 2

Fisheries: Salmon, Crab, Albacore

Years Fishing: 30 +

Home Port: Half Moon Bay

Printed Name and Signature: Frank

Frank FRANK INFERRA

Address: 1745 SUMMITFIELD ST. SANTA CRUZ, CA 95062

Vessel Name: AURORA

Fisheries: CRAB, SALMON, ALBACORE

Years Fishing: 35

Home Port: HALF MOON BAY

Printed Name and Signature:

Barry Day

Address:

PO Box 2125 EL SEGUNDO CA 94018

Vessel Name:

ROSENA

Fisheries:

CRAB, SALMON, TUNA

Years Fishing:

10

Home Port:

H.M.B

Printed Name and Signature:

Don Perbotton

Address:

P.O. 245 El Granada CA 94018

Vessel Name:

Stacy Swane

Fisheries:

Groundfish Crab Salmon

Years Fishing:

1976 - 2015

Home Port:

H Pillar Point

Printed Name and Signature:

LARRY FORTADO JR

Address:

135 Harbor Dr

Vessel Name:

Sam Shing

Fisheries:

CRAB SALMON BLACK COD

Years Fishing:

40 YEARS

Home Port:

Half Moon Bay

Printed Name and Signature: DUNCAN F. MACLEAN *Duncan F MacLean*

Address: PO BOX 1942 EL GUAYABA 94018 525 ALMAGRO AVE

Vessel Name: FN MAJOR STEPPEN STONE

Fisheries: CRAAB, SALMON, ALACK COD, ALBACORE

Years Fishing: 43 years

Home Port: HALE MAORI BAY

Printed Name and Signature: JEFF S. FINCH *Jeff S Finch*

Address: ONE JOHNSON PIER SLIP F-6

Vessel Name: MARAUDER

Fisheries: SALMON, CRAAB, ALBACORE

Years Fishing: 20+

Home Port: PILLAR POINT

Printed Name and Signature: LARRY FORTADO *Larry Fortado*

Address: One Johnson Pier

Vessel Name: Phyllis J

Fisheries: Salmon Crab

Years Fishing: 30+

Home Port: Pillar Point

Commissioners
Eric Sklar, President
Saint Helena
Jacque Hostler-Carmesin, Vice President
McKinleyville
Anthony C. Williams, Member
Huntington Beach
Russell E. Burns, Member
Napa
Peter S. Silva, Member
El Cajon

STATE OF CALIFORNIA
Edmund G. Brown Jr., Governor

Valerie Termini, Executive Director
1416 Ninth Street, Room 1320
Sacramento, CA 95814
(916) 653-4899
www.fgc.ca.gov

Fish and Game Commission



Wildlife Heritage and Conservation
Since 1870

August 16, 2017

Dayna Bochco, Chair
Members
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Dear Chair Bochco and members of the California Coastal Commission:

I am writing on behalf of the California Fish and Game Commission (FGC) to urge the Coastal Commission to support California's coastal fishing communities by taking their infrastructure and economic needs into consideration when approving coastal development projects.

Fisheries are an important component of California's economy, and careful management will ensure their viability into the future. In 2014, California's commercial and recreational fishing industries supported 166,000 jobs and generated \$25.9 billion in sales.¹ Increasingly, there are many challenges faced by coastal fishing communities including climate change impacts on habitats and fisheries, declining fish populations or changes in their distribution, commercial development of working waterfronts, and increasing pressures from agencies and non-governmental organizations. Management and planning decisions impact fishing communities and their economic well-being; recognizing this, FGC seeks to strengthen the shared commitment of our partner coastal management agencies to maximize support for California's coastal fishing communities.

In an effort to preserve and balance California's maritime heritage and economy and its coastal and ocean environments, FGC initiated a project in 2016 to connect with coastal fishing communities and explore what may contribute to their resiliency and long-term prosperity. We have learned a great deal about the challenges facing these communities, and we support efforts to minimize these challenges by evaluating potential impacts of proposed projects or management actions to fishing communities, as well as to fisheries as a whole. As such, we urge the Coastal Commission to ensure that proposals for coastal development avoid or minimize impacts on fishing

Exhibit 7
2-18-1029

¹ National Marine Fisheries Service. 2016. Fisheries Economics of the United States, 2014. U.S. Dept. of Commerce, NOAA Tech. Memo. NMFS-F/SPO-163, 237pp

communities and fishing infrastructure through best available siting, design, and technology.

Minimizing impacts through thoughtful design is consistent with "California Coastal Commission Sea Level Rise Policy Guidance: Interpretive Guidelines for Addressing Sea Level Rise on Local Coastal Programs and Coastal Development Permits" which was adopted in 2015. As you are aware, the guidance requires planners to account for potential impacts to coastal-dependent development and uses such as commercial and recreational fishing areas and facilities. The guidance is also consistent with Section 30234 of the California Coastal Act, which states:

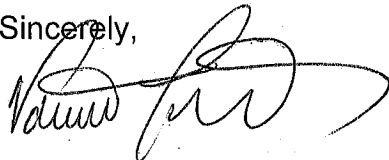
"Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry."

Additionally, California's "State General Plan Guidelines" offer direction to managers on considering the preservation of fishing communities during development of water-adjacent facilities, and also calls for such facilities to be consistent with the California Coastal Act guidelines.

With numerous coastal development projects poised for your consideration now and into the future, it is critical to uphold the protections offered to coastal fishing communities by both the California Coastal Act and the Coastal Commission's adopted policies. Prioritizing fishing communities when making management decisions on coastal development will help ensure California's maritime heritage is sustained in the long-term.

Thank you for your leadership in the effort to protect California's maritime heritage and the economic well-being of coastal fishing communities along the California coast.

Sincerely,

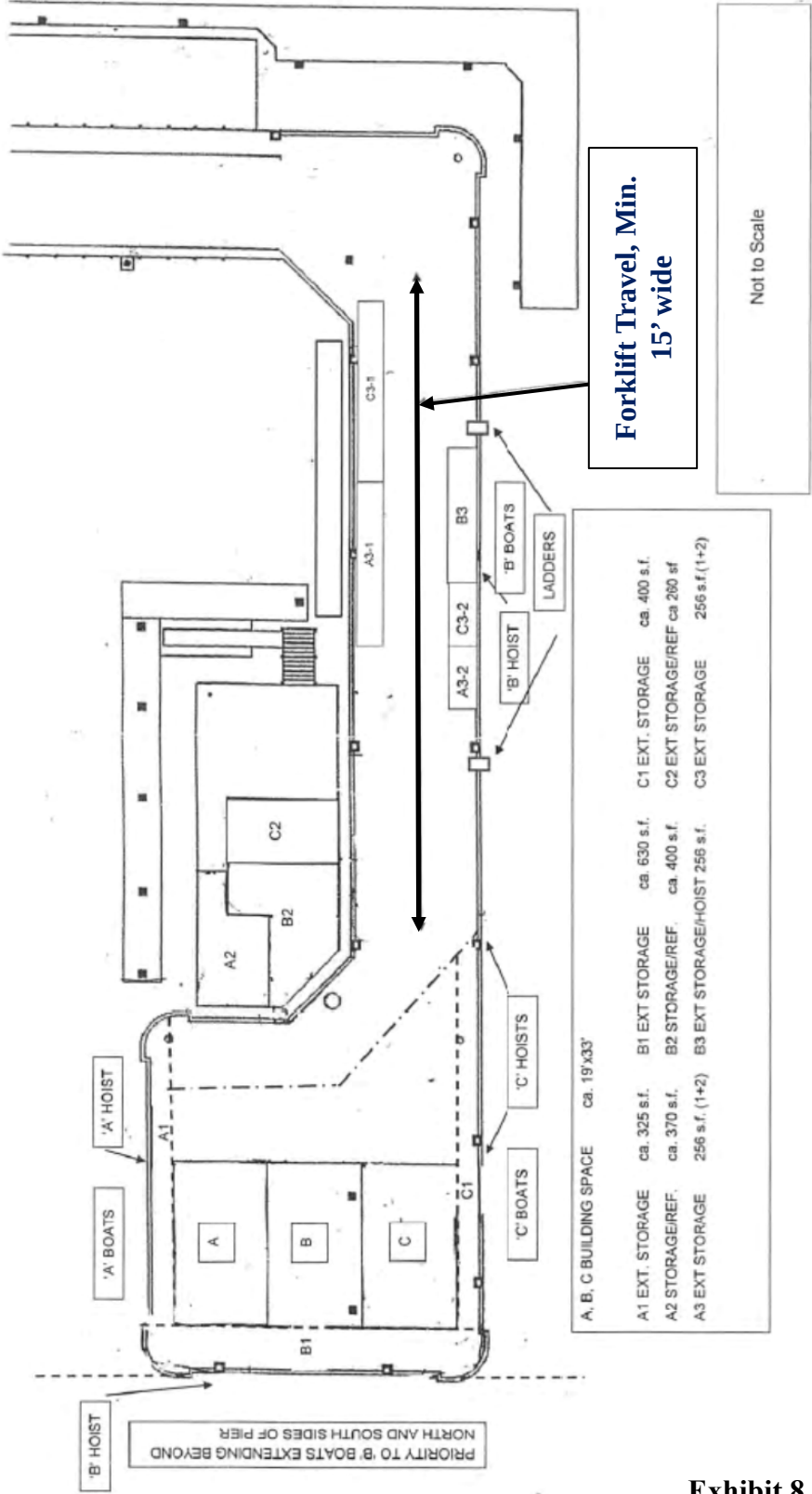


Valerie Termini
Executive Director

ec: John Ainsworth, Executive Director, California Coastal Commission
Karl Schwing, District Director, South Coast, Orange County
Members, California Fish and Game Commission
John Laird, Secretary, California Natural Resources Agency
Charlton Bonham, Director, California Department of Fish and Wildlife

Exhibit 7
2-18-1029
2 of 2

Johnson Pier





Board of Harbor Commissioners

Sabrina Brennan, President
Edmundo Larenas, Vice President
Nancy Reyerling, Secretary
Tom Mattusch, Treasurer
Virginia Chang Kiraly, Commissioner

John Moren, Interim General Manager
William Parkin, District Counsel

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

W12b

RE: Application #2-18-1029

Dear Members of the Commission:

The San Mateo County Harbor District appreciates all of the work Commission Staff have historically done, and continue to do, to support projects to benefit the public and fisheries at Pillar Point Harbor.

The Staff Report for the above referenced item states that *"...the Harbor District thoughtfully considered all options to address their tenant's concerns, including these adjacent businesses, and ultimately decided that the hoist location was appropriate and would allow all of their tenants, including the Applicant, adequate services on the pier."* As a point of clarification, the District has previously expressed safety concerns regarding the installation of an additional hoist on the already very congested Johnson Pier terminus. After initial support, the Harbor Board of Commissioners denied Three Captains' request to install an additional hoist on Johnson Pier. As a result of a legal dispute, an arbitrator's binding decision calls for the District to support the hoist installation, and the District does so here. As described below, the District is taking an alternative approach to resolve congestion and safety issues that are present on the pier.

The District brings these matters to your attention because it is concerned that its support of this Coastal Development Permit would lead the public to believe that the District is no longer concerned about the safety and congestion issues that are present on Johnson Pier. To the contrary, the District has begun taking action that would lead to future improvements to ameliorate safety and congestion issues on Johnson Pier. At the December 19, 2018 District Board of Harbor Commissioners meeting, the Board voted to move forward with plans, and fund from District reserves, a complete reconfiguration of the Johnson Pier terminus. The District has already hosted two public meetings, in which all Fish Buyer tenants, including Three Captains, were in attendance. At these two productive and amicable meetings a plan solution to use as a starting point was agreed upon by all. The District already has a consultant working on a design/engineering proposal for Board consideration. We look forward to bringing these improvements to the Commission for consideration.

Thank you for your attention to these matters.

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