

## **CALIFORNIA COASTAL COMMISSION**

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# **W13b**

**2-22-0664 (Johnson Pier Expansion and Dock Replacement Project)**

**November 15, 2023**

### **EXHIBITS**

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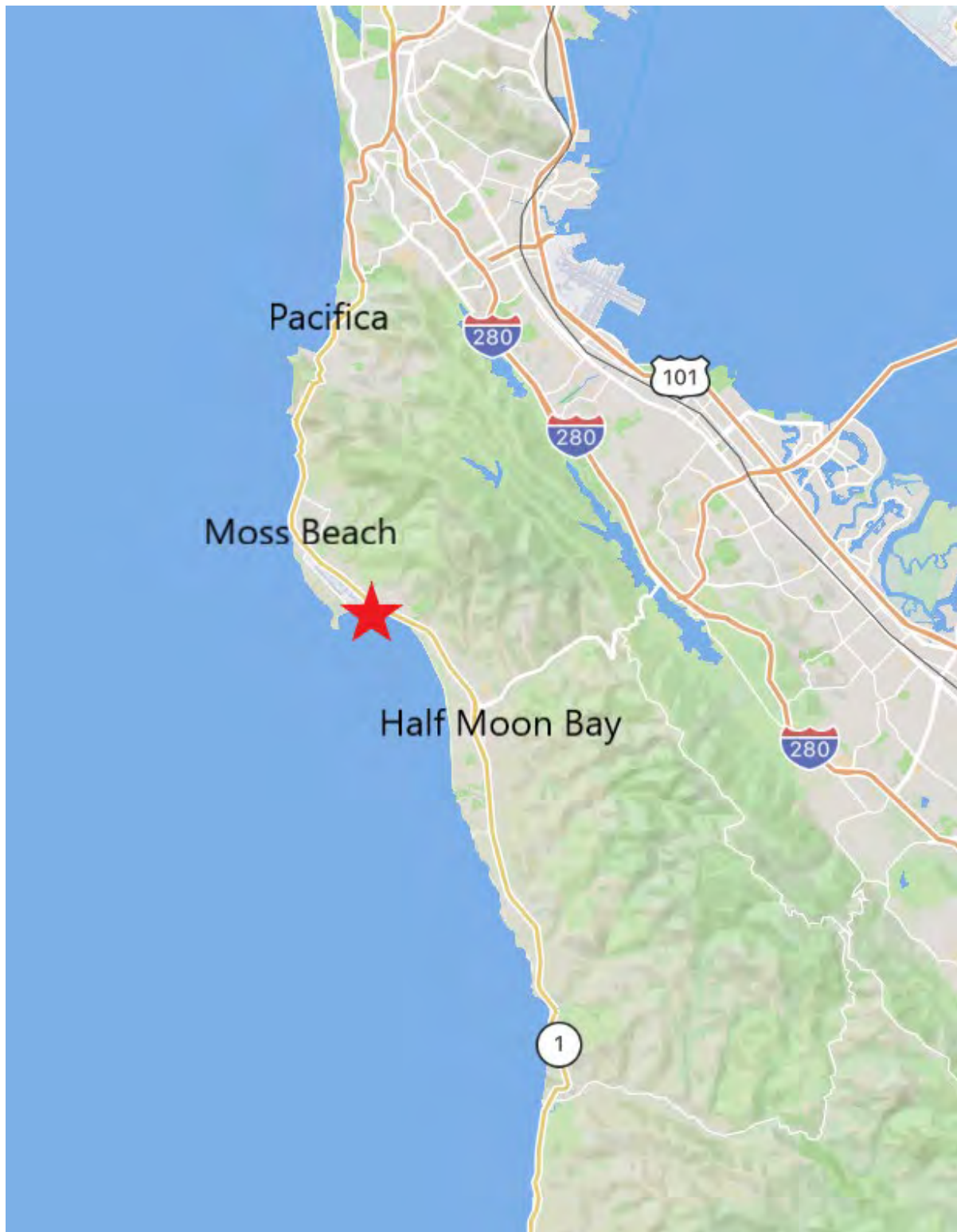
**Exhibit 2: Johnson Pier Existing Features**

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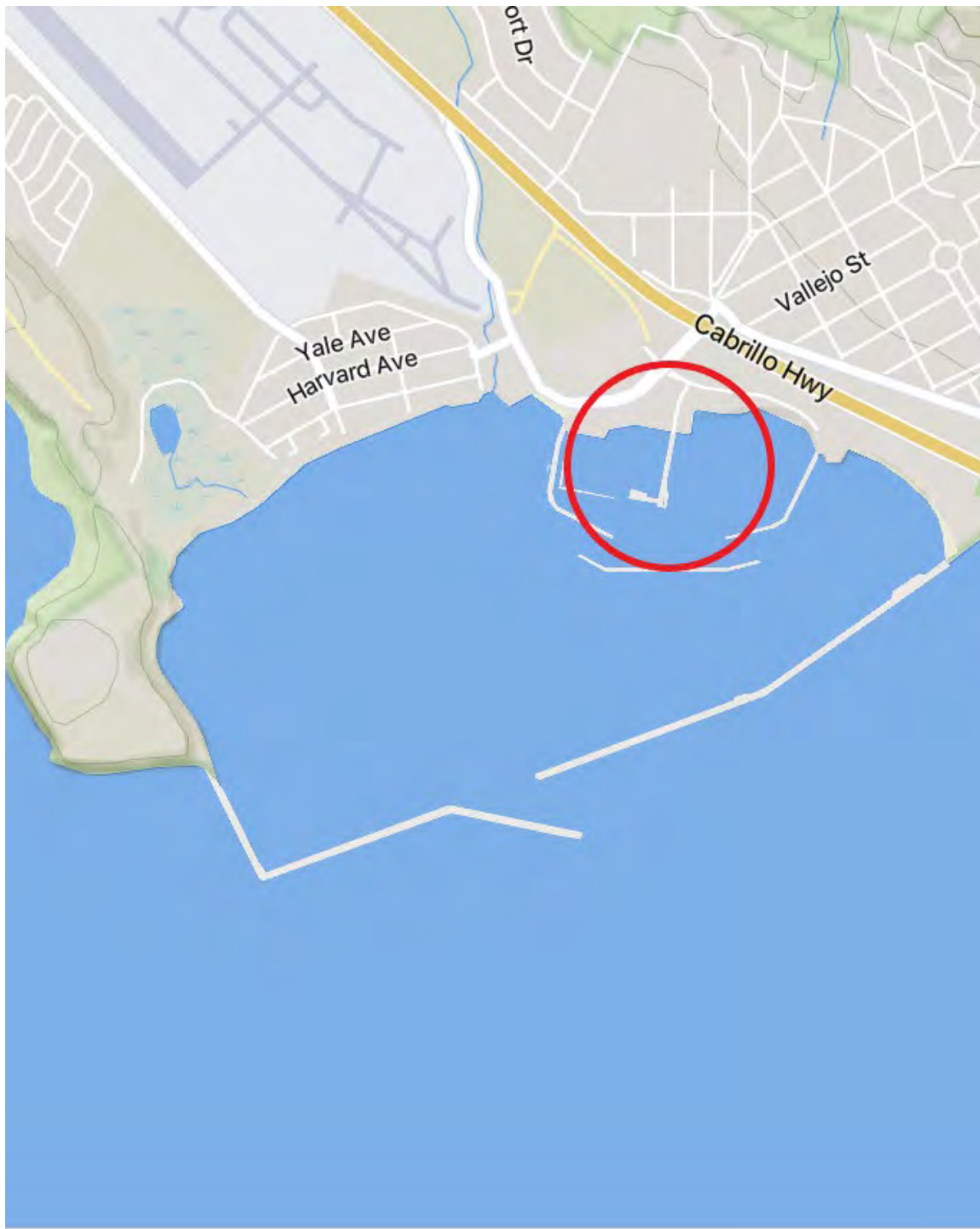
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## Exhibit 1 – Project Location; Johnson Pier Expansion and Dock Replacement



**Figure 1.** Project Vicinity Map



**Figure 2.** Project Location, Pillar Point Harbor

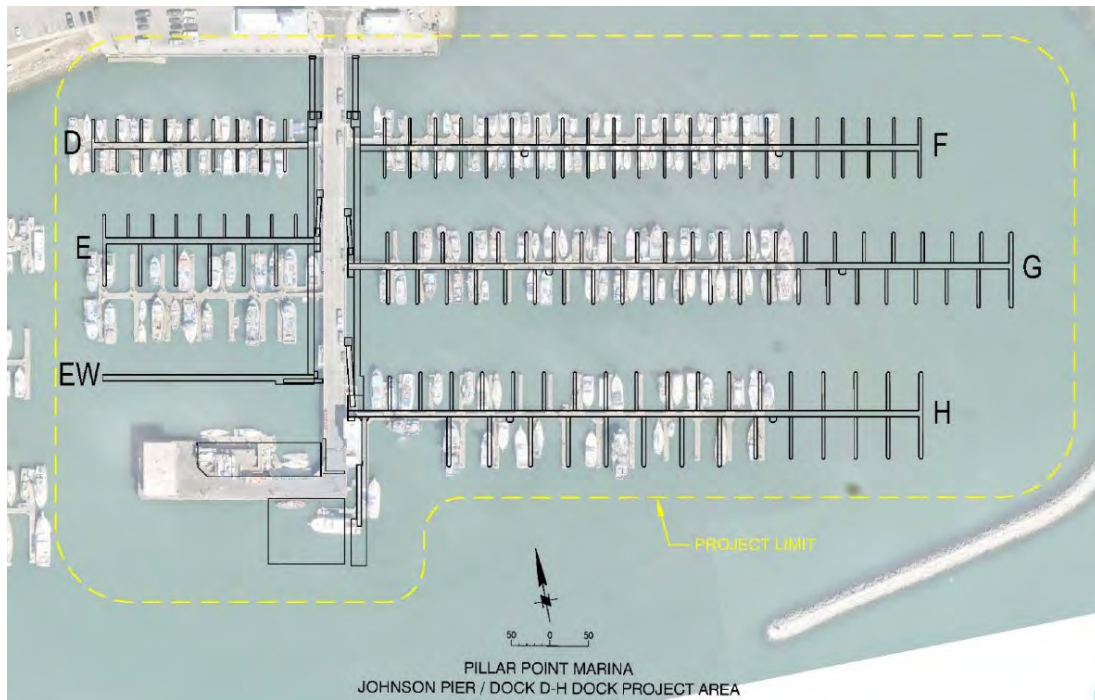
## Exhibit 2 – Johnson Pier Existing Features; Johnson Pier Expansion and Dock Replacement



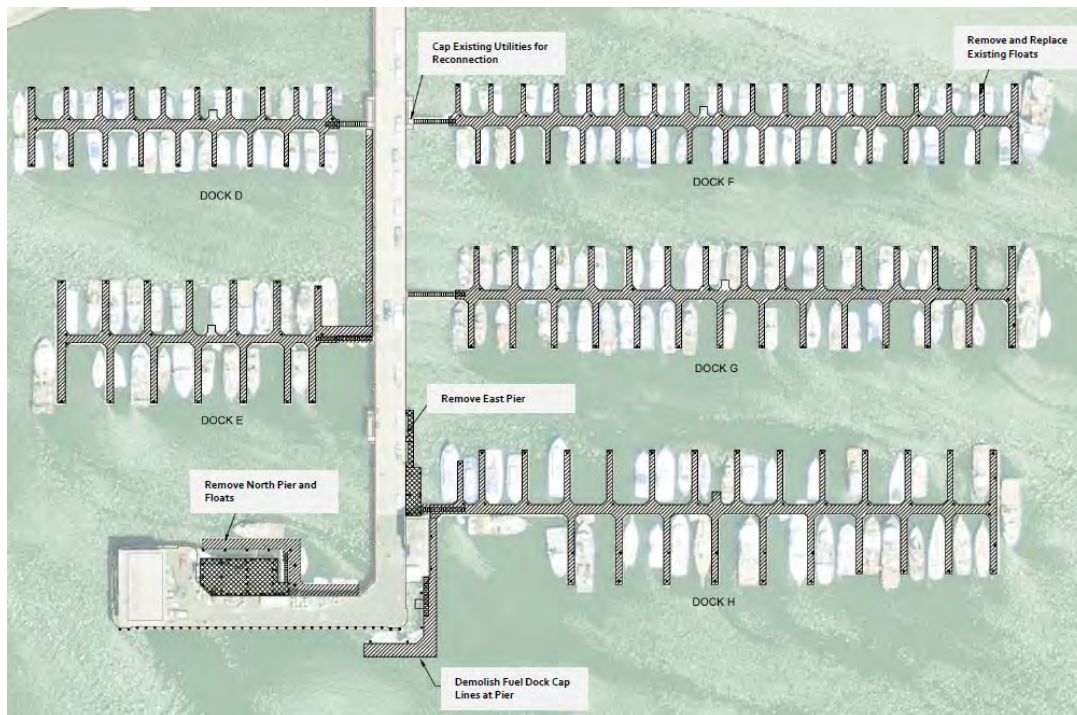
**Figure 1.** Johnson Pier Existing Features



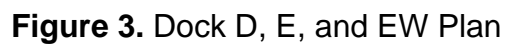
### Exhibit 3 – Project Plans; Johnson Pier Expansion and Dock Replacement

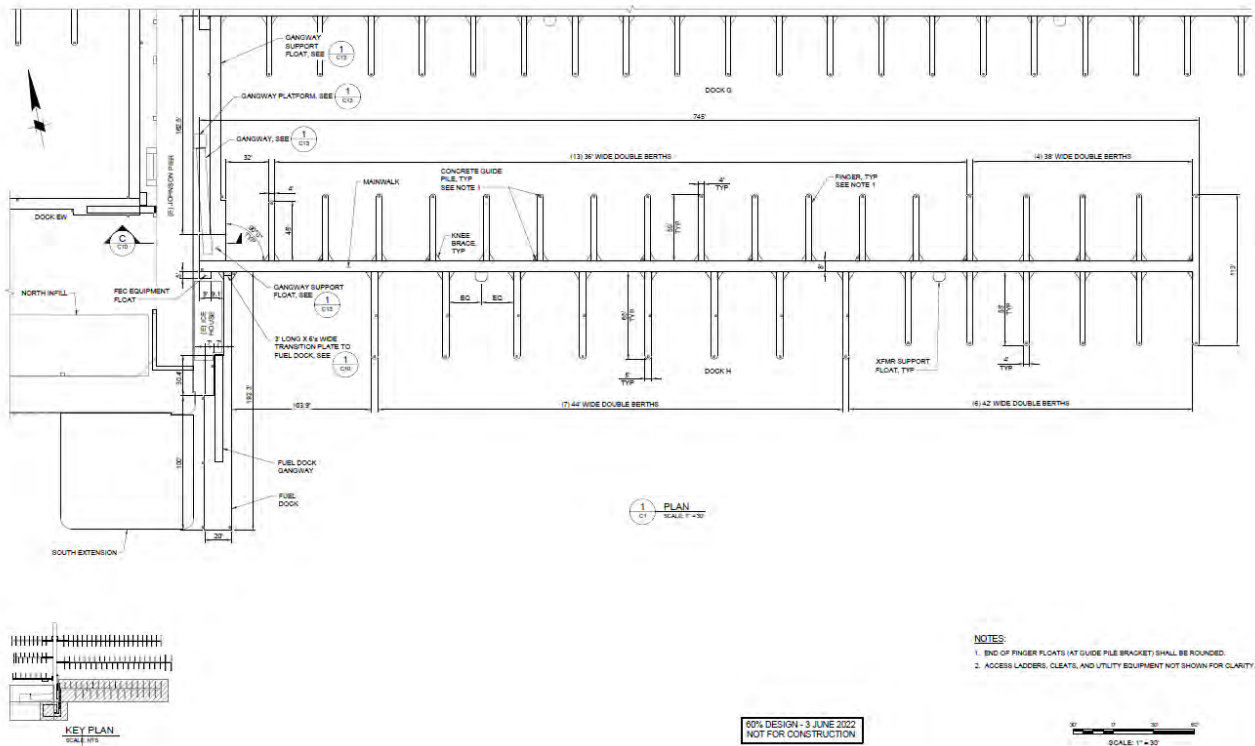


**Figure 1.** Project Site Plan

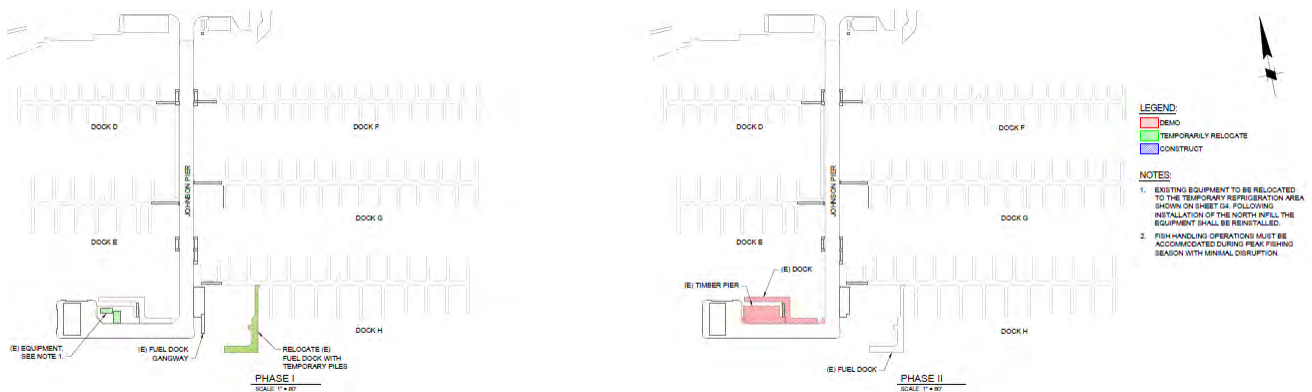


**Figure 2.** Demolition Plan. All areas to be demolished are in gray.

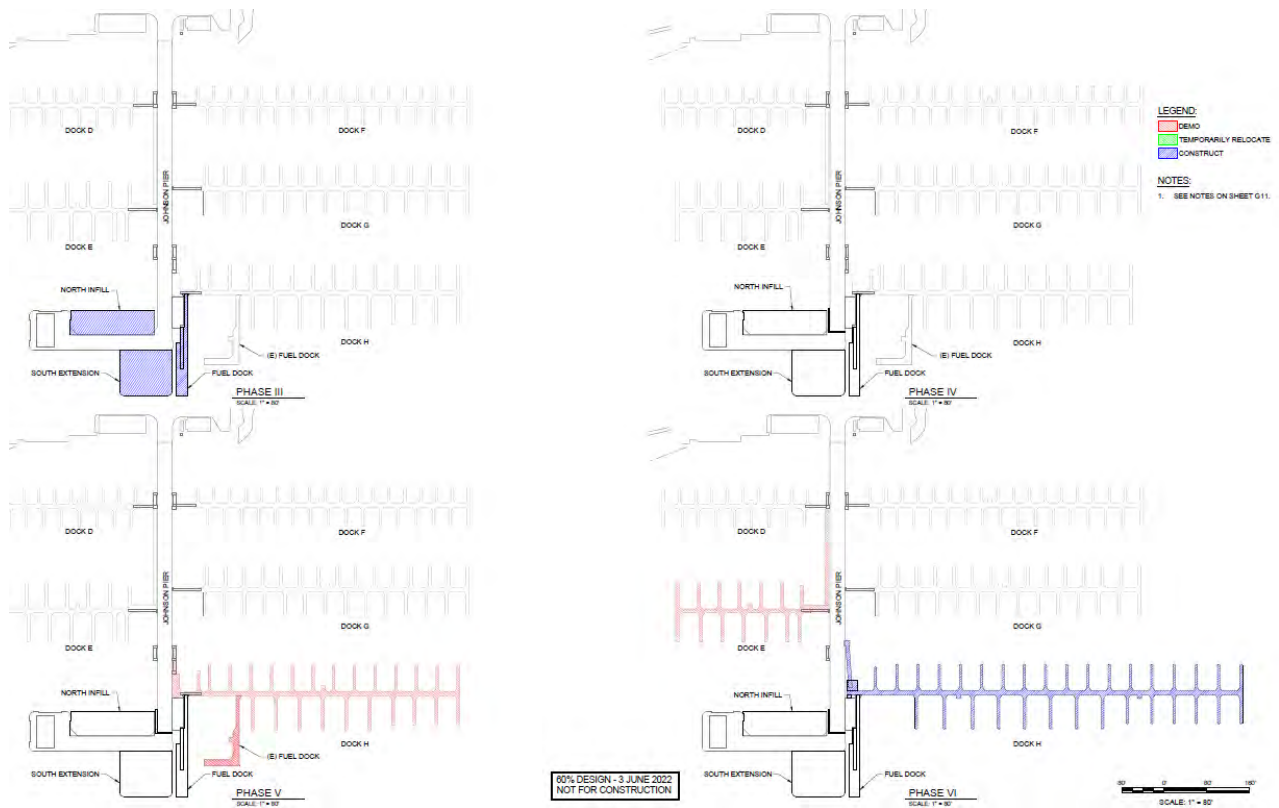




**Figure 5. Dock H and Fuel Dock Plan**

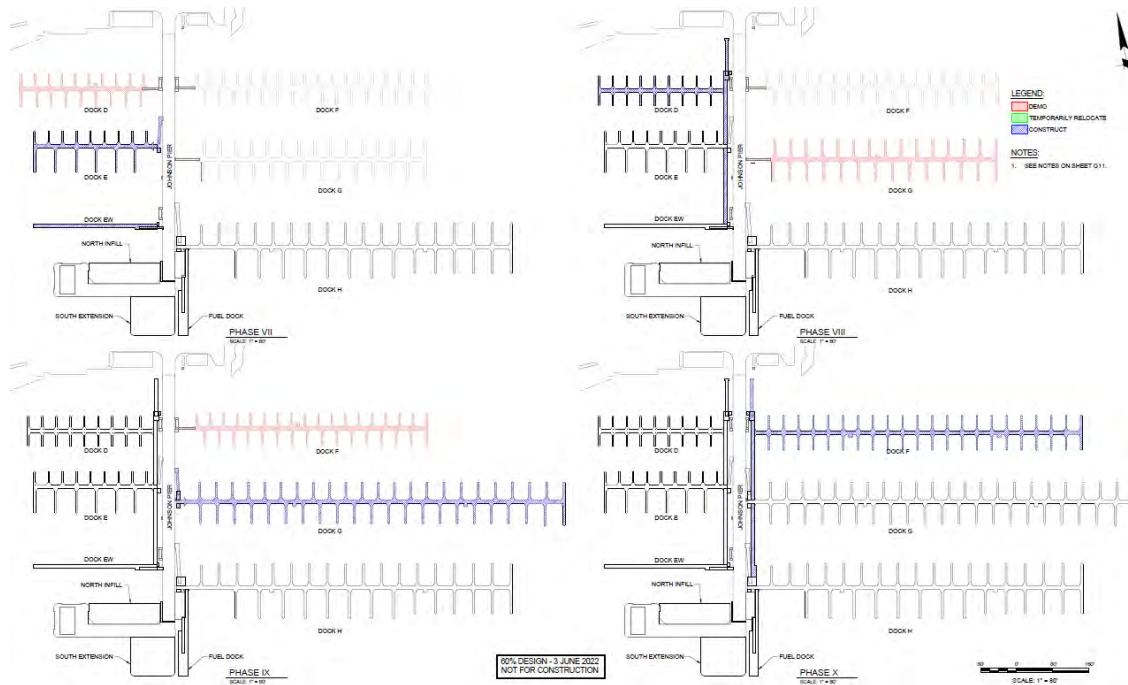


**Figure 6. Phase I and II which includes the relocation of existing commercial fishing equipment and fuel dock (in green) and the demolition of the North Timber Pier and North Floats (in red)**

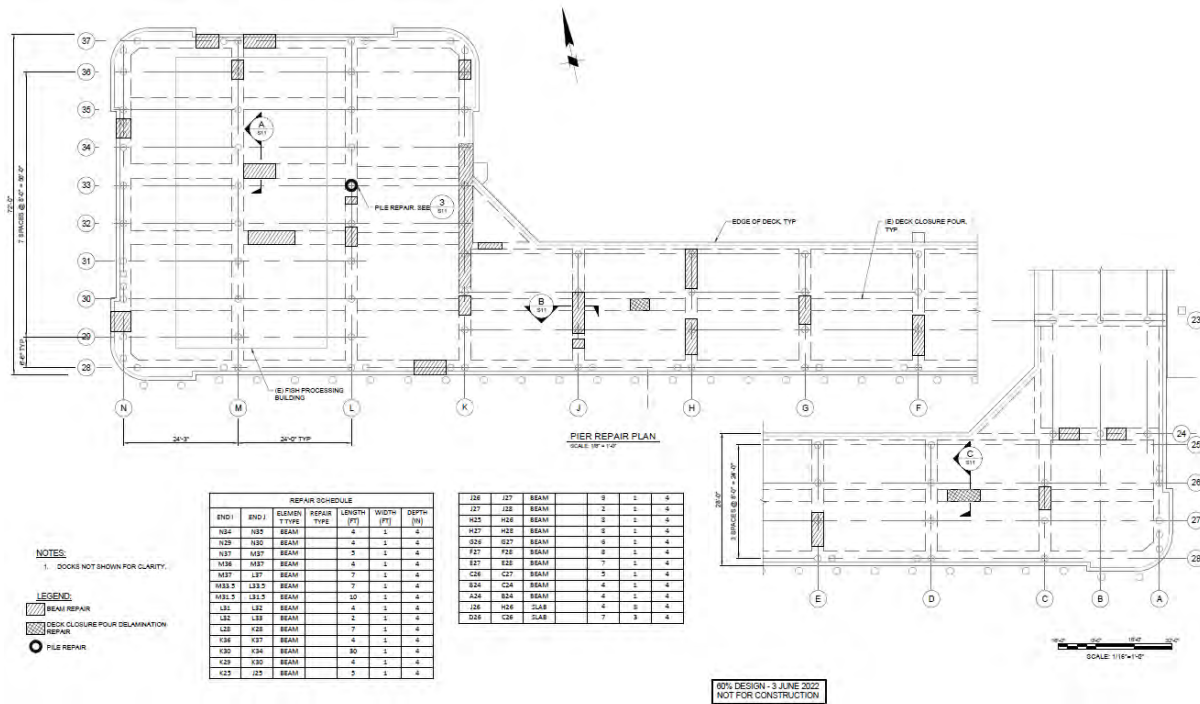


**Figure 7.** Phases III through VI which includes: the expansion of the pier head and new fuel dock (in blue); demolition of Dock H, the East Timber Pier and the existing fuel dock (in red); the replacement of Dock H (in blue) and the demolition of Dock E (in red).

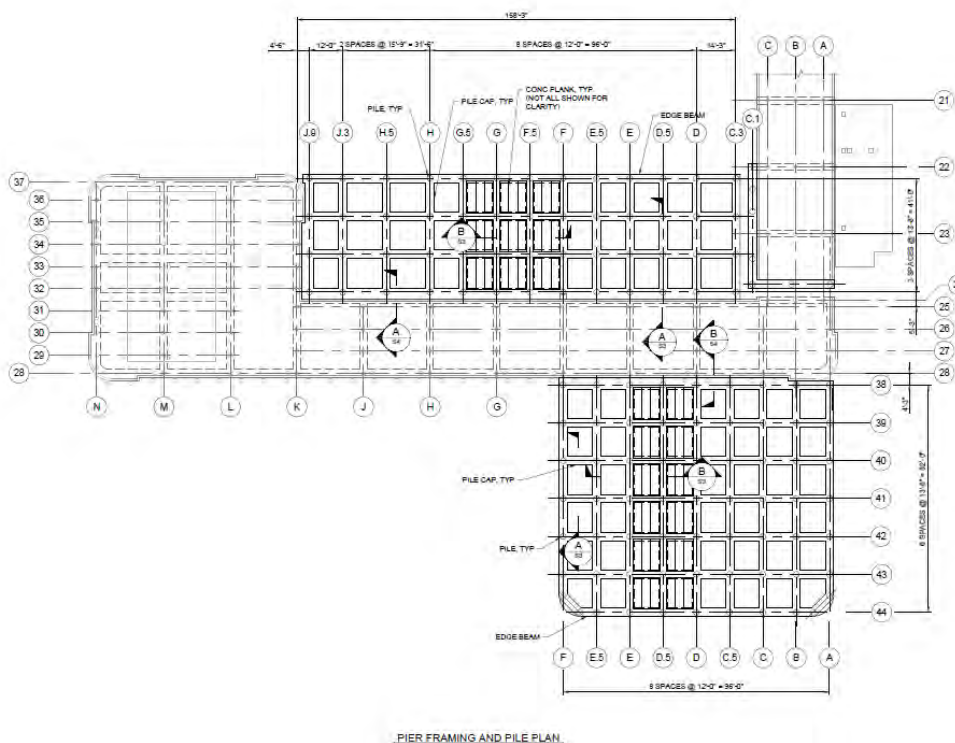




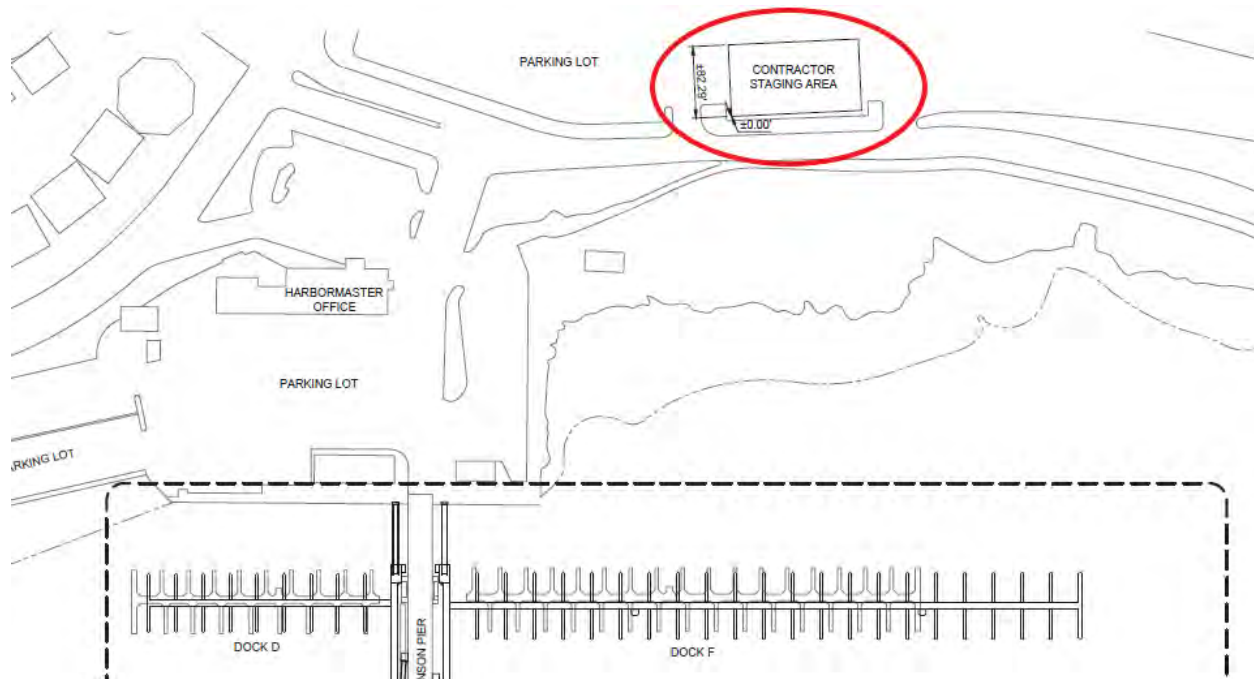
**Figure 8.** Phases VII through X which includes: the replacement of Dock E, the installation of new Dock EW (in blue) and the demolition of Dock H (in red); the replacement of Dock H, construction of the gangway connecting Docks E, H and EW (in blue), and the demolition of Dock G (in red); the replacement of Dock G (in blue) and demolition of Dock F (in red); and the replacement of Dock F and construction of the gangway connecting Docks F, G, and H (in blue).



**Figure 9. Pier Repair Plan**



**Figure 10. Structural Framing Plan**



**Figure 11.** Construction staging area located in the upper marina parking lot, taking up to 24 parking spots during active construction periods.

Project Activity	Net Overwater Cover
North Expansion	+7,200 sf
South Expansion	+8,500 sf
North Timber Pier Removal	-2,500 sf
East Timber Pier Removal	- 600 sf
Floating Dock and Fuel Dock Replacement	+20,000 sf
North Floats Removal	- 1,900 sf
<b>Total</b>	<b>30,700 sf</b>

**Figure 12.** New overwater coverage and removal in square feet.

Project Activity	Piles Installed/ Removed	Benthic Habitat Impacts
North Expansion	+65, 24-inch precast concrete	+205 sf
South Expansion	+65, 24-inch precast concrete	+205 sf
North Timber Pier Removal	-55, 14-inch creosote treated timber	-55 sf
North Float Removal	7, 14-inch square concrete	-10 sf
East Timber Pier Removal	-20, 12 to 14-inch creosote treated timber	-20 sf
Floating Dock and Fuel Dock Replacement	-190, 14-inch square concrete	-255 sf
	+230, 16-inch square concrete or fiberglass	+410 sf
<b>Total</b>		<b>+480 sf</b>

**Figure 13.** Pilings to be installed and removed along with related benthic impacts in square feet.



## **Exhibit 4 – Applicable Coastal Act Provisions; Johnson Pier Expansion and Dock Replacement**

**Section 30101.** *“Coastal-dependent development or use” means any development or use which requires a site on, or adjacent to, the sea to be able to function at all.*

**Section 30101.3.** *“Coastal-related development” means any use that is dependent on a coastal-dependent development or use.*

**Section 30210.** *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

**Section 30211.** *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

**Section 30212(a).** *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources (2) adequate access exists nearby...*

**Section 30213.** *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred...*

**Section 30220.** *Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.*

**Section 30224.** *Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.*

**Section 30230.** *Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal*

waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

**Section 30231.** *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

**Section 30232.** *Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.*

**Section 30233(a).** *The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:*

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities...*
- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*
- (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines...*
- (6) Restoration purposes...*
- (b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.*

**Section 30234.** *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.*

**Section 30234.5.** *The economic, commercial, and recreational importance of fishing activities shall be recognized and protected.*

**30253.** *New development shall do all of the following:*

*(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

*(b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*

**Section 30255.** *Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.*

## Exhibit 5 – Site Photos; Johnson Pier Expansion and Dock Replacement



**Figure 1.** View (south) down the pier trestle/stem towards the pier head.



**Figure 2.** View (east) of boats docked at floating Dock F.





**Figure 3.** View from pier trestle/stem (east) of commercial berths at floating docks.



**Figure 4.** Utilities extending along pier trestle/stem.





**Figure 5.** Fuel and ice facilities (to be retained) and gangway to fuel dock.



**Figure 6.** Fuel dock to be replaced.





**Figure 7.** View from pier head facing east.



**Figure 8.** View of cyclists and commercial fishing facilities on pier head (west).





**Figure 9.** Large vehicle on the pier head.





**Figure 10.** North Timber Pier and North Floats to be removed to accommodate expansion of the pier head (west).





**Figure 11.** North Timber Pier and North Floats to be removed to accommodate pier head expansion (southwest).



**Figure 12.** North Timber Pier and North Floats to be removed to accommodate pier head expansion (north).





**Figure 13.** North Timber Pier and North Floats to be removed to accommodate pier head expansion (east).