



Board of Harbor Commissioners

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State of the Harbor District

April 4, 2022

2021 was an exciting and productive year for the San Mateo County Harbor District, with significant progress made on several capital improvement projects that will improve visitor experience and safety. Under the experienced leadership of outgoing Board President Virginia Chang Kiraly, the District continued the professional operation of Pillar Point Harbor and Oyster Point Marina, supporting the fishing industry and welcoming thousands of visitors to the Harbor to buy off the boats, use our trails, and enjoy views of the Pacific Ocean from Pillar Point and the magnificent San Francisco Bay from Oyster Point.

District Budget and Operations: Highlights

The District continued its strong trajectory of improved financial health and accountability last year. An outside, independent auditor once again concluded that the District's financial statements are presented fairly and are in accordance with the applicable financial reporting framework. The District was also recognized with the Distinguished Budget Presentation Award from the Government Financial Officers Association for the Fiscal Year 2020/2021 Budget. This was the [third] year running that the District was recognized with this award, and the Commission will strive to secure this recognition again in the year ahead. We see these outside recognitions as confirmation that we are meeting our duty to serve as good financial stewards of the Harbor District.

Through careful budgeting and expert financial management, the District's revenues exceeded operating expenses by \$3,355,556 at the end of the fiscal year, June 30, 2021. The District is projecting that revenues will exceed operating expenses by \$2,985,000 for fiscal year ending June 30, 2022. These amounts will be used to fund the priority projects identified in the District's [Capital Improvement Program](#).

The District also maintained the Special District Leadership Foundation District Transparency Certificate in 2021, which recognizes the Harbor District's efforts to demonstrate openness and accessibility. We will again strive to earn this recognition for 2022.

Progress on Harbor District Capital Improvements

Several Capital Improvement Projects made major milestones towards completion during the 2020-21 Fiscal Year:

Pillar Point Harbor:

Johnson Pier Expansion Project: In 2021, the Board elected to restart this much-needed project after a two-year delay due to the COVID-19 pandemic. In renewing its work on this project, the District has also elected to expand its scope. In addition to expanding Johnson Pier and improving it to meet the needs and requirements of all users, the District is also looking to replace the Fuel Dock and Docks D, E, F, G, and H. Design and engineering work for these exciting improvements are underway. The District will host public meetings in the near future to gather feedback on the work completed thus far and ensure it will successfully address the priorities of the Pier's users. When this project is complete, Pillar Point Harbor will be a world class facility!

Johnson Pier Operational and Safety Plan: In 2021, the District, working with fishers and fish buyers, completed the Johnson Pier Operational and Safety Plan. The Plan has significantly increased the safety on the pier by reducing the number of vehicles driving and parking on the pier, designating a truck loading zone, clearly identifying work zones, and limiting the number of lift trucks on the pier. These changes have made it possible for business to continue as usual while providing more room for visitors who want to buy off the boats.

Surfer's Beach Restroom and Green Space Project: The design and engineering work for this exciting project is complete, and all required permits have been issued. The District will open up for bids to construct the project soon with the goal of breaking ground on this project in 2022. Once complete, the Harbor will provide new ADA compliant public restrooms and amenities for users of the Coastal Trail and add seating for the public to enjoy the ocean view. Other improvements included in this project include more ADA parking and two electric car charging stations.

Pillar Point Harbor Dredge Project (Including Surfers Beach Restoration Project and Eelgrass Mitigation): This exciting project involves dredging the outer harbor, increasing available space for vessels, and ensuring safe navigation. As a byproduct of dredging the harbor, thousands of yards of clean sand will be removed from the Harbor to restore Surfers Beach. Once complete the new beach will provide protection for the new Surfers Beach Restroom and Green Space Project as well as Highway 1. It will also benefit the beaches south of the Harbor as the sand makes its normal progression south. The District is in the final stages of approval on the eel grass mitigation plan which is required before the harbor is dredged. The goal is to obtain a permanent dredge for Pillar Point Harbor, preserving the beach, providing natural coastal protection, and maintaining the outer harbor for safe navigation.

West Trail Shoreline Protection Project: The West Trail Project is currently under construction. This project will improve and repair the trail while returning the shoreline to its natural state, including a new beach and sandy berm to support native plants. These changes will redirect stormwater from the Pillar Point Bluff to the marsh, where the water will be naturally filtered, which will improve water quality. Keep an eye out for announcements about the ribbon cutting ceremony sometime this spring.

Ketch Joanne ADA Restroom Project: The design and engineering for this project is complete and the District is working through the final permitting steps with San Mateo County. Once the plans are approved and the permits issued, the District will solicit bids to construct these restrooms in 2022.

In the coming year, the District is looking forward to additional projects that include:

- Completing and integrating the Master Plan into the District's decision-making matrix.
- Replacing the tenant building. The new building may replace the existing building or be built in a new location in the Harbor. We will provide opportunities for the public to weigh in on potential options.
- Improving the Coastal Trail through Pillar Point Harbor, including safety upgrades.
- Improving landscaping and replacing non-native plants with native plants throughout the Harbor District. These changes will improve the look of the Harbor and also improve water quality as the water is naturally filtered as it passes through the landscaping.

Pillar Point Stormwater Catchment: The District is also considering a stormwater catchment and reuse project for Pillar Point Harbor. The intent would be to catch the stormwater once it reaches Pillar Point, but before it enters the ocean. The water would then be transferred to large underground tanks where it would be treated and then used throughout the Harbor for non-potable purposes like washing docks and watering landscaping. The catchment and reuse project would reduce the amount of water needed from commercial sources and clean stormwater before it enters the Harbor, reducing the bacterial load in the water.

Oyster Point Marina

Docks 12, 13, and 14, Oyster Point Marina: The District will host a public meeting in the near future at which our consultant will present work completed to date. Once complete, likely sometime in 2022, the new docks will be ADA compliant and built to function based on projected sea level rise.

Dock Landings 1-6, Oyster Point Marina: The design and engineering to improve the entrance docks for Docks 1 through 6 has been approved. The District is currently working with our consultants to design new dock landings, which will be designed to take projected sea level rise into consideration. Keep your eye out for announcements about a public meeting to gather community feedback on these plans.

As always, I am proud to be a part of the District's work and appreciate our staff and board's responsiveness to concerns we receive from our users and the community about everything from safety to water quality.

Continued fair winds and a following sea,

Nancy Reyerling
President, San Mateo County Harbor District