

COASTAL CONSERVANCY

Staff Recommendation  
December 2, 2004

**Hueneme Beach Fishing Pier Restoration**

File No. 04-086  
Project Manager: Kara Kemmler

**RECOMMENDED ACTION:** Authorization to disburse up to \$200,000 to the City of Port Hueneme to implement the final phase of the Hueneme Beach Fishing Pier Restoration project.

**LOCATION:** Port Hueneme Beach Park at 550 Surfside Drive, Port Hueneme, Ventura County.

**PROGRAM CATEGORY:** Public Access

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**EXHIBITS**

Exhibit 1: Regional Location

Exhibit 2: Project Location

Exhibit 3: Project Plan

Exhibit 4: Letters of Support

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**RESOLUTION AND FINDINGS:**

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31400 *et seq.* of the Public Resources Code:

“The State Coastal Conservancy hereby authorizes disbursement of an amount not to exceed two hundred thousand dollars (\$200,000) to the City of Port Hueneme to implement the fourth phase of the Hueneme Beach Fishing Pier Restoration, subject to the condition that prior to the disbursement of any funds the City of Port Hueneme shall submit for the review and written approval of the Conservancy’s Executive Officer a work program, including scope of work, budget and schedule, and the names of any contractors it intends to use to conduct the project.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

1. The proposed project is consistent with the purposes and criteria set forth in Chapter 9 of the Public Resources Code (§31400, *et seq.*) regarding public access and will serve access needs beyond the local community;

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2. The proposed project is consistent with the Project Selection Criteria and Guidelines adopted by the Conservancy on January 24, 2001.”
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### **PROJECT SUMMARY:**

Staff is recommending that the Conservancy provide a grant of up to \$200,000 to the City of Port Hueneme to implement the fourth phase of the Hueneme Beach Fishing Pier Restoration project, which is intended to improve storm survivability, extend the life of the structure and maintain safe public access to the pier. The goal of the pier restoration project is to replace all remaining piles driven in the original 1968 construction of the pier. The pile replacement plan was divided into a four-phase project. The fourth, and final, phase involves the replacement of 38 timber piles.

The Conservancy has undertaken numerous projects which maintain coastal dependent uses of urban waterfronts and provide important coastal access. The Hueneme Beach Fishing Pier draws many residents and visitors to the coast from all parts of Ventura County, neighboring Los Angeles County and beyond. The pier is a popular fishing destination and hosts a number of public events such as the annual Hueneme Beach Festival, which attracted over 16,000 people to the pier in 2003, and the annual Harbor Days, which was attended by an estimated 10,000 people in 2003. The pier also hosts the summer junior lifeguard program and parasailing events. Andy's Seafood Restaurant is located at the entrance to the pier with outdoor seating that provides a scenic view of the pier and ocean and invites visitors to stroll on the pier.

**Site Description:** The Fishing Pier is located in Port Hueneme Beach Park, which lies on publicly owned beachfront land in the coastal zone within the City of Port Hueneme. The pier extends out into water that is approximately 22 feet deep and supplies the normal mix of Southern California fish as well as spider crabs, which makes it a favorite spot for local fishermen. The pier provides scenic views of Santa Cruz and Anacapa Islands offshore.

**Project History:** The project site is the original location of the Port Hueneme Wharf, which existed from 1871 to 1939. The pier was 900 feet long; however, deeper water was needed to allow larger boats to access the wharf, so soon the wharf was lengthened to 1,426 feet out to a point where the water was 22 feet deep. By 1887, Hueneme and its wharf had become an important locale for trade. For a time, the wharf was the leading shipping point between San Pedro and San Francisco. The wharf's commercial success was reduced in 1898 with the location of the railroad extension in Oxnard. The wharf transitioned into a recreational resource and a favorite fishing spot. In 1939, the wharf was damaged during a winter storm, and then cut in half by a barge that had broken loose from its moorings. The life of the original wharf ended.

The existing fishing pier was constructed in 1956 to replace the original wharf. The new pier quickly became a hotspot for local fisherman. However, when the Army Corps began to pump sand for the Channel Islands Harbor in Oxnard, one of the effects was a widening of the beach at Hueneme. This resulted in the 85 foot long pier hanging above sandy beach rather than deep water, which had an obviously adverse impact on fishing. The nearby commercial wharf in the harbor prohibited fishing, so needing a place to fish, residents petitioned for a renovation and extension of the existing Hueneme fishing pier. In 1967, voters approved an \$85,000 bond to

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finance the City’s one-quarter of the cost. Another quarter was allocated from the County and half of the cost was supplied by the Wildlife Conservation Board. In 1968, a 950 foot extension and renovation of the pier was constructed and the new pier terminated in a T-shaped platform.

A series of storms in the 1990’s and early 2000’s caused extensive damage to the pier. The left corner of the T (nearly 1,700 sq. ft. of deck area) was demolished by storm waves in 1995, and then in the El Nino winter of 1998, the right corner was lost. In 1995, 20 new piles were driven to replace piles lost due to storm damage. The current hourglass shaped terminus was constructed to replace the east and west wings of the previously t-shaped terminus and the pier re-opened in 1999.

More recently, four pier piles were lost between January and September 2002. The piles lost were from the offshore extension which was constructed in 1968. The 1968 per extension and new terminus contain a total of 188 piles grouped into 47 bents consisting of four piles each. Of those, 148 piles date to the 1968 construction. City staff identified 37 deteriorated piles that were likely to fail and in need of immediate replacement. After the loss of four piles and a detailed report from their staff indicating that the loss of additional piles was imminent due to the deteriorated state of the piles caused by marine boring organisms, the City declared an emergency and appropriated \$385,000 from the general fund for the first phase of the project. The pile replacement was completed and the pier reopened February 7, 2003.

The goal of the pier restoration project is to replace all remaining piles driven in the original 1968 construction of the pier. The pile replacement plan was divided into a 4-phase project. The City has undertaken two phases of the project completed in February 2003 and March 2004, which replaced 57 and 32 pier piles respectively. The third phase will replace 35 piles and the fourth phase, which is the subject of this grant, will replace 38 piles. The City sought funding for the second and third phases from the Wildlife Conservation Board (WCB) and needs funding from the Conservancy to carry out the final phase of the project.

**PROJECT FINANCING:**

Coastal Conservancy	\$200,000
City of Port Hueneme	\$385,000
Wildlife Conservation Board	<u>\$400,000</u>
<b>Total Project Cost</b>	<b>\$985,000</b>

Staff expects to use funds appropriated to the Conservancy from the “California Clean Water, Clean Air, Safe Neighborhood Parks and Coastal Protection Fund” (Proposition 40). This funding source may be used for rehabilitation, restoration, protection, and development of land and water resources in accordance with the provisions of the Conservancy’s enabling legislation, Division 21 of the Public Resources Code. As discussed below, the project is consistent with Chapter 9 of Division 21. Proposition 40 also requires the Conservancy to give priority to grant projects with matching funds. As indicated, the Wildlife Conservation Board and the City of Port Hueneme will contribute \$785,000 to the proposed project.

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### **CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:**

Public Resources Code Section 31400 directs the Conservancy to have a principal role in the implementation of public accessways to and along the state's coastline. To this end, §31400.3 authorizes the Conservancy to "provide such assistance as is required to aid public agencies and nonprofit organizations in establishing a system of public coastal accessways, and related functions necessary to meet the objectives of this division." Funding this pier project is consistent with these provisions as well as with §31400.1 which authorizes the Conservancy to award grants to a public agency for purposes of developing lands suitable for public accessways to and along the coast, when the subject accessways serve greater than local needs. The project would serve the recreational needs of visitors from all parts of Ventura and Los Angeles counties and from around the state to the project area, as well as local residents, as discussed previously.

Consistent with §31400.2, staff recommends approval of this project after evaluating the amount of funding provided by the Conservancy in light of the total amount of available for coastal public accessway projects, the fiscal resources of the grantee, and the application of factors prescribed by the Conservancy for the purpose of determining project eligibility and priority.

### **CONSISTENCY WITH CONSERVANCY'S STRATEGIC PLAN GOAL(S) & OBJECTIVE(S):**

The proposed project is consistent with **Goal 2, Objective D** (increase coastal recreational opportunities) by replacing damaged pier piles in order to correct dangerous conditions, improve public safety and recreational opportunities for visitors, and increase the expected life of the structure.

Consistent with **Goal 3, Objective A** (increase and promote public access to coastal areas), the purpose of the proposed project is to restore a waterfront facility, which hosts a high level of public use and enjoyment of the waterfront area. The project serves to promote public access to coastal areas and tourism.

### **CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA & GUIDELINES:**

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines adopted January 24, 2001, in the following respects:

#### **Required Criteria**

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.
2. **Consistency with purposes of the funding source:** See the "Project Financing" section above.
3. **Support of the public:** The project is supported by the State Wildlife Conservation Board, Supervisor Kathy Long, Assembly Member Fran Pavley, the Port Hueneme Historical Museum Commission and the community. See Exhibit 4 for project support letters.

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4. **Location:** The proposed project is located in the coastal zone on state owned beach front land leased to the City of Port Hueneme.
5. **Need:** The City of Port Hueneme provided funds for the first phase of the project and is unable to fund the entire project with its limited revenues. The City sought funds from the WCB for the 2<sup>nd</sup> and 3<sup>rd</sup> phases and needs Conservancy funds in order to implement the 4<sup>th</sup> and final phase of the pier restoration project.
6. **Greater-than-local interest:** The Hueneme Beach Park is a recreational resource of regional importance, attracting visitors from all parts of Ventura and Los Angeles counties and beyond. The pier hosts many public events.

### **CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:**

The subject pier is located on state lands within the City of Port Hueneme LCP jurisdiction area. The proposed project is consistent with the policy goals of the certified Local Coastal Program of the City of Port Hueneme, including: providing shoreline access and protecting and encouraging recreational opportunities. Specifically, the LCP highlights Hueneme Beach Park as a coastal recreational resource of regional importance, the pier being the key recreational attraction at the park.

The project is consistent with Objectives LCP-1, which requires maximum public access and recreational opportunities be provided for all the people in a manner that maintains public safety needs. The project protects and encourages recreational opportunities including low-cost facilities within and adjacent to the beach area consistent with Objective LCP-2. The pier project is consistent with the shoreline access policies for Hueneme Beach Park, which states that improvements to the Park shall provide to the continued maintenance and public use of the beach and access to the ocean.

**COMPLIANCE WITH CEQA:** The project was reviewed by the City and found to be exempt. Conservancy staff has determined the project is exempt from CEQA under 14 Cal. Code of Regs. Section 15302, replacement or reconstruction of existing structures and facilities, where the new structure will be located on the same site and will have substantially the same purpose and capacity. Conservancy staff will file a Notice of Exemption upon approval of the project.