

COASTAL CONSERVANCY

Staff Recommendation

May 5, 2022

PACIFICA PIER REPAIRS

Project No. 22-002-01

Project Manager: Timothy Duff

RECOMMENDED ACTION: Authorization to disburse up to \$260,000 to the City of Pacifica to repair the Pacifica Pier located in northern Pacifica, San Mateo County.

LOCATION: City of Pacifica, San Mateo County (Exhibit 1).

EXHIBITS

Exhibit 1: [Project Location Maps](#)

Exhibit 2: [Photos](#)

Exhibit 3: [Project Letters](#)

RESOLUTION AND FINDINGS

Staff recommends that the State Coastal Conservancy adopt the following resolution and findings.

Resolution:

The State Coastal Conservancy hereby authorizes a grant of an amount not to exceed two hundred and sixty thousand dollars (\$260,000) to the City of Pacifica (“the grantee”) to repair the Pacifica Pier, San Mateo County.

Prior to commencement of the project, the grantee shall submit for the review and written approval of the Executive Officer of the Conservancy (Executive Officer) the following:

1. A detailed work program, schedule, and budget.
2. Names and qualifications of any contractors to be retained in carrying out the project.
3. A plan for acknowledgement of Conservancy funding.
4. Evidence that all permits and approvals required to implement the project have been obtained.

In addition, to the extent appropriate, the City of Pacifica shall incorporate the guidelines of the Conservancy’s “Coastal Access Project Standards.”

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Findings:

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

1. The proposed authorization is consistent with Chapter 4.5 of Division 21 of the Public Resources Code, regarding public access.
 2. The proposed project is consistent with the current Conservancy Project Selection Criteria and Guidelines.
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STAFF RECOMMENDATION

PROJECT SUMMARY:

Staff recommends the Conservancy authorize a \$260,000 grant to the City of Pacifica to repair the Pacifica Pier located in northern San Mateo County. In January 2021, a combination of high tides and large waves damaged a forty-foot section of the pier's west facing deck and concrete railings (Exhibit 2). City staff determined the damage required this section of the pier to be closed to the public until the needed repairs could be made. A subsequent assessment done by a licensed structural engineer found that most if not all of the pier's concrete railing panels would need to be eventually replaced in order to avoid closing the entire pier. Closing this popular coastal destination would impact the estimated 100-plus daily visitors from throughout the region that use the pier to fish, crab, and enjoy the wide-open ocean views while watching the abundant marine wildlife including whales that seasonally migrate through the area. The pier is considered to be one of the best fishing piers in the Bay Area because of the number and quality of fish caught there, and the City relies on visitors to support its local businesses.

The project consists of replacing all 164 of the pier panels with new panels. 110 of the panels were determined to have moderate to severe damage. While the remaining 54 panels have minor to no damage, the City intends to replace them anyway to maximize the ability of the panels to withstand the increasing force of ocean waves due to climate change. As recommended in a 2018 sea level rise adaptation plan prepared in part with Conservancy funding, the City has been actively pursuing the "Beach Boulevard Infrastructure Resiliency Project" that entails constructing a new seawall that fronts the boulevard and promenade north and south of the pier, and includes replacing the abutment at the foot of the pier. The City has received \$1.5 million in state funds for the planning and design phase of that project.

Scheduled to be completed in the fall of 2022, the repaired pier will once again be fully open to the public. Before and during the repairs the City will implement a community engagement plan via their weekly newsletter that goes out to over 6,000 subscribers, and regular updates posted to their website and social media pages. In addition, onsite signage will be installed to publicize the project, including the scheduling of necessary periodic closures.

Site Description: Constructed in 1973, the 1,100-foot-long "L" shaped concrete pier is located in northern Pacifica along its popular waterfront Beach Boulevard promenade (see Exhibit 1). When constructed, the height of the pier deck above sea level ranged from 17 feet at the foot

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of the pier to 32 feet at its western end with the deck gradually rising in between. The Pier was originally constructed by the City as a support structure for a sewer treatment plant effluent outfall into the Pacific Ocean. The outfall was decommissioned after the City's new wastewater treatment plant was completed in 2000. Built on State Lands property under a cooperative development agreement between the City of Pacifica, the Wildlife Conservation Board, and the California Department of Fish and Game, the pier has been operated and maintained by the City via a long-term lease agreement with the State Lands Commission. The pier is popular with visitors seeking to fish and crab and enjoy the panoramic ocean views. The pier has lights, fish cleaning stations, and benches. A café and public restrooms are located at the foot of the pier.

Designated a segment of the Coastal Trail, the Beach Boulevard promenade extends north and south of the pier for 2,500 feet. South of the pier the promenade fronts a city beach park that provides on- and off-street parking for visitors to the pier as well as to another highly popular segment of the Coastal Trail that extends south for over a half-mile to Mori Point, located within the Golden Gate National Recreation Area. A block behind the pier is one of the City's popular commercial districts offering visitors a variety of shops and cafes.

Grant Applicant Qualifications: The City's finance department tracks all expenditures and works closely with public works staff to manage state grants per state guidelines. The City has sufficient cash flow to pay for the project upfront and then request reimbursement and has several project managers with professional engineer licenses to oversee the project. The City has been working with a structural/marine design firm on the design of the project and will hire a professional construction management consultant to oversee the day-to-day operations of the project. The City is committed to ensuring the pier continues to be a well-maintained recreational asset and has a budgeting plan in place for the long-term management, maintenance, and monitoring of the project. The Conservancy awarded a \$500,000 grant to the City to make repairs to the pier in 2002. The City successfully completed this project and numerous other projects funded by the Conservancy over the past 20 years.

CONSISTENCY WITH CONSERVANCY'S PROJECT SELECTION CRITERIA:

The proposed project is consistent with the Conservancy's Project Selection Criteria, last updated on September 23, 2021, in the following respects:

Selection Criteria

1. Extent to which the project helps the Conservancy accomplish the objectives in the Strategic Plan.

See the "Consistency with Conservancy's Strategic Plan" section below.

2. Project is a good investment of state resources.

Repairing the Pacifica Pier will enable the facility to remain open to the public. The pier is a free community and regional asset that provides a recreational resource utilized by diverse visitors from throughout the Bay Area and beyond, a portion of whom rely on their fish or

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shellfish catch for sustenance. The City estimates that an average of 100 people visit the pier daily or an estimated 36,500 annually.

3. Project benefits will be sustainable or resilient over the project lifespan.

The deck of the pier is estimated to range between 17 and 32 feet above sea level and the new panels will be designed to withstand increased impacts from sea level rise and large waves. For the past 50 years the City has demonstrated a commitment to the long-term management and maintenance of the pier. Staff conducts regular inspections and actively maintains and repairs the pier with funds allocated for these activities in its annual operating budget. It is anticipated that the new panels will last for several decades.

4. Project delivers multiple benefits and significant positive impact.

Repairing the Pacifica Pier will address the need to keep a popular and free recreational amenity open to the public, including for the benefit of underserved communities that fish off the pier. The City benefits from these visitors supporting its local businesses. The project will increase the pier's resilience to future climate change impacts from sea level rise and more intense storm events.

5. Project planned with meaningful community engagement and broad community support.

The project has broad community support. Before and during the repairs the City will implement a community engagement plan via their weekly newsletter, their website and social media pages, and onsite signage to publicize the project.

PROJECT FINANCING

Coastal Conservancy	\$260,000
California Department of Parks and Recreation	\$500,000
City of Pacifica	<u>\$ 76,000</u>
Project Total	\$736,000

Conservancy funds for this project are expected to derive from appropriations to the Conservancy from Proposition 84 (Public Resources Code Section 75001-75090). Proposition 84, under Public Resources Code 75060, authorizes the Conservancy's use of these funds for the purposes of promoting access to and enjoyment of the coastal resources of the state and that are consistent with the Conservancy's enabling legislation under Division 21. The proposed project serves to assist in the development of public access on the coast and, as discussed in the section found immediately below, the project is consistent with Chapter 4.5 of Division 21. In addition, there are non-state matching contributions toward the construction, operation, and management costs.

Section 75060(c) allocates funding specifically for the San Francisco Bay Area Conservancy Program (Chapter 4.5 of Division 21 of the Public Resources Code, Sections 31160-31165), and states that "[n]ot less than 20% of the funds allocated by this paragraph shall be expended on

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projects in watersheds draining directly to the Pacific Ocean.” The proposed project is consistent with Chapter 4.5 of Division 21, as further discussed below in “Consistency with Conservancy’s Enabling Legislation.” The project is located in an ocean-draining watershed of one of the nine counties in the San Francisco Bay Area Conservancy Program, so the project meets the requirements of Section 75060(c) of Proposition 84.

In addition to the cash contribution of \$76,000, the grantee will provide in-kind services for project management, including their community engagement plan, with an estimated value of \$10,000.

Unless specifically labelled “Required Match” the other sources of funding and in-kind services above are provided as estimates. The Coastal Conservancy does not typically require matching funds or in-kind services nor does it require documentation of expenditures from other funders or documentation of in-kind services. Typical grant conditions require grantees to provide any funds needed to complete the project.

CONSISTENCY WITH CONSERVANCY’S ENABLING LEGISLATION:

The proposed project will be undertaken pursuant to Chapter 4.5 of Division 21 of the Public Resources Code, Sections 31160-31165, to address the natural resource and recreational goals of the nine-county San Francisco Bay Area. Section 31162(a) authorizes the Conservancy to award grants in the nine-county San Francisco Bay Area to improve public access to the coast through preservation of facilities related to the Coastal Trail. The proposed project is located in San Mateo County and will repair a public access facility adjacent to the Coastal Trail, which runs along the Beach Boulevard promenade to the north and south of the project site.

Consistent with Section 31163(c), the proposed project will assist in implementing the policies of the California Coastal Act (Division 20 of the Public Resources Code) and local jurisdictions, including the adopted Local Coastal Plan of the City of Pacifica (LCP). The project is consistent with LCP Land Use and Development policy LD-I-5 which calls for protection of lower-cost visitor and recreational facilities in the Coastal Zone, including the Pacifica Pier. Additionally, consistent with Section 31163(c), this project would serve to maintain a public recreation and visitor-serving facility so that visitors may enjoy the state’s coastal open space resources, can be implemented in a timely way, and includes additional funding from State Parks and the City.

CONSISTENCY WITH CONSERVANCY’S [2018-2022 STRATEGIC PLAN](#) GOAL(S) & OBJECTIVE(S):

Consistent with **Goal 2, Objective B** of the Conservancy’s 2018-2022 Strategic Plan, the proposed project will serve to open a coastal area that is currently closed to public use.

Consistent with **Goal 2, Objective D** of the Conservancy’s 2018-2022 Strategic Plan, the proposed project entails reconstruction of dilapidated and unsafe portions of the pier.

Consistent with **Goal 3, Objective B** of the Conservancy’s 2018-2022 Strategic Plan, the proposed project will implement waterfront improvements that will support fishing and be resilient to a changing climate.

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Consistent with **Goal 13, Objective B** of the Conservancy's 2018-2022 Strategic Plan, the proposed project entails repairs to a pier that serves as a recreational facility.

CEQA COMPLIANCE:

The proposed project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations, Section 15301, because it involves operation, repair, maintenance, or minor alteration of an existing public facility with no expansion of existing or prior use. The project is also categorically exempt from CEQA under 14 California Code of Regulations, Section 15302, as it entails the replacement or reconstruction of an existing structure that will remain on the same site and will have the same purpose and capacity as the existing structure.

Upon approval of the project, Conservancy staff will file a Notice of Exemption.