




**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT A**



0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:4,514 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT B**

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

*San Mateo County Harbor District*

*3/06/2020 – Prepared by Brad Damitz (applicant's agent)*

*Applicant: James Pruett, General Manager San Mateo County Harbor District*

**Block 2: Describe the Project in Detail**

*Background:*

The San Mateo Harbor District (District) has historically allowed temporary, seasonal staging of crab fishing gear for commercial fishers based out of Pillar Point Harbor (PPH) in parking lot C2 and RV parking in Lot C1. Additionally, in Lot C2 the District has long allowed occasional storage of salmon fishing nets, on trailers, that are typically associated with transient fishing vessels. For the past five years the District has also allowed the Half Moon Bay Lost Fishing Gear Recovery Program to occupy 3-4 parking spaces in Lot C2 for temporary storage of recovered gear. The crab gear staging and temporary net/trailer storage have traditionally occurred for at least 25-30 years at the same location while the crab gear recovery program has operated annually since 2015. The objective of the gear staging program is to support the historic and demonstrated needs of the PPH working commercial fishing fleet yet balance their users and needs with those of the active recreational boaters, daily visitors, and tourist.

The District received a Notice of Code Violation letter from San Mateo County Planning and Building Department sent on December 5, 2019. The letter notified the District that operation of an RV Park and a miscellaneous storage yard is in violation of Sections 6265 and 6267 of the County Zoning Regulations, inconsistent with the intended use—short term parking of vehicles only. The required corrective action is for the District to remove all RVs and storage items by March 1, 2020 for the removal of these items.

The District is ceasing operation of the RV Park facility in C1 but would like to allow for continued crab gear storage in the future, as described below. **We are seeking a Coastal Development Permit (CDP) to allow the 1) temporary staging of commercial crab fishing gear and trailers with fishing nets, and 2) the temporary use of up to 6 parking spaces for temporary storage of recovered crab fishing gear, in parking lot C2 only. The proposed guidelines for this gear staging program are described in detail below.**

*Overview of Existing Parking Facilities at "C" Lot:*

The proposed staging area would be limited to Lot C2 (see figure 1 below), which is located between Lots C1 and C3. C2 includes a total of 63 parking spaces (35 standard 28 large). Lot C2 encompasses approximately .75 acres of parking area, or about 24% of the overall capacity of "C" lot parking.

The "C" parking lots have historically been used for Harbor user and visitor parking. Each sub-lot has its own unique use patterns historically:

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

- **Lot C1** has been used historically as an RV park and for general parking. While the District has operated this RV park for decades the District Board of Harbor Commissioners recently voted to cease operation of this facility and all RVs must be vacated from the premises by March 1, 2020. This will significantly increase the overall capacity for general parking in the Harbor and parking of boat trailers associated with use of the PPH Boat Launch facility by recreational and commercial users.
- **Lot C2** has been used historically for boat trailer parking and general parking throughout the year, with temporary staging of commercial crabbing gear allowed during (and immediately prior to and following) commercial Dungeness crab season. The gear staging has occurred annually for at least the last 25-30 years in lot C2, and typically 45-50 of the 63 parking spaces are occupied during crab season. Storage of crab gear is prohibited; the facility is strictly for the staging and transition of all gear to and from fishing boats. Staging is temporary and the gear is only allowed to remain in the lot for a limited time at the beginning and end of each official commercial Dungeness crab season. Once the gear has been loaded onto the boat it cannot be brought back to the lot until either the commercial season has closed or that vessel has ceased crabbing activities for that season (e.g. the gear cannot be moved back and forth from the boat to the lot on a daily basis or throughout the season). The staging is limited to permanent or transient vessels berthed at PPH with a valid crab permit. The attached *Crab Pot Staging Guidelines* (Attachment 1 below) includes specifics about the requirements of this program. In addition to the temporary staging of crab gear C2 is used throughout the year for general parking and parking of boat trailers associated with use of the PPH Boat Launch facility by recreational and commercial users.

Also in Lot C2 the District has traditionally allowed temporary staging of commercial fishing nets, typically associated with the salmon fishery. Most of the nets stored at PPH move around from harbor to harbor, and are often associated with a transient fishing vessel not based out of PPH. Trends for net staging are random, varying from year to year, and PPH staff often have no knowledge of when a net will arrive and for how long. For example, if the fishing season or the haul is poor the fishers move on quickly and so too does their extra net gear on the trailer. Some years could see many nets and trailers while other years may not see any at all. The time frame of storage is also random. The salmon fishing season varies a from year to year and the amount of fishers involved also varies. Typically the fishery is open from May to November with CDFW guided starts and stops. The nets that are stored at PPH are usually not local. Most local boats have another storage arranged off-site. Attachment 2 below includes guidelines for net staging at Pillar Point Harbor.

Since 2015 the District has supported the Half Moon Bay Lost Fishing Gear Recovery Program by allowing the use of a several parking spaces in C2 for storage of recovered fishing gear. This program was established in response to concern about the unintentional entanglement of whales in vertical fishing lines. The program was developed by and is operated by Half Moon Bay Commercial Fisheries Trust (HMBCFT), in partnership with members of the Half Moon Bay Seafood Marketing Association (HMBSMA), with the

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

support of The Nature Conservancy. The HMBCFT has typically used 3-4 parking spaces, which they enclose with a temporary fence, for the storage of the recovered gear. This fishermen-driven model for recovering lost Dungeness crab gear in the vicinity of Half Moon Bay, California, has been widely considered a success and this work continues to help inform the implementation of SB 1287 that is scheduled to be in place in 2020. The program now operates under a permit from California Department of Fish and Wildlife, which allows gear recovery operations beginning in late May until late October.

- **Lot C3** is used throughout the year for general parking and parking of boat trailers associated with use of the PPH Boat Launch facility by recreational and commercial users.

Level of use of the “C” lots varies throughout the year, however the lots are rarely filled to capacity. The highest parking use levels tend to coincide with various recreational fishing seasons when the boat launch ramps also see high levels of activity. For example, during the opening of recreational seasons for salmon, crab or rockfish, or at times during those seasons when the fishing is exceptional (especially weekends) the lots tend to be more crowded.

Since much of the parking in the “C” lots is occupied by launch ramp users, both parking and launch ramp use vary depending on which recreational fishery might be open at the time. For example, the ramps will typically see increased use during an open recreational salmon season. Based on recent (2018-2019) records, 475 launches per month occur on average. This equates to approximately 5,700 launches per year.

The following table provides details of the size and overall parking capacity of the “C” lots:

Lot Number	Total Spaces/ (Large Spaces)	% of Total “C” Lot Spaces	Parking Area Acreage	% of Total “C” Lot Area
C1	143/ (33)	52%	1.03 acres	32%
C2	63/ (28)	23%	.75 acres	24%
C3	71/ (43)	25%	1.4 acres	44%
Total	277/ (139)	100%	3.18 acres	100%

Table 1: “C” Lot parking facilities by the numbers

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**



Figure 1: "C" Parking Lot location map

In addition to these 277 parking spaces in the "C" lots, there is abundant parking throughout the Harbor, with a total of nine PPH parking lots.

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

**APPENDIX 1: PROPOSED CRAB FISHING GEAR STAGING GUIDELINES & REGULATIONS**

**CRAB POT STAGING GUIDELINES**

OBJECTIVE: To support the historic and demonstrated needs of the Pillar Point Harbor working commercial fishing fleet; yet balance their users and needs with the active recreational boaters, daily visitors, and tourist needs.

**REGULATIONS:**

- Storage of crab gear is prohibited. The facility is strictly for the staging and transition of all gear to and from fishing boats.
- Staging Authorized for Crab season **only** beginning Oct 15, 2019 thru Dec 31, 2019 or 45 days after start of season. **Payment and Registration with Harbor Master office is required.** After the 45 days, spot needs to be clean or no deposit will be refunded.
- Use of Facilities shall be restricted to **monthly** or **transients** berthed at Pillar Point Harbor, with accounts in good standing and with a valid crab permit.
- All staging area users shall register and pay fees with the Harbor Master's office and receive location assignments. **All Pallets** used for crab pot staging shall be permanently painted and marked or branded with vessel and/or owner's name. **Pallets must be approved by Harbor Patrol.**
- At least a load of gear needs to be **present** when receiving a spot assignment, not just 1 pot or 1 pallet.
- Gear delivered during **daylight hours only** and checked in with Harbor Patrol.
- The staging area shall be **limited to parking lot C-2**. Spaces will be limited to a maximum of 2 regular size parking stalls or 1 double stall per vessel and/or owner currently fishing their vessel for the crab season.
- The staging area shall be kept clean and free of debris. All Pallets and trailers brought to the facility shall be removed immediately by owner. **No Pallet storage.**
- **No gear work allowed.**
- **Penalties:**
  - For individual misuse of facilities – May include but not limited to:
    - Labor charges for Pillar Point Staff and impound of pots and gear (charged per SMCHD rates and fees), pots will be sold at public auction if not removed from Pillar Point Harbor.
    - Failure to check in and get assigned spot will result in revocation of staging privileges.

**I have read and understand the guidelines listed above.**

\_\_\_\_\_  
Name:

\_\_\_\_\_  
Date:



**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

**APPENDIX 2: PROPOSED FISHING GEAR STAGING GUIDELINES\***

\* This excludes Dungeness crab gear staging, which is subject to separate guidelines and regulations.

<p>Fish Gear Staging Deposit</p>	<p><b><u>PPH Berthers &gt; 6 months</u></b>            Single Stall - \$300 charge, \$200 refunded if area clear 5 days after season end or a maximum of 45 days after start of season. PPH Berthers may pay in two installments.</p> <p>Double Stall - \$400 charge, \$200 refunded if area clear 5 days after season end or a maximum of 45 days after start of season. PPH Berthers may pay in two installments.</p> <p><b><u>Transient Berthers &lt; 6 months</u></b>            Single Stall - \$600 charge, \$300 refunded if area clear 5 after season end or a maximum of 45 days after start of season.</p> <p>Double Stall - \$850 charge, \$425 refunded if area clear 5 days after season end or 45 days after start of season.</p> <p>If pallets and/or debris are left behind there will be <b>NO REFUND</b> of deposit.</p> <p>Gear may be staged for 10 days after the end of the Season for \$500, but never earlier than January 15 and never past July 15. \$300 will be refunded if area is left clear.</p>
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Note: Fishing Gear Storage is not allowed on district property outside of designated fish wholesale leaseholds at any time. Only during active fishing seasons is the staging of gear permitted and only if the above fees have been paid and assignment of space authorized by Harbormaster.

Guidelines for Staging of Gear:

- All gear must be labeled with owners name and current contact information.
- All gear must be staged on Pallets in good condition so as to be moved with common methods of fork lift or pallet jack.
- All pallets must be labeled with contact information and vessel name.
- All nets must be staged on trailers of appropriate size for weight capacity. Trailers must be registered, insured and in a condition suitable for road use.
- All trailers must be marked or labeled with vessel name and contact information.
- All trailers with gooseneck hitches must have a local responsible party available to move trailer expediently if needed.

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

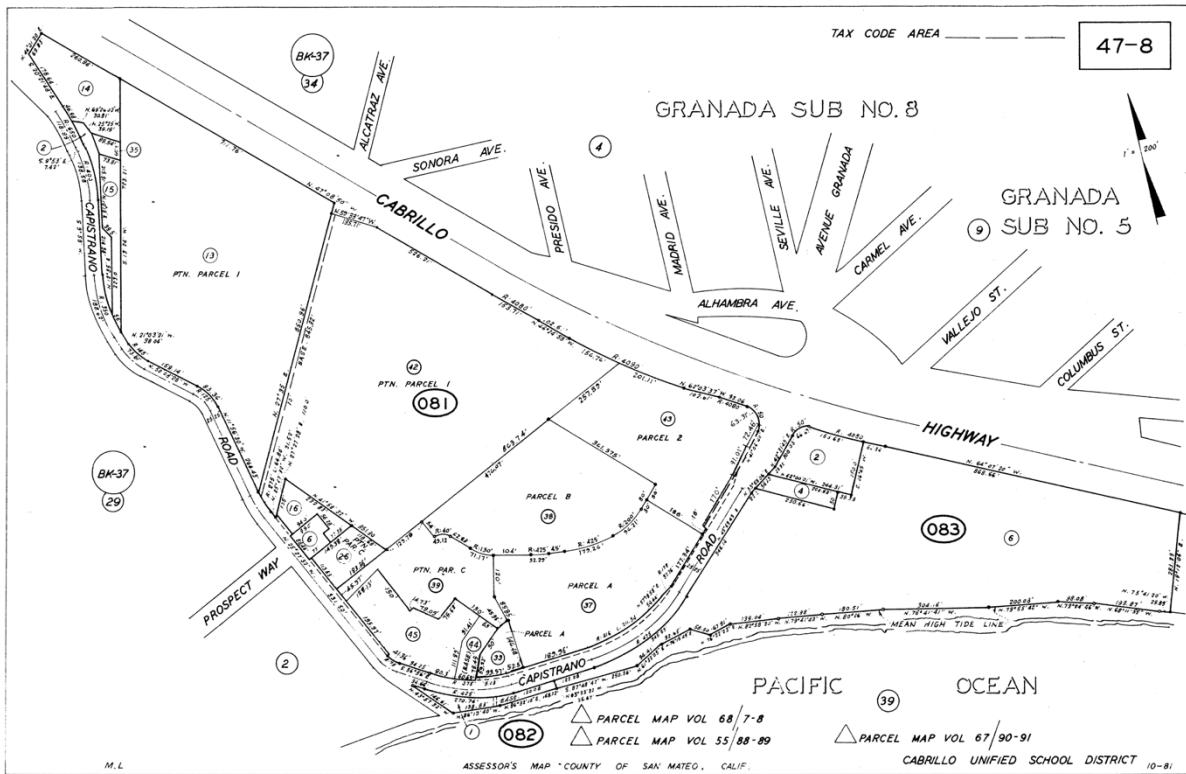
**APPENDIX 3: OTHER REQUIRED ATTACHMENTS:**

**1. Assessor's parcel map(s)/ Proof of the applicant's legal interest in the property**

Below is a map showing all of the District-owned properties that are adjacent to the Harbor.



**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**



Above is the Assessor's Map showing the parcel (083).

2. **Stamped envelopes addressed to all applicants and agents, all property owners and occupants of property situated within 100 feet of the property lines of the project site (excluding roads), along with a list containing the names, addresses and assessor's parcel numbers of same.**

Enclosed. See Appendix 3 below for locations and mailing addresses of nearby parcels.

3. **Stamped, addressed envelopes (no metered postage) and a list of names and addresses, and if available, e-mail addresses of all other persons (including other government agencies) known to the applicant to be interested in the proposed development**

N/A. No other interested parties have been identified.

4. **A vicinity or location map**

See Figure 1 above.

**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

**APPENDIX 4: ADJACENT PARCELS**

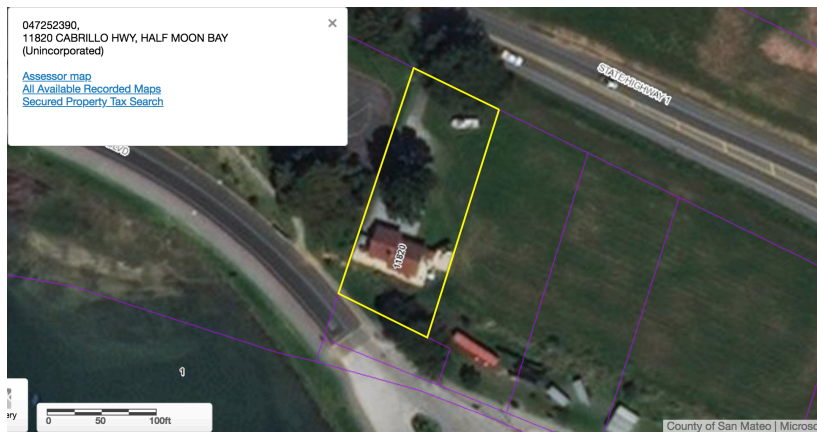
The following properties are within 100' of Parcel 047-083-060 (where Lot C2 is located). All other adjacent parcels are owned by the San Mateo County Harbor District (Applicant). Note that 3 of the parcels have the same owner.

**1. 047-252-390**

Mailing Address:

PO BOX 150

SANTA CLARA CA 95052-0150



**2. APN 047-252-360**

Mailing Address:

186 Covington Road

Los Altos, CA 94024



**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

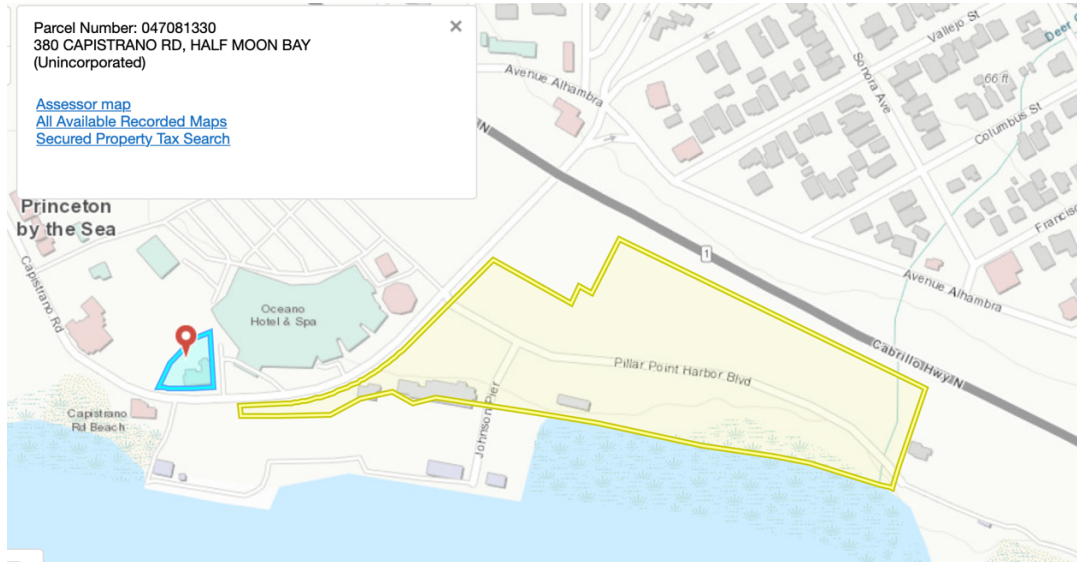
**3. APN 047-081-330**

Mailing Address:

Pillar point Inn

PO Box 158

Half Moon Bay, CA 94109



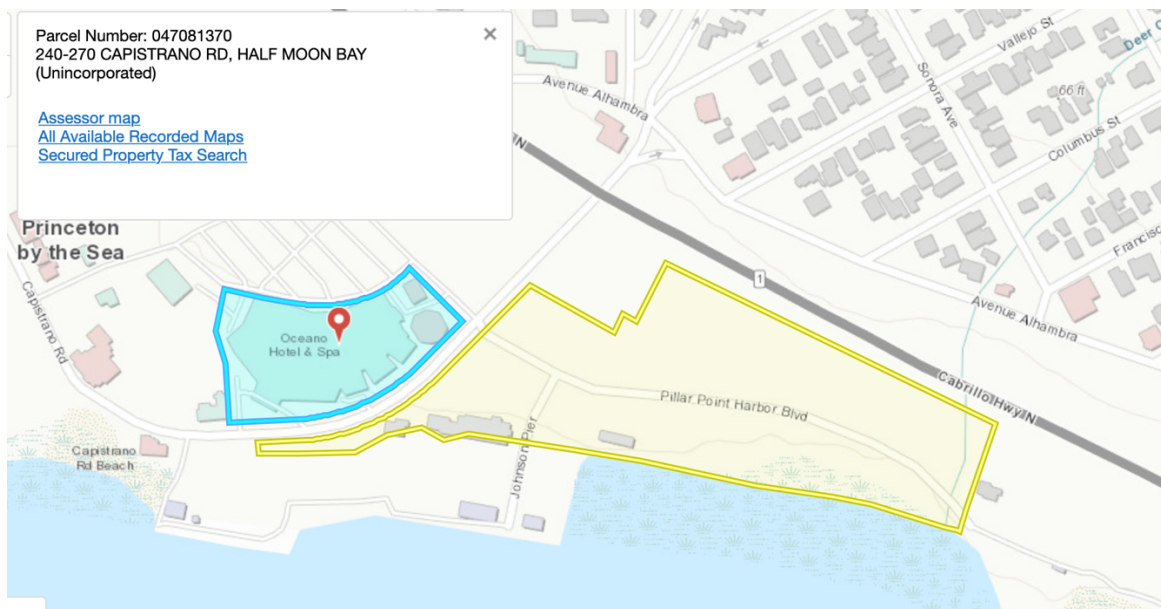
**4. APN 047-081-370**

Mailing Address:

Oceano Hotel and Spa

PO Box 158

Half Moon Bay, CA 94109

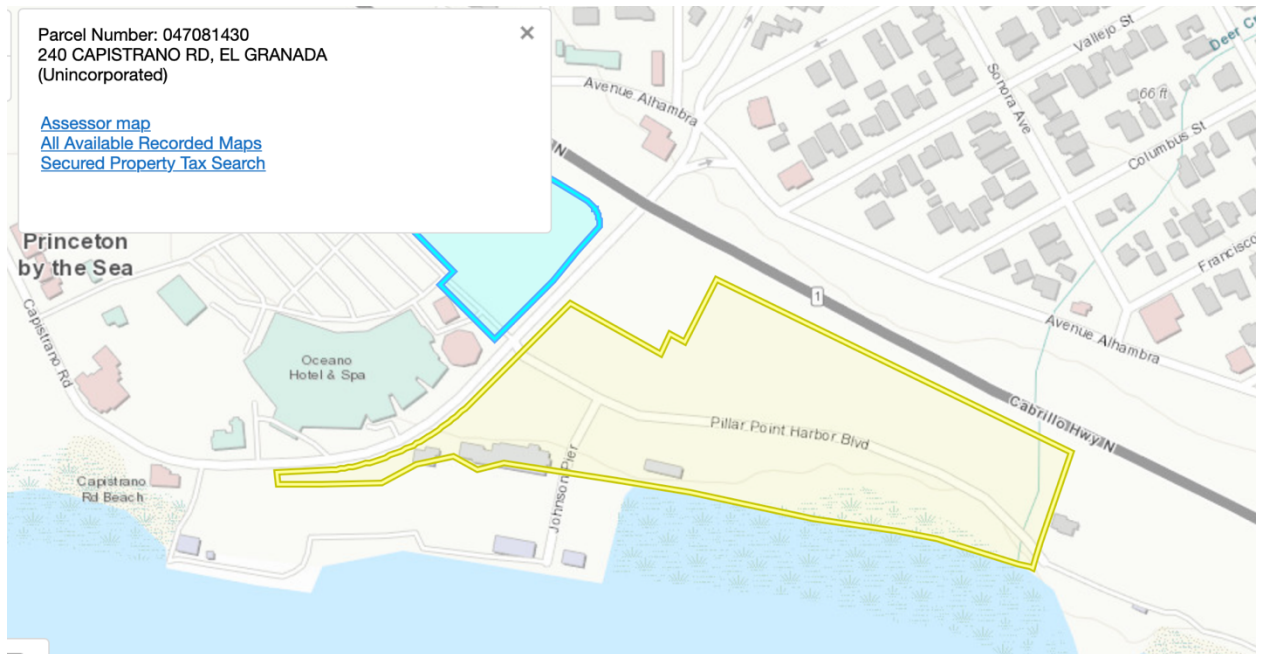


**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

**5. APN 047-081-430**

Mailing Address:

PO Box 158  
Half Moon Bay, CA 94109



**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

**APPENDIX 5: PHOTOS OF CRAB GEAR STAGING IN LOT C2**

- 1) Photo from 2/11/2020 showing crab gear staging activities



- 2) 2011 Historical aerial photo of crab gear staging and adjacent lots (C1 and C3).



**Attachment to California Coastal Commission CDP Application for Pillar Point Harbor Crab Fishing Gear Staging Project:**

3) 2016 Historical aerial photo of crab gear staging and adjacent lots (C1 and C3).

