

**San Mateo  
County Harbor  
District****Memo**

**Date:** 1/7/2014

**To:** Board of Harbor Commissioners

**From:** Peter Grenell, General Manager  
Scott Grindy, Harbor Master 

**Re:** Informational Report: Pillar Point Harbor: Hoists on Johnson Pier

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As called for by the Board of Harbor Commissioners, following is information on hoists at Pillar Point Harbor, including Johnson Pier.

**Existing Hoists on Johnson Pier:**

At this time there are five hoists on Johnson Pier. These are all provided, owned, operated, and maintained by three commercial wholesale fish unloaders and buyers. Pillar Point Seafood has two, Three Captains Sea Products has two (although one is inoperative), and Morningstar Fisheries has one. The hoists are used for unloading fish caught by commercial fishermen, either home-ported at Pillar Point or from other harbors.

**Lease Requirements Regarding Hoists:**

The three commercial fishing operations on Johnson Pier each hold a lease from the Harbor District. Each lease requires the following:

9.1 Use (b)(i): "Tenant shall provide on the Premises all equipment required for the operation of said wholesale fish dealership, including

winch and hoist for the purpose of loading or unloading of fish or other merchandise to and from vessels, and scales, skiff or equipment storage. Tenant may provide a second winch and hoist at a location approved in advance by the Harbor Master.”

14.3 Tenant’s Maintenance Obligations: This lease section provides that the tenant shall be responsible at its sole expense for maintenance of the leased premises including improvements and equipment, except that the District shall maintain the outside and roof of the building containing the leased premises.

**Hoist Certification:**

State law requires that hoists be regularly inspected and certified by the appropriate authority. This is the responsibility of the hoist owner. Copies of hoist certifications must be given to the Harbor Master.

**District’s Public Hoist:**

The Harbor District maintains a public hoist on shore near the Harbor office, above a skiff dock. This facility is available to the general public. This hoist is key fob operated and slip-holder users are billed on their slip rent bills. Non-slip holders have the harbor patrol activate the hoist and track time used.

**Johnson Pier Deck Planning for Improved Operations:**

The Johnson Pier has been recognized by its users and the District as congested and inefficient in its function as a fish unloading facility. This results from its limited deck area and design, and multiple uses including public access to the pier and to its five docks and limited vehicle parking for slip tenants.

A 1994 study commissioned by the District identified three pier expansion alternatives, particularly at the outer portion of the pier used by commercial fishing operations. These alternatives showed widening of deck area along outer and inner pier areas. High estimated improvement costs and no available funding resulted in no remedial action at that time.

The District is again considering ways to improve fishing operations on the pier. Relocation of some of the freezer capacity is being examined; retention of bait storage on the pier probably is needed, however. More substantially, the feasibility of possible limited expansion of deck area to enable more efficient and safe truck operation is being considered. Feasibility of expanded hoist provision and location is part of this inquiry. The leases provide that a tenant may provide another hoist at a location approved in advance by the Harbor Master.

### **Facilities Condition Survey:**

The District has begun a comprehensive Facilities Condition Survey at both Pillar Point Harbor and Oyster Point Marina. This survey will update the previous survey done several years ago. The survey will include condition of the Johnson Pier and related District facilities and structures. The survey outcome may have implications for use of hoists on the pier.

### **Strategic Business Plan:**

The Facilities Condition Survey will be a direct input to the District's multi-year Strategic Business Plan, which will get under way in 2014. As part of the Business Plan's Pillar point component, a fisheries sustainability plan linked with a facilities needs analysis will be included. This will consider improvements, expansion, and economic, physical, and environmental feasibility of fishing infrastructure including hoists.