



Appendix B

Coastal Access Plan



Port San Luis Coastal Access Plan

A. Introduction

Both the Coastal Act and the California Constitution guarantee the rights of all citizens to access and use State Tidelands. In an effort to maximize public access, the Coastal Commission recommends that each local government prepare comprehensive public access plans, consistent with §30500 of the Coastal Act, as part of Local Coastal Program (LCP). Among other things, the Coastal Commission recommends that these plans include access policies, recommended programs to provide and protect existing and future access, and standards for access (criteria for siting, design, construction, and signage).

The Port San Luis Coastal Access Plan is a component of the 2003 Port Master Plan, and sets forth Harbor District access policies and improvement plans. Many of the policies and improvements relate directly to access, including access to vessels, beaches, the waterfront, and between Port facilities. Master Plan access planning considered such needs as meeting the existing and proposed intensity of use, the continued integrity of the natural environment, as well as the ability to provide ongoing maintenance to supporting facilities. Background information on access planning challenges can be found in Chapter 2 of this Port Master Plan.

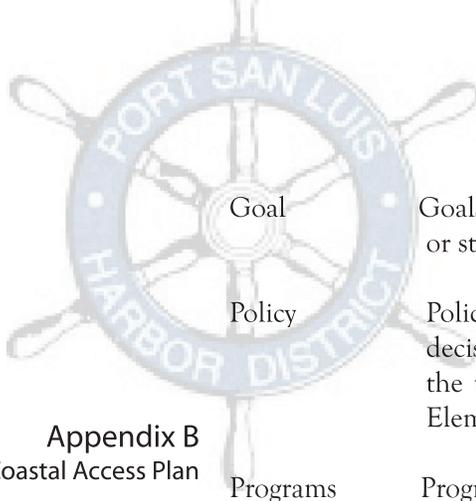
Port San Luis provides harbor services and functions; thus, providing access to vessels is essential. Boaters need regular access to the water: from getting boats into the water via launches, ramps, and hoists to reaching vessels on moorings, and alongside piers. The Port must provide non-boaters with waterfront access as well. Given that the land area of Port's jurisdiction embraces the tidelands of San Luis Obispo Bay from Avila Beach to Harford Pier, access opportunities to the shoreline occur in several areas: access opportunities exist vertically from the land or pier structures to the water and boating facilities, and laterally along the waterfront perimeter. A network of launching areas, walkways, open spaces, overlooks, boater and visitor amenities, and integrated circulation improvements serves public access and enhances the enjoyment and appreciation of the San Luis Obispo Bay waterfront. (See Figure 19, Coastal Access Plan.)

B. Access Goal, Policies and Programs

In an effort to conform to the recommendations of PRC §30500, this Coastal Access Plan presents the Port San Luis Harbor District access policies as well as other policies that support access planning and provision.

The presentation of policies below reiterates access-related policies provided in Chapter 3 of the Port Master Plan.* In order to facilitate improved access, the Coastal Access Plan recommends additional programs for some access policies. The presentation begins with Districtwide Access Policies then moves through the policies that relate to or support access that occur both Districtwide and in the seven different Planning Sub-Areas.

*The numbering of policies in the following section corresponds to the numbering of policies in Chapter 3.



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Goal Goals are general direction-setters. They describe an ideal future end, condition, or state that is sought for the Planning Sub-Area or issue.

Policy Policies are long-term advisory statements based on goals and used to guide decision-making. Policies of the Port San Luis Master Plan are equivalent to the term “Standards” as used in the San Luis Bay Planning Area Land Use Element.

Programs Programs are non-mandatory measures that carry out Master Plan policy and may be procedures, or recommendations for physical improvements and design techniques. Programs are equivalent to the LCP term for “Programs” as used in the San Luis Bay Planning Area Land Use Element. Descriptions of physical improvements are in the Improvement Program of Chapter 4 of this Port Master Plan.

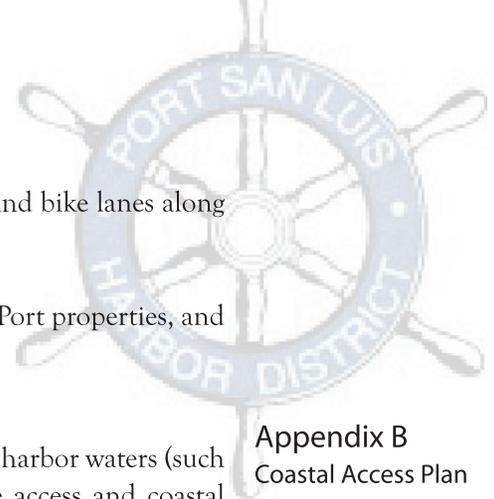
DISTRICTWIDE: The following Access Goal, Policies, and Programs apply throughout the Port San Luis Harbor District and are not limited to a single land use category or planning sub-area.

Access Goal: Adequate access for all Harbor users and visitors.

- 1. Access to Vessels and Water.** Maintain access to the water, boats, and boating facilities. Maintain the overall launching capability of the Harbor at a level only limited by demand and safety considerations, the availability of parking, economic circumstances, and dredging needs.
- 2. Road Capacity.** Reserve a portion of Avila Beach Drive road capacity to serve coastal dependent and coastal related uses at Port San Luis Harbor. Do not subject Avila Beach Drive to traffic levels exceeding the County road capacity standard for this area as established in the most current Avila Valley Circulation Study.

Recommended Programs:

- Work with the County, other agencies, lessees, and landowners to improve the safety and convenience of access routes for vehicles, pedestrians, cyclists, and others traveling in transition to and among Port properties along Avila Beach Drive.
- Support use of alternative transportation to Port San Luis that reduces demands upon road and parking capacities.
- Support transportation systems management programs and related development fee ordinances adopted by the county for reduction of traffic impacts in the Avila Valley area.



- Encourage the County to provide continuous pedestrian paths and bike lanes along the County right-of-way between Avila Beach and Harford Pier.

3. Shoreline Access. Maintain public access to the beaches, oceans, and Port properties, and enhance where feasible.

Recommended Programs:

- Allow minor interruptions to the pedestrian walkway adjacent to harbor waters (such as the sport launch) where conflicts between immediate shoreline access and coastal dependent uses would be clear.
- Evaluate the need to add public accessways to the beach; consider bluff integrity, intensity of use, cost, environmental effects, and public safety.
- Enhance signage on Port properties to better inform visitors of destinations, amenities, trails and parking areas, and to regulate pedestrian, bicycle and vehicle circulation.

4. Development Contributions to Enhanced Access. Require new commercial developments or redevelopments to provide public access improvements and enhancements, including related improvements such as interpretive exhibits, benches, and picnic tables.

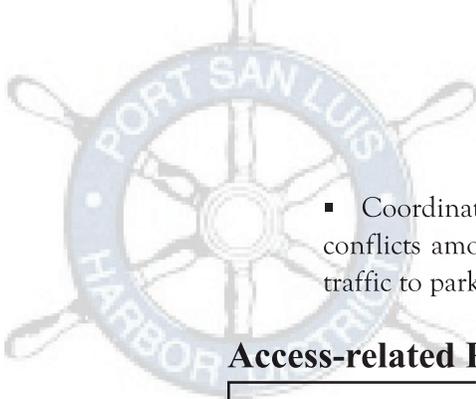
Recommended Programs:

- Incorporate access enhancements including, but not limited to, contributing to boating access facilities, creating pedestrian accessways, providing appropriate landscaping, installing drinking fountains, benches, or crosswalks, contributing to educational or access signage programs, or any of the above as determined by Harbor District discretion or County development standards.
- Require new visitor developments on Harbor Terrace to integrate a safe pedestrian connection across Avila Beach Drive.

5. Parking. Maintain adequate parking to accommodate Harbor users and visitors. Require new uses to provide additional parking consistent with the County Land Use Ordinances. Approve new or expanded uses only if sufficient parking exists.

Recommended Programs:

- Organize public parking areas to mitigate parking conflicts among Harbor users and employees.
- Conduct a parking study to resolve peak period parking challenges. The study should be aimed toward the preparation and implementation of a parking management plan that considers such measures as limiting the time that vehicles may park (regulated and /or managed time limits) and creating areas for different parking needs such as RVs, vehicles towing boat trailers, passenger vehicles, trucks, busses, and motorcycles.



- Coordinate a parking program for peak season periods and special events to prevent conflicts among Port users. Measures should include but not be limited to, directing traffic to parking areas, and operation of a shuttle to parking areas.

Access-related Policies and Programs (Districtwide)

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DISTRICTWIDE: The following Policies and Programs relate to and support coastal access throughout the Port San Luis Harbor District and are not limited to a single land use category or planning sub-area.

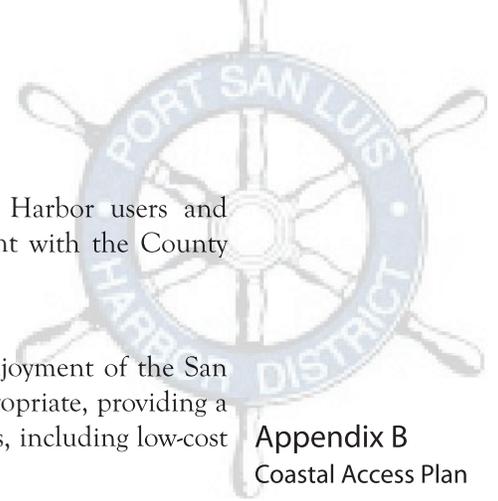
Priorities, Services, and Facilities

1. Priorities for Development of Facilities and Allocation of Service Capacity. Use priorities and policies of the California Coastal Act when determining the appropriateness of proposed uses and developments and allocating service capacity. Prior to approval of any use that is not coastal dependent, make a finding that adequate resources and services are reserved for coastal dependent uses proposed in this Master Plan. Development will reflect the priorities according to the following classifications:

- a. Coastal Dependent Uses.** The first priority is to meet the needs of uses that derive their viability directly from proximity to the ocean, including boating and fishing, Harbor operations, aquaculture and mariculture, beach activities, fish off-loading, and other oceanfront recreational uses.
- b. Coastal Related Uses.** The secondary priority is to accommodate uses that relate to but do not require the presence of water, including trailer boat storage, equipment rental, and seafood processing, as well as uses that provide for the needs of waterfront visitors and workers, such as overnight accommodations, restaurants, and parking.
- c. Other Uses.** The third priority is to accommodate other uses, those uses that do not otherwise fit into coastal dependent or coastal related uses, including marine research and education, offices or general retail.

2. Service Capacity. Ensure proposed development of projects and related improvements are within the circulation and utility capacity available to the Harbor area or will be provided through a planned program of improvements. The following existing capacity limits are recognized for Avila Beach Drive road capacity and parking:

- c. Road Capacity.** Reserve a portion of Avila Beach Drive road capacity to serve coastal dependent and coastal related uses at Port San Luis Harbor. Do not subject Avila Beach Drive to traffic levels exceeding the County road capacity standard for this area as established in the most current Avila Valley Circulation Study.



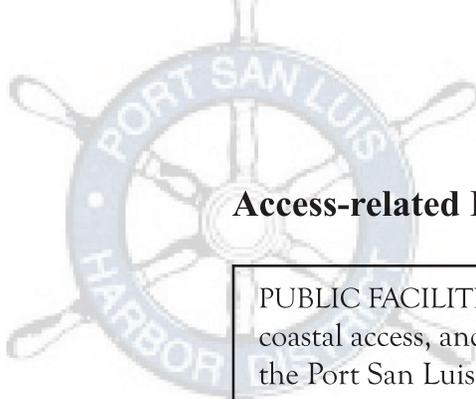
- d. Parking.** Maintain adequate parking to accommodate Harbor users and visitors. Require new uses to provide additional parking consistent with the County Land Use Ordinances.
- 4. Visitor Serving and Recreational Facilities.** Enhance public enjoyment of the San Luis Obispo Bay waterfront by protecting, and, where feasible and appropriate, providing a range of opportunities for coastal recreation and visitor serving facilities, including low-cost services.
- 5. Revenue-Balanced Activities.** Provide a balanced mix of revenue and non-revenue producing uses on Port properties to support the District’s public functions and to meet the needs of waterfront visitors.

Aquatic and Terrestrial Habitats

- 1. Marine Environments.** Take action to protect marine resources and water quality in and surrounding San Luis Obispo Bay.
- 3. Native Vegetation.** Require landscaping plans to incorporate native plant species appropriate to the site and that reflect the Port’s waterfront character.
- 4. Land-based Sensitive Resources.** Incorporate decisions and implementation measures that protect environmentally sensitive into development of Port properties.

Hazards

- 1. Natural Hazards.** Require new development proposed in areas subject to natural hazards to be located and designed to minimize risks to human life and property.



Access-related Policies and Programs (Planning Sub-Areas)

PUBLIC FACILITIES: The following Policies and Programs relate to and support coastal access, and apply only to areas within the Public Facilities land use category of the Port San Luis Harbor District.

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Open Water. The following policies apply only to the Open Water Planning Sub-Area.

- 1. Water Space Distribution.** Divide water areas among moorings for commercial fishing, recreational power and sailing vessels, anchorages, navigation channels, open water areas, swimming areas, and other water uses according to the Board of Commissioners Policy and changing market demands.
- 2. Other Vessels.** Allow mooring and anchoring of industrial, commercial, governmental, and marine research vessels subject to case-by-case District determination.
- 3. Breakwater.** Consider and evaluate complete proposals to expand the breakwater protection and to develop a marina at Port San Luis.
- 5. Boat Launching Facilities.** Explore and implement methods to reduce dredging at launches.

Recommended Program:

- Carry out a study of water circulation and sand deposition around the boat launches to determine a long-term solution to eliminate the need of dredge and to provide consistent boating access.

Harford Pier. The following policies apply only to the Harford Pier Planning Sub-Area.

- 4. Pier Expansion.** Expand the width of the Harford Pier stem to the extent of the historic pier footprint to support coastal dependent uses, to increase water access, or to improve fire access.
- 5. Limited Parking.** Allow limited public parking on Harford Pier consistent with the applicable fire authority requirements.



Harford Landing. The following policies apply only to Harford Landing Planning Sub-Area.

- 2. Organize Harford Landing.** Organize Harford Landing Area to provide efficient, safe, and convenient parking and circulation for all users.

Recommended Physical Improvements and Design Techniques:

- Install low wall barrier and improve waterfront pedestrian walkway to connect to other Port properties.
- Add bike racks located in secure and convenient locations.
- Use special treatment to designate pedestrian circulation paths;
- Create central pedestrian walkway from the restaurant and Administration Building to Harford Pier.

Beach and Bluff. The following policies apply only to the Beach and Bluff Planning Sub-Area.

- 1. Public Space.** Provide space for public viewing opportunities and single-car parking at the bluff overlooks, consistent with public safety needs, including the stability of the bluffs.

Recommended Physical Improvements /Design Techniques:

- Improve one of the overlooks to provide short-term parking for ocean view opportunities from vehicles.
- Create a pedestrian-only area (mini-park) on one of the bluff overlooks.
- Provide interpretive signage of the coastal marine environment.
- Incorporate shoreline protection measures that withstand severe storm events to support road, pedestrian and bicycle routes, parking, and overlooks.

- 2. Vertical Access.** Provide adequate, safe, and convenient public access to beaches.

Recommended Program:

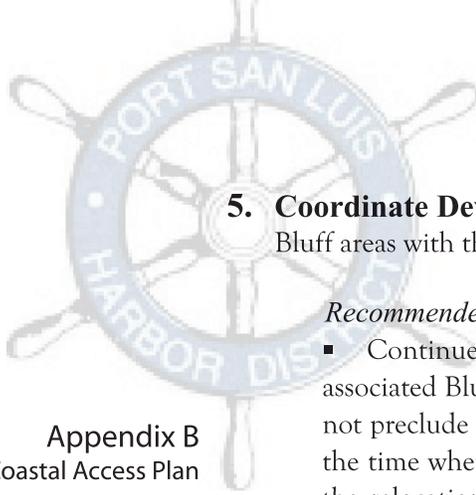
- Study the feasibility of relocating the stairways to better serve the beaches in this area; consider intensity of use, cost, public safety, and bluff integrity.

- 3. Lateral Access.** The County of San Luis Obispo will provide and maintain lateral public access along the seaward side of Avila Beach Drive via informal or formal paths and /or sidewalks. The Harbor District will coordinate District maintained accessways to connect with them where possible.

Recommended Programs:

- Encourage pedestrian and bicycle connections installed by the County of San Luis Obispo to improve the safety of pedestrians and cyclists moving between the Port and Avila Beach on Avila Beach Drive.

- 4. Small Craft Launch.** Allow public vehicle access to Olde Port Beach for boat launching purposes, consistent with public safety needs while protecting the natural resource.



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5. Coordinate Development. Coordinate the planning and development of the Beach and Bluff areas with the development of visitor serving uses on Harbor Terrace.

Recommended Program:

- Continue to allow overnight recreational vehicles (RV) camping at Nobi Point, the associated Bluff area, and designated areas at Harford Landing, providing such use does not preclude or conflict with boating support activities (boat trailer parking), and until the time when a replacement location is established on Harbor Terrace. The timing of the relocation and consolidation of RVs to Harbor Terrace should be parallel to the installation of new space therein to ensure no net loss of RV camping opportunities.

6. County Right-of-Way. Prohibit relocation of Avila Beach Drive unless necessary for public safety purposes or to enable safe access to Harbor facilities.

Harbor Terrace. The following policies apply only to the Harbor Terrace Planning Sub-Area.

- 1. Development Intent.** Organize and develop Harbor Terrace to provide a range and mix of uses, with emphasis on coastal related and visitor serving uses, so that the land is financially and physically supportive of Harbor District operations.
- 2. Harbor Users.** Reserve area on Harbor Terrace to accommodate current and future Harbor District and other user needs, including gear storage, trailer boat storage, and other harbor uses.
- 3. Visitor Uses.** Provide visitor-serving retail uses that are complementary to the harbor so that this area may enhance the public's enjoyment in ways that financially and physically support the District's public functions. Include overnight accommodations and commercial uses according to market demand and feasibility. Overnight accommodations shall include a minimum of ten percent (10%) low-cost visitor serving facilities.
- 5. Pedestrian Access.** In new visitor serving developments on Harbor Terrace, incorporate measures to provide safe pedestrian access onsite, and coordinate access to the beach and to other Port facilities.
- 9. Service Restriction.** Prohibit extensions of roads, infrastructure, services, or other development connections through the Harbor Terrace property to other non-Harbor District properties. This restriction does not preclude trailhead connections.



Lighthouse. The following policies apply only to the Lighthouse Planning Sub-Area.

3. Managed Access. Promote public access to the Point San Luis Lighthouse.

Recommended Programs:

- Support actions by the Lighthouse Keepers to rebuild the historic pier near Lighthouse Beach.
- Continue to work with the local utility company to provide docent-led hikes via the Pecho Coast Trail to the Lighthouse.

4. Parking and Staging. Allow parking on port property or provide other appropriate parking and staging to accommodate visitors to the Lighthouse.

Recommended Programs:

- Provide flexible parking area at Harford Landing. Consider using one or a combination of the Avila Beach parking lot, Harford Landing, Harbor Terrace, and Bluff Areas as needed.

RECREATION: The following Policies and Programs relate to and support coastal access, and apply only to areas within the Recreation land use category of the Port San Luis Harbor District.

Avila Beach and Pier. The following policies apply only to the Avila Beach and Pier in the Avila Planning Sub-Area.

1. General Recreational Value. Provide opportunities for passive recreation, fishing, and other compatible uses at Avila Beach and Pier.

4. Water Access. Provide a mix of water access facilities at Avila Pier.

Recommended Physical Improvements and Design Techniques:

- Provide skiff racks on the pier.
- Install additional access improvements under the pier.
- Install additional skiff tie-ups.

5. Vehicle Access on Pier. Allow restricted vehicle access through the Front Street plaza to the Pier for with oversight and permission of the County of San Luis Obispo and the Harbor District.



Avila Beach Parking Lot. The following policies apply only to the Avila Beach Parking Lot in the Avila Planning Sub-Area.

- 1. Parking Standard.** Maintain a minimum of 300 parking spaces in the Avila parking lot for public beach and pier parking. Use revenues from a paid parking program to support Avila facilities.

Recommended Program:

- Provide clear signs to indicate the location of beach parking areas to ensure that these spaces remain available for coastal-dependent users.

C. Coastal Access Facilities Inventory

The following descriptions list the current primary access facilities and supporting access facilities at the Port. Facilities are presented by Planning Sub-Area location. The main access facility is Avila Beach Drive, which is the only vehicle route to the Port and connects the Port properties, extending from Harford Landing to Avila Beach. The roadway is also the primary pedestrian and bicycle connections between these areas. Each individual Planning Sub-Area includes various primary and supportive access facilities to serve the public needs to boats, the beaches, and to connect Port properties. (See Coastal Access Plan—Primary Facilities, Figure 19)

Road -- Avila Beach Drive

The only vehicular access to the Port is along Avila Beach Drive, which is controlled by the County of San Luis Obispo. This arterial also serves as the primary access route for the power plant at Diablo Canyon. As such, it is a critically important access road, extending from Highway 101 to the entrance to the Port near the Diablo Canyon Road intersection. Avila Beach Drive is also a crucial link for continuous, safe, and convenient bicycle and pedestrian connections to Port San Luis. The segment of road encompassed within the Port San Luis Planning Area extends for over one mile between San Luis Obispo Creek Bridge and Harford Pier.



Open Water Planning Sub-Area

Primary Water Access

- Recreational Moorings
- Commercial Moorings
- Transient / Guest Moorings

Access Support

- Parking (Harford Landing, Avila Parking Lot, Avila Beach Drive)

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Harford Pier Planning Sub-Area

Primary Water Access

- Public Hoists (4)
- Private Hoists (2)
- Public Landings (3)
- Private Landings (1)
- Sport Fishing Access
- Water Tours
- Skiff Tie Ups
- Skiff Racks

Access Support

- Work Dock
- Bilge & Sewer Pumpout
- Bait & Tackle
- Solid Waste Collection
- Recycled Oil Container
- Diesel Fuel Facilities
- Parking (Pier & Landing)
- Fish Cleaning Station
- Ice House

Other Access

- Open Pier / Viewing
- Pier Overlook
- Parking (Pier & Landing)

Access Support

- Restaurants
- Restrooms
- Benches

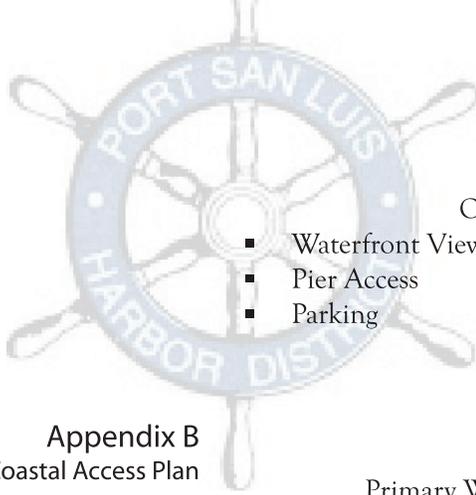
Harford Landing Planning Sub-Area

Primary Water Access

- Trailer Boat Launch
- Mobile Boat Launch
- Water Taxi Service
- Pier Access
- Trailer Boat Parking
- Parking (standard)
- Scuba Launch

Access Support

- Boat Repair Yard
- Boat Wash-down Area
- Hazardous Waste Collection
- Solid Waste Collection
- Showers / Restrooms
- Marine Supply
- Trailer Boat Storage (Harbor Terrace)
- Gear Storage (Harbor Terrace)
- Gas Fuel Dock



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Other Access

- Waterfront Viewing
- Pier Access
- Parking

Access Support

- Restaurant
- Restrooms
- Benches / Picnic Tables
- Tram Stop

Beach & Bluffs Planning Sub-Area

Primary Water /Beach Access

- Small Boat Launch
- Beach Stairs
- Handicap Ramp
- Parking (Avila Beach Drive)

Access Support

- Restrooms
- Lifeguard Station

Lighthouse Planning Sub-Area

Primary Access

- Pecho Coast Trail
- Lighthouse Driveway
- Lighthouse Beach

Access Support

- Parking (Bluffs/Avila Beach Drive)
- East Parking Lot
- Picnic Tables
- Museum
- Docent-program

Avila Beach Planning Sub-Area

Primary Water Access (Pier)

- Public Hoists (1)
- Public Hoists (1)
- Public Landings (1)
- Open Pier Fishing
- Skiff Storage (Wet-50 l.f.)

Access Support

- Parking (Avila Lot)
- Fish Cleaning Station
- Bait & Tackle

Primary Access (Beach)

- Stairways
- Handicap Ramps
- Pier Access
- Swimming Area

Access Support

- Parking (Avila Lot)
- Lifeguard Towers
- Lifeguard Headquarters
- Public Restrooms
- Beach Showers
- Observation Decks
- Picnic/BBQ Area
- Children's Play Area
- Stepped Seating Area
- Volleyball Area