



# Harford Pier Site Plan

## Scope of Work

**1.1 Project Title:** Harford Pier Site Plan

**Organization:** Port San Luis Harbor District

**Contact:** Andrea Lueker/Harbor Manager, Chris Munson/Facilities Manager

**Project Location:** P.O. Box 249 (3950 Avila Beach Drive), Avila Beach, CA 93424

**Type of Agency:** Special District

**1.2 Port Master Plan History:** The 2003 Port San Luis Harbor District Port Master Plan (revised to reflect the Coastal Commission and County modifications from the LCP Amendment update approved by the Coastal Commission in November 2007 and updated into the County LCP in 2007) was created to continue the longstanding tradition of stewardship by the Harbor District for the use and development of the land and water areas under its jurisdiction. The Master Plan meets public obligations for the administration of these areas as mandated by the State Tidelands Grant and the California Coastal Act of 1976. A comprehensive update of the 1984 Port Master Plan (revised 1994) was necessary to provide current information about the issues surrounding the use and development at the Port. The Harbor District has discussed the need to update the current 2004/2007 Port Master Plan but is waiting until the completion of the Harbor Terrace Project, expected in 2020. Prior to the Master Plan Update, the Harbor District is interested in pursuing a Site Plan for the Harford Pier to more strategically indicate the development options on that important piece of Harbor District Infrastructure.

**1.3 Current Direction for Harford Pier Re-Development:** Over the past several years, the Board of Commissioners has provided direction on several projects on Harford Pier, and District staff is in varying levels of progress/completion with those projects, which include:

**1.31 – Fish Market Relocation** – Relocation of a fish market from the west side of the Harford Pier terminus to the east side, cold storage area. The lease for this project has been approved and relocation planning is in progress.

**1.32 – Sportfishing Lease Site** – District staff is preparing a request for proposals for a Sportfishing Lease site. The site has been moved approximately 150 feet to the south on Pod 1 of the Harford Pier.

**1.33 – Restaurant Lease Site** – District staff has distributed marketing material and are working on the preparation of an RFP for a restaurant lease on the east side of the Harford Pier terminus, which will replace the existing restaurant lease site on the west side of the Harford Pier terminus.

The preparation of the Site Plan should acknowledge that the above three projects will move forward and will be completed.

- 1.4 Site Plan Project Description:** While the Port Master Plan provides general guidance for the Harford Pier, the Board of Commissioners and stakeholders are interested in providing a more specific site plan for the pier that will guide future redevelopment. As a result, the Board is interested in a public process that will include a review of the pertinent documents (i.e., Port Master Plan, previous Harford Pier Planning documents, etc.), analyze those documents along with the existing Harford Pier uses, develop and assess options through a variety of techniques including stakeholder outreach and surveys, which will all result in a site plan for the Harford Pier. The end product should answer the question of “What Will the Harford Pier Look Like in the Future?”
- 1.5 Consultant Selection Process:** The approved Scope of Work will be distributed to local firms. Proposals received will be evaluated by a sub-committee; top firms may be asked to provide a presentation to the Board of Commissioners, who will make a final decision.
- 1.6 Timeline of Project:**
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|--------------------------------|-------------|
| Solicitation of Proposals      | Fall 2019   |
| Evaluation of Proposals        | Winter 2019 |
| Proposal Approved by Board     | Winter 2019 |
| Stakeholder Meetings/Workshops | Spring 2020 |
| Site Plan Approved             | Summer 2020 |
- 1.7 Documents to Review in Preparation of Submitting a Proposal:**
- Port San Luis Master Plan- <https://www.portsanluis.com/2149/Master-Plan>
  - Quarterly Harford Pier Report – [www.portsanluis.com](http://www.portsanluis.com), posted in Agendas & Minutes in January, April, July, and October of each year.
  - Harford Pier and Land Area Site Planning Study, November 1993.
- 1.8 Funding:** The Board of Commissioners has allocated up to \$50,000 to complete this project.