MINUTE ITEM 10/25/73
RGN

16. HARBOR CONSTRUCTION DREDGING PERMIT PILLAR POINT HARBOR (HALF MOON BAY), SAN MATEO COUNTY; SAN MATEO COUNTY HARBOR DISTRICT - W 9461, PRC 4822.9.

During consideration of Calendar Item 15 attached, the Executive Officer read into the record telephone calls and telegrams that had been received regarding the project, some relating to the financing, some asking that the Commission deny the request, and others asking that action be postponed until a later meeting.

Messrs. James Dennis, Attorney for the San Mateo County Harbor District, and Larry Thomas, San Mateo County Harbor District, appeared to call attention to the time lag caused by the required environmental impact statements, and to point out the urgent need for this harbor of refuge. They submitted data on the financing; i.e., a total of approximately $6 million, with a loan agreement for $4.6 million having been entered into, of which $3.8 million has been committed to date. Two encroachment permits are still needed, one from the State and one from the County, after which the District will appear before the appropriate Coastal Zone Commission. However, it is believed that the project should qualify under the "Grandfather" clause. Environmental reports have been circulated to 27 agencies, and have been generally accepted. The project is not within the jurisdiction of the San Francisco Bay Conservation and Development Commission. The District has proposed 1,000 boat slips, but this is based on need, to be accomplished in increments, starting with 500. The required breakwaters were constructed some time ago by the Corps of Engineers. When the various permits mentioned above have been obtained, the District can then go to the Corps of Engineers for the necessary permit to construct in navigable waters.

There were no appearances from the audience in opposition to the project, the only objections being those read into the record by the Executive Officer as noted above.

Attention was called by the Commission to the fact that the application to State Lands has been under consideration since August of 1971, which has allowed interested parties an extremely long time to study all aspects of the project, and that there is a definite need in the area for a harbor of refuge inasmuch as the contemplated harbor at Bolinas has been permanently sealed off.

Upon motion duly made and carried, the following resolution was adopted unanimously:

THE COMMISSION:

1. DETERMINES THAT AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED COVERING THIS PROJECT AND CERTIFIED BY THE SAN MATEO COUNTY HARBOR DISTRICT IN FEBRUARY 1972.

2. CONSIDERS THE ENVIRONMENTAL IMPACT REPORT REFERRED TO IN NO. 1 ABOVE.

3. DETERMINES THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; HOWEVER, THE SOCIAL AND ECONOMIC ADVANTAGES OF THE PROJECT FAR OUTWEIGH THE DISADVANTAGES.

4. AUTHORIZES THE ISSUANCE TO THE SAN MATEO COUNTY HARBOR DISTRICT OF A PERMIT TO DREDGE 157,000 CUBIC YARDS OF MATERIAL FROM THE AREA OF GRANTED TIDELANDS IN PILLAR POINT HARBOR, IN HALF MOON BAY, DESCRIBED IN EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF; FOR USE IN THE CONSTRUCTION OF A MARINA, PROVIDING ALL SUCH DREDGING AND USE OF THE DREDGED MATERIAL IS CONDUCTED IN ACCORDANCE WITH ENVIRONMENTAL IMPACT REPORT SCH NO. 72030616; SUCH PERMISSION TO BE SUBJECT TO THE ISSUANCE AND REQUIREMENTS OF PENDING PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS, AND THE CENTRAL COAST REGIONAL COASTAL ZONE CONSERVATION COMMISSION, THE EFFECTIVE PERIOD OF THE PERMIT SHALL BE CONCURRENT WITH THE PENDING OF THE UNITED STATES ARMY CORPS OF ENGINEERS PERMIT.

Attachment:
Calendar Item 15 (4 pages)

CALENDAR ITEM

10/73
RGN
W 9461

15.

HARBOR CONSTRUCTION DREDGING PERMIT

APPLICANT: San Mateo County Harbor District.

PROJECT: Dredge (hydraulic) 45 acres (153,000 c.y.) of State mineral-interest tidelands (described in Exhibit "A" attached) for construction of a small-craft marina; all dredged material to be dewatered in uplands diked settling basins then brought back to site for use in construction of the marina.

LOCATION: Pillar Point Harbor (Half Moon Bay), San Mateo County.

OWNERSHIP: All dredging and filling to be conducted within the tideland grant to San Mateo County Harbor District, Chapter 68, Statutes of 1960; minerals reserved to State. Uplands adjacent to harbor are owned by the District.

STATE CONSIDERATION:
Public benefit and recreational improvement.

OTHER PERTINENT INFORMATION:

1. At the present time, Pillar Point Harbor consists of approximately 1,000 acres of protected water, a concrete launching ramp, and two small fishing piers. The protection is afforded by a 6,000± foot rock breakwater with a single, overlapping entrance gate.

2. The Corps of Engineers constructed the breakwater, originally open-gate, in 1959-61. In 1968, due to the excess wave energy admitted, a gate overlap was constructed. Although the breakwater was federally financed, the Harbor District contributed about $200,000 toward the $7,000,000 total costs.

3. The proposed project is a 1,000 boat small-craft marina to be located in the east end of Pillar Point Harbor. The facility will be a 23-acre basin dredged to minus 12 feet, surrounded by a 250-foot wide, continuous (except for a 100-foot wide entrance opening) earthen mole. There will also be an adjacent 10-acre deep basin for large boat launching. The entire project will cover some 245 acres of tidelands and will include boat repair yards, a motel, two or three restaurants, a small shopping center and facilities for a Coast Guard office.

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4. The State Water Resources Control Board has certified the work (Certificate No. 72-22) and the United States Environmental Protection Agency has approved the work by letter of March 9, 1973. Required permits will also have been issued by the Army Corps of Engineers and the Central Coast Regional Coastal Zone Conservation Commission or will be made a requirement for the proposed dredging permit to be effective.

5. Pursuant to Chapter 68, Statutes of 1960, the subject lands were granted to the San Mateo County Harbor District for the purposes of establishing a harbor and related facilities. The proposed permit is for furtherance of said grant.

6. In accordance with the requirements of the California Environmental Quality Act (CEQA), the San Mateo County Harbor District, as lead agency, prepared an Environmental Impact Report covering the proposed project. The report was circulated through the Office of Intergovernmental Management, State Clearinghouse (SCH No. 72030616), and based on the comments received, supplemental reports were prepared and circulated. Although the finding of the Harbor District was that there would be a significant effect on the environment, it was determined that because of significant social and economic advantages the project should be continued.

   The final report has been reviewed by the staff and found to adequately discuss all of the environmental aspects of the proposed project.

EXHIBITS: A. Land Description. B. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED COVERING THIS PROJECT AND CERTIFIED BY THE SAN MATEO COUNTY HARBOR DISTRICT IN FEBRUARY 1972.

2. CONSIDER THE ENVIRONMENTAL IMPACT REPORT REFERRED TO IN NO. 1 ABOVE.

3. DETERMINE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; HOWEVER, THE SOCIAL AND ECONOMIC ADVANTAGES OF THE PROJECT FAR OUTWEIGH THE DISADVANTAGES.

4. AUTHORIZE THE ISSUANCE TO THE SAN MATEO COUNTY HARBOR DISTRICT OF A PERMIT TO DREDGE 153,000 CUBIC YARDS OF MATERIAL FROM THE AREA OF GRANTED TIDELANDS IN PILLAR POINT HARBOR, IN HALF MOON BAY, DESCRIBED IN EXHIBIT "A"

ATTACHED AND BY REFERENCE MADE A PART HEREOF; FOR USE IN THE CONSTRUCTION OF A MARINA, PROVIDING ALL SUCH DREDGING AND USE OF THE DREDGED MATERIAL IS CONDUCTED IN ACCORDANCE WITH ENVIRONMENTAL IMPACT REPORT SCH NO. 72030616; SUCH PERMISSION TO BE SUBJECT TO THE ISSUANCE AND REQUIREMENTS OF PENDING PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS, AND THE CENTRAL COAST REGIONAL COASTAL ZONE CONSERVATION COMMISSION, THE EFFECTIVE PERIOD OF THE PERMIT SHALL BE CONCURRENT WITH THE PENDING OF THE UNITED STATES ARMY CORPS OF ENGINEERS PERMIT.

Attachment: Exhibit "A"

EXHIBIT "A"

W 9461

A parcel of tide and submerged land lying in Half Moon Bay, San Mateo County, State of California, more particularly described as follows:

COMMENCING at a California State Lands Commission station point "Princeton 1951", a brass cap in concrete, located on the south side of Capistrano Road, approximately 800 feet southwesterly of State Highway 1, shown on the Record of Survey Map recorded in Volume 4 LLS, pages 108-111, inclusive, in the County Recorder's Office of the County of San Mateo; thence S 86° 57' 12" E, 68.49 feet; to the ordinary high water mark as shown on said map; thence along said ordinary high water mark the following courses:

1. N 76° 15' 49" E, 92.65 feet; thence
2. S 49° 49' 15" E, 58.90 feet; thence
3. N 76° 22' 23" E, 67.91 feet; thence
4. S 82° 58' 38" E, 139.04 feet; thence
5. S 79° 41' 43" E, 122.98 feet; thence

leaving said ordinary high water mark S 7° 10' 17" W, 223.37 feet to the TRUE POINT OF BEGINNING; thence

6. N 61° 34' 49" E, 148.26 feet; thence
7. S 71° 22' 20" E, 1155.00 feet; thence
8. S 18° 37' 40" W, 931.89 feet; thence
9. West 1753.86 feet; thence
10. North 383.18 feet; thence
11. West 77.00 feet; thence
12. S 45° 19' 25" W, 125.16 feet; thence
13. South 129.00 feet; thence
14. S 20° 29' 58" E, 237.00 feet; thence
15. S 62° 11' 43" E, 289.41 feet; thence
16. East 1290.00 feet; thence
17. S 59° 41' 19" E, 150.58 feet; thence
18. S 29° 17' 3" E, 169.68 feet; thence
19. N 42° 34' 20" E, 283.80 feet; thence
20. N 18° 23' 45" E, 928.44 feet; thence
21. N 89° 24' 55" E, 98.01 feet; thence
22. S 57° 46' 16" E, 108.75 feet; thence
23. S 71° 22' 20" E, 410.46 feet; thence
24. S 18° 37' 40" W, 270.00 feet; thence
25. N 83° 2' 23" W, 283.31 feet; thence
26. S 18° 37' 40" W, 275.44 feet; thence
27. S 81° 37' 46" W, 130.39 feet; thence
28. S 18° 37' 40" W, 210.62 feet; thence
29. S 65° 33' 21" E, 72.49 feet; thence
30. S 39° 38' 39" E, 90.90 feet; thence

EXHIBIT "A" (CONT'D)

31.	S 56° 4' 45" W,	482.03 feet;	thence
32.	N 11° 25' 37" E,	191.80 feet;	thence
33.	S 52° 52' 43" W,	273.40 feet;	thence
34.	N 28° 37' 47" W,	235.84 feet;	thence
35.	N 64° 55' 22" W,	172.24 feet;	thence
36.	West	1280.00 feet;	thence
37.	N 64° 26' 24" W,	203.96 feet;	thence
38.	N 38° 28' 19" W,	143.05 feet;	thence
39.	N 21° 51' 15" W,	201.48 feet;	thence
40.	North	261.00 feet;	thence
41.	N 48° 25' 42" E,	153.72 feet;	thence
42.	East	164.00 feet;	thence
43.	S 56° 18' 35" E,	79.32 feet;	thence
44.	South	338.00 feet;	thence
45.	East	1601.00 feet;	thence
46.	N 19° 0' 34" E,	346.91 feet;	thence
47.	N 62° 52' 30" W,	1052.79 feet;	thence
48.	S 67° 49' 30" W,	455.71 feet;	thence
49.	N 79° 38' 27" W,	283.62 feet;	thence
50.	S 10° 16' 48" W,	207.32 feet;	thence
51.	West	210.00 feet;	thence
52.	N 67° 24' 2" W,	213.39 feet;	thence
53.	N 28° 7' 10" W,	214.29 feet;	thence
54.	N 1° 50' 51" E,	186.09 feet;	thence
55.	N 12° 57' 10" E,	102.61 feet;	thence
56.	N 35° 20' 53" E,	210.87 feet;	thence
57.	S 80° 11' 38" E,	82.20 feet;	thence
58.	S 28° 39' 25" W,	294.02 feet;	thence
59.	South	175.00 feet;	thence
60.	S 26° 46' 58" E,	117.61 feet;	thence
61.	S 62° 3' 46" E,	149.41 feet;	thence
62.	S 82° 31' 21" E,	161.37 feet;	thence
63.	N 10° 21' 14" E,	115.91 feet;	thence
64.	N 79° 28' 19" W,	229.87 feet;	thence
65.	N 10° 54' 18" E,	333.01 feet;	thence
66.	S 78° 25' 48" E,	259.27 feet;	thence
67.	N 10° 50' 25" E,	95.70 feet;	thence
68.	S 80° 32' 15" E,	176.40 feet;	thence
69.	N 10° 32' 21" E,	87.48 feet;	thence
70.	S 78° 56' 16" E,	453.43 feet;	thence
71.	N 26° 23' 6" E,	32.86 feet to the true point of beginning.	

The basis of bearings and distances referred to in the above description is the California Coordinate System, Zone 3.

END OF DESCRIPTION