

MINUTE ITEM

3/79
De La Cruz
W 21813
PRC 1956

21. ASSIGNMENT AND AMENDMENT OF PERMIT PRC 1956.9

This item was pulled prior to the meeting.

Attachment:
Calendar Item 21.

CALENDAR ITEM

21.

3/79
W 21813
De La Cruz

ASSIGNMENT AND AMENDMENT OF
PERMIT PRC 1956.9

ASSIGNOR: Mario J. Macki
Shelter Cove
Whitehorn, California 95489

ASSIGNEE: Humboldt Bay, Harbor, Recreation and
Conservation District
P. O. Box 134
Eureka, California 95501

ORIGINAL PERMIT

AREA, TYPE LAND AND LOCATION:
A 0.10 acre parcel of tide and submerged
land in the Pacific Ocean at Shelter Cove,
Humboldt County.

LAND USE: Construction and maintenance of a rock
mound breakwater.

TERMS: Unspecified term beginning July 15, 1957.

AMENDED PERMIT

AREA, TYPE LAND AND LOCATION:
A 1670 acre parcel of tide and submerged
land in the Pacific Ocean at Shelter Cove,
Humboldt County.

LAND USE: Construction and maintenance of a small
craft launching facility; establishment
and maintenance of a mooring area; improvement
and maintenance of an existing rock mound
breakwater; removal of rock from the intertidal
zone in front of Dead Man's Gulch for the
purpose of improving the existing break-
water.

TERMS: Initial period: 25 years from March 29,
1979.

Consideration: Public use and benefit

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with the State reserving the right to set a monetary rental if the Commission finds that such action is in the State's best interest.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is permittee of upland.

Processing fees have been received.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 & 2.

B. Cal. Adm. Code: Title 2, Div. 3.

OTHER PERTINENT INFORMATION:

1. The annual rental value of the site is estimated to be \$80,000.
2. Mr. Machi has had a protective structure permit with the State Lands Commission since 1957, however, initial construction of the breakwater took place in 1974. Mr. Machi, at that time, had received all approvals from State, federal and local agencies. The breakwater project, as authorized in 1974, has not been completed.
3. The 1974 Coastal Permit (A-202-74) approved by the Regional Coastal Commission was for the construction of the breakwater using rock from the reef of Dead Man's Gulch from an elevation of low water or above. The Regional Commission's decision was appealed by project opponents who were concerned about the effect of the project on surfing and access. The State Coastal Commission upheld the Regional Commission's decision and granted the permit for the breakwater and rock borrow area. Since the development project allowed in Permit A-202-74 has not been completed, the 1974 Coastal permit is still valid and can be assigned to the Humboldt Bay, Harbor, Recreation and Conservation District.

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4. The District's present project involves the breakwater that was the subject of Permit A-202-74 as well as improvements of an existing dirt launching ramp and construction of support facilities on the adjacent uplands. The project was approved by the Regional Coastal Commission with the condition that the Harbor District obtain rock to improve the breakwater from the area above the mean higher high water line and from the beach and reef at Dead Man's Gulch.
5. The Regional Commission's decision was again appealed on the issue of the effect of the project on surfing. The State Coastal Commission has upheld the Regional Commission decision and the Harbor District does have a Coastal Commission permit for the project.
6. The Harbor District has requested that Mr. Machi's State Lands Commission Permit for the maintenance of the breakwater be assigned to the District. Also, the Harbor District does plan on obtaining an assignment of Mr. Machi's Coastal Permit (A-202-74) in order to obtain a sufficient amount of rock to improve the breakwater to provide for safer launching and retrieval of small boats in Shelter Cove.
7. The Harbor District's application to the State Lands Commission includes the construction of a paved launching ramp; improvements to the breakwater and removal of rock from the intertidal area in front of Dead Man's Gulch and a lease of the tide and submerged lands in Shelter Cove which will enable the Harbor District to work-up a mooring and anchoring plan which will include protection for environmentally sensitive area within the Shelter Cove area.
8. The present system of mooring buoys and anchoring of boats in Shelter Cove is being conducted with no controls.

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This includes the placing of engine blocks, etc. as means of anchoring the mooring buoys. The incorporation of the tide and submerged lands into the amended permit will allow the Harbor District to control and monitor the placement of mooring buoys.

9. The United States Coast Guard and the United States Army Corps of Engineers have expressed their concerns over the indiscriminate manner in which the mooring buoys have been placed. They have suggested to the Harbor District that once the mooring buoys come under the supervision of the Harbor District, Shelter Cove can be designated, at the request of the Harbor District, as a "Special Anchorage Area".
10. Original permit is being amended to reflect:
 - A. New permittee.
 - B. Additional land uses.
 - C. Revised description.
 - D. Conversion of a protective structure permit to a public agency permit.
 - E. Generally to bring the permit format into current leasing policy.
11. A negative declaration was prepared by the Humboldt Bay, Harbor, Recreation and Conservation District, pursuant to CEQA and implementing regulations.

A notice of determination has been received.
12. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 6370.1, and is classified in a use category, Class A, which authorizes Restricted Use.

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Staff has coordinated this project with those agencies and organizations who nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

13. This project is consistent with Art. 6.5 because it will protect and upgrade the commercial fishing and recreational boating industry; and provide coastal access.

APPROVALS OBTAINED:

North Coast Regional Commission.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description. B. Location Map.
C. Negative Declaration.
D. Notice of Determination.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS NOT BEEN PREPARED FOR THIS PROJECT BUT THAT A NEGATIVE DECLARATION HAS BEEN PREPARED BY THE HUMBOLDT BAY, HARBOR, RECREATION AND CONSERVATION DISTRICT, ON MAY 19, 1977.
2. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5 OF TITLE 2 OF THE CAL. ADM. CODE.
3. FIND THAT APPROVAL OF THE ASSIGNMENT AND AMENDMENT OF PRC 1956.9 WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
4. APPROVE THE ASSIGNMENT OF PRC 1956.9 FROM MARIO J. MACHI TO THE HUMBOLDT BAY, HARBOR, RECREATION AND CONSERVATION DISTRICT EFFECTIVE MARCH 29, 1979.
5. APPROVE THE AMENDMENT OF PRC 1956.9 TO CONVERT A PROTECTIVE STRUCTURE PERMIT TO A 25-YEAR PUBLIC AGENCY PERMIT TO THE HUMBOLDT BAY, HARBOR, RECREATION AND CONSERVATION DISTRICT FROM MARCH 29, 1979; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST;

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FOR THE CONSTRUCTION AND MAINTENANCE OF A SMALL CRAFT
LAUNCHING FACILITIES; ESTABLISHMENT OF A MOORING AREA;
IMPROVEMENT AND MAINTENANCE OF A ROCK MOUND BREAKWATER;
REMOVAL OF ROCK FROM THE INTERTIDAL ZONE IN FRONT OF
DEAD MAN'S GULCH ON THE LANDS DESCRIBED ON EXHIBIT "A"
ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"

LAND DESCRIPTION

W 21813

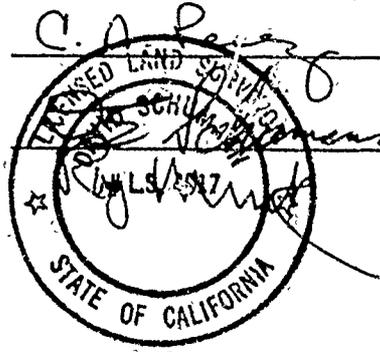
A parcel of tide and submerged land lying in the Pacific Ocean, situated in T5S, R1E, HM, Humboldt County, State of California, more particularly described as follows:

COMMENCING at the section corner common to Sections 9, 10, 15, and 16; thence S 20° 04' 26" W 4,312 feet to the ordinary high water mark at the southern tip of Point Delgado, said point being the POINT OF BEGINNING of this parcel; thence from said point of beginning south 7,000 feet to the County line separating Humboldt and Mendocino Counties; thence east along said County line 13,300 feet to the ordinary high water mark of the Pacific Ocean; thence northwesterly along said ordinary high water mark 14,000 feet to the point of beginning.

EXCEPTING THEREFROM a strip of tideland of variable width, in the Pacific Ocean; bounded on the northeast by the ordinary high water mark; bounded on the south by the Humboldt County line; bounded on the southwest by the ordinary low water mark; bounded on the north by the westerly extension of the north line of Section 23, T5S, R1E, HM.

END OF DESCRIPTION

Prepared C. A. Paine Checked Jack Geary
Reviewed [Signature] Date February 1, 1979



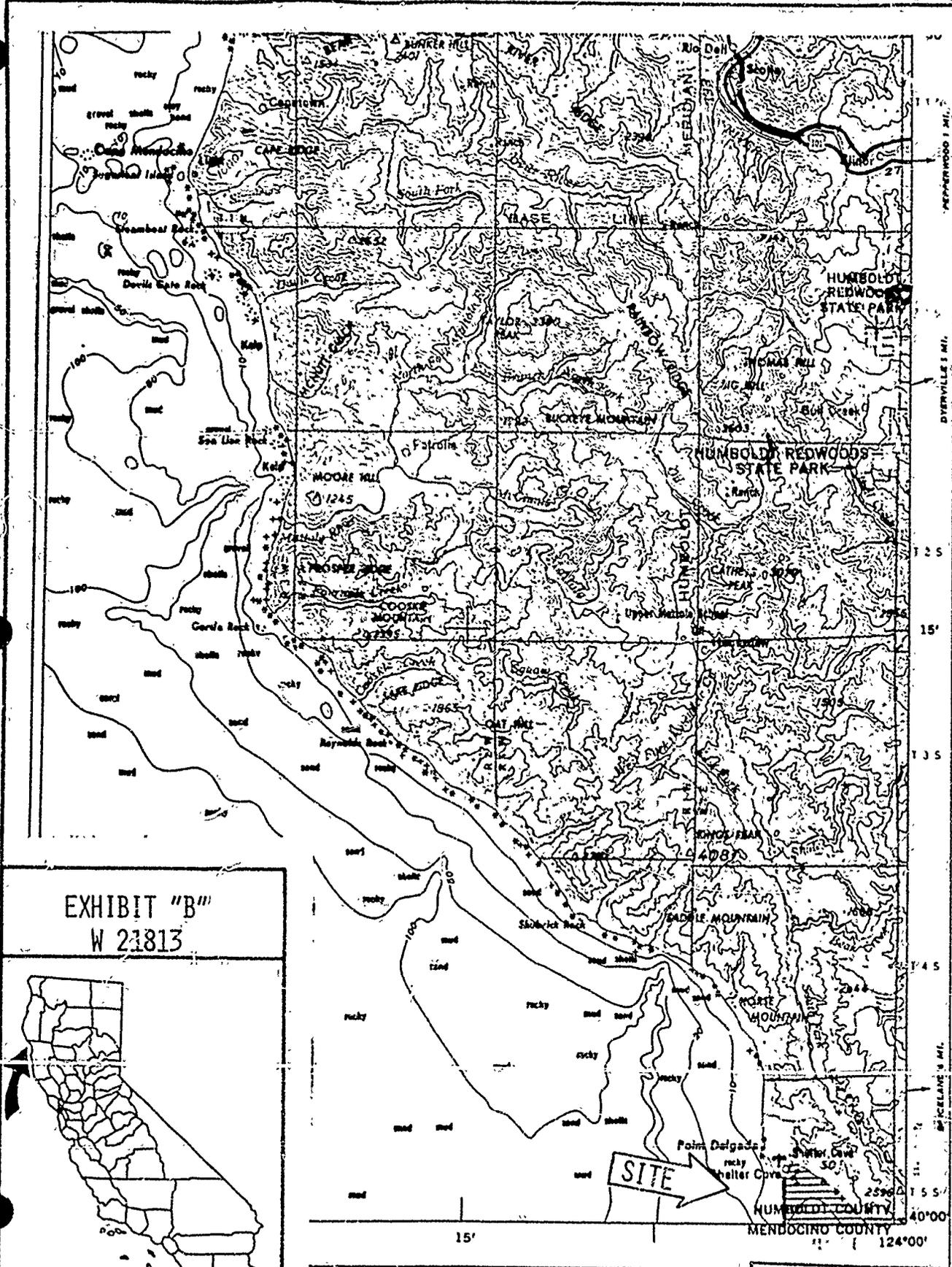


EXHIBIT "B"
W 21813



SITE

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HUMBOLDT BAY HARBOR,
RECREATION AND CONSERVATION DISTRICT

EXHIBIT "C"

54

NEGATIVE DECLARATION

Project: To improve small craft launching facilities at Shelter Cove, California.

Applicant: Humboldt Bay Harbor, Recreation and Conservation District
Post Office Box 134
Eureka, California 95501.

Property Owner: Humboldt Bay Harbor, Recreation and Conservation District
Bureau of Land Management

Location: On the Pacific Coast approximately twenty-three (23) miles west of Highway 101 at Garberville.

Project Description: To acquire a public right of way across private property creating free public access to ocean boat launching facilities, to widen the existing launch ramp access removing material and moving the bluff face back up to five feet above the ramp access creating better drainage and stabilizing the area, paving the launch ramp access and turn around area, stabilizing the bluff face below the launch ramp access to eliminate erosion, to improve the wave energy dissipator utilizing local rock from the intertidal area in front of Dead Mans Gulch, and to provide free public day use parking for 24 automobile/trailer combinations, 12 single spaces, public restrooms and picnic facilities.

Project Purpose: To increase public safety while launching small craft at Shelter Cove, to ease free public access to the Shelter Cove beach area and to install needed sanitary facilities.

General Site Description: Shelter Cove lies under the south face of Point Delgada and affords fair shelter in northwest weather but is exposed and dangerous with south and west storms. An occasional swell runs in the cove. Point Delgada is backed by steep mountains covered with brush and trees. Though Shelter Cove is state tidelands, there is no control of mooring, anchoring or discharges.

A hard packed sandy beach stretches south to Dead Mans Gulch approximately .4 of a mile with a rocky beach continuing .25 miles to the northerly Point No Pass. There is very little area at high tide where public use facilities could be developed.

A paved, two lane county road connects Shelter Cove to Highway 101 at Garberville.

Boat launching facilities at this time are primitive. A dirt ramp connects the paved county road to the bluff and then down to the beach. This is across private property and a charge for the crossing is made. The ramp from the top of the bluff to the beach is steep, unpaved and is carved from sandstone. Traction, even in dry weather, is difficult for many vehicles.

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The Federal Government estimated in 1974 that there were approximately 11,000 boat launchings per year utilizing these primitive facilities. The owner of the private property documented 6,000 launchings during the summer of 1976. In the immediate vicinity of the bluff top are a seasonal restaurant, an r.v. park, and an eight unit motel and 1.9 acres belonging to BLM for beach access and recreational purposes.

The Pacific Ocean in the immediate area of Shelter Cove is very productive with bottom fish and salmon creating a demand for access and launching.

Shelter Cove is the only refuge between Fort Bragg 44 miles to the south and Humboldt Bay 60 miles to the north and there are no other known ocean launching ramps in this stretch.

Basis for a Negative Declaration

1. The proposed project will lead to a change of the ambient noise level only during construction.
2. The project will have no known effect to the area respective to historic, cultural or natural effects, for the project is designed to improve existing facilities and usage. The only new feature will be the public restroom.
3. There will be no significant visual effect, the aesthetics of the area will be enhanced by the improvement of existing facilities.
4. The work will enhance a recreational area.
5. The activity will not alter the pattern or behavior of non-human species except during the short term of construction. The rock to be used from the Dead Mans Gulch area does not act as substrata for either algae or animal life.
6. There are no known important breeding, nesting or feeding areas in the vicinity of the proposed project that would be interfered with. The sterile rock from the Dead Mans Creek area will be moved to the wave energy dissipator as other rock has been before creating a productive habitat.
7. The project will not lead to a significant change in air or water quality.
8. The project will not disturb the ecological balance of the area, as the area is already impacted.
9. The project will have no effect on any public water supply source, treatment facility or distribution system.
10. The project will not be detrimental to the quality of human environment, the opposite, it should increase the safe usage of the launching facilities.

REVIEW: This Negative Declaration was reviewed by the Board of Commissioners of the Humboldt Bay Harbor, Recreation and Conservation District at its regular meeting of _____ and found to be:

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Adequate X

Inadequate _____

Robert E. Davenport

ROBERT E. DAVENPORT, President,
Board of Commissioners

Date: March 10, 1977

HARBOR, RECREATION, AND CONSERVATION DISTRICT
(707) 443-0801
P. O. Box 134
Eureka, California 95501



2nd Division
3rd Division
J. A. Gast
4th Division
H. N. Christensen
5th Division
R. L. Rudenhof

NOTICE OF DETERMINATION

TO: Secretary for Resources
1416 Ninth Street, Rm. 1311
Sacramento, CA 95814

County Clerk
County of Humboldt
825 Fifth Street
Eureka, CA 95814

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title
Shelter Cove Improvement of Small Craft Launching Facilities
State Clearinghouse Number (If submitted to State Clearinghouse)
SCH Number 77062142
Contact Person Mr. Jack Alderson Telephone Number 443-0801 (707)
Project Location
Shelter Cove, California

Project Description
To improve boat launching facilities by providing public access to beach, providing a paved access to the beach launch area, providing public restrooms and parking.

This is to advise that the Humboldt Bay Harbor, Recreation and Conservation District has made the following determinations regarding the above described project:

- The project has been approved disapproved by the Humboldt Bay Harbor, Recreation & Conservation District.
- The project will will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

Date Received for Filing _____

[Signature]
President, Board of Commissioners

Enclosure 3

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