MINUTE ITEM

This Calendar Item No. 21 was approved as Minute Item No. 21 by the State Lands Commission by a vote of 3 to 0 at its 4-7-81 meeting.

CALENDAR ITEM

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CONSIDERATION OF 5-YEAR UTILIZATION REPORT
FOR GRANTED LANDS, CITY OF SAN MATEO, SAN MATEO COUNTY

TRUSTEE: City of San Mateo
330 W 20th Avenue
San Mateo, California 94403

LOCATION: Salt marsh, tide and submerged lands granted in trust to the City of San Mateo, in San Mateo County, 19 miles south of San Francisco.

BACKGROUND: Chapter 245, Statutes of 1933, as amended by Chapter 1099, Statutes of 1976, granted to the City of San Mateo all the State's interest in salt marsh, tide and submerged lands, whether filled or unfilled, excepting those lands legislatively granted to San Mateo County in 1965. Section 8 of the 1976 amendments required that on or before September 30, 1980, (and every fifth year thereafter) the City report to the State Lands Commission specific details on how the lands were utilized in the preceding 5-year period. The Commission is required to report to the Legislature unreasonable delay or failure by the City to improve, restore, preserve or maintain the lands consistent with its general use proposal.

A 27-page use proposal for the granted lands was completed in December 1979 and, designated as the Shoreline Park Specific Plan, was approved by State Lands Commission in March 1980.

CONDUCT OF INVESTIGATION.
The first utilization report fell due only a few months after the City adopted and the State Lands Commission approved the

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City's Shoreline Plan. In September 1980, the City submitted a supplementary letter with Ordinance 1979-24, which set forth restrictions within the Shoreline District, and Ordinance 1980-5, containing a parcel description of those lands reclassified to the Shoreline District. As the City had a capital improvement program underway, the Chief Accountant's accompanying Statement of Expenditure/Revenue Sources could describe nearly $800,000 in improvements to State granted lands and adjacent lands since September 1976. The district comprises more than 800 acres. In November 1980, staff of the Commission met with members of the City Planning Department, toured and photographed the shoreline lands.

REPORT OF INVESTIGATION:

The City received its lands in trust for all the people of the State for purposes of commerce, navigation, fisheries and for other public purposes, including preservation of the lands in their natural state for scientific study, open space, wildlife habitat and for certain recreational purposes specified in the statute. Such existing facilities as San Mateo County's Coyote Point Park and Marina, which are adjacent to the City grant, are taken into account in the City's planning process.

During its first utilization period the City's expenditures on improvements were as follows:

Bayfront dike, $410,000

Dale Avenue/Mariners Island Bike Path, $50,000

Outfall line repair, $45,000

Reclaimed water line, $230,000

Third Avenue Widening, $60,000 (totals rounded off).

Revenue sources were federal revenue sharing, City and County funds, gas tax and EDA.

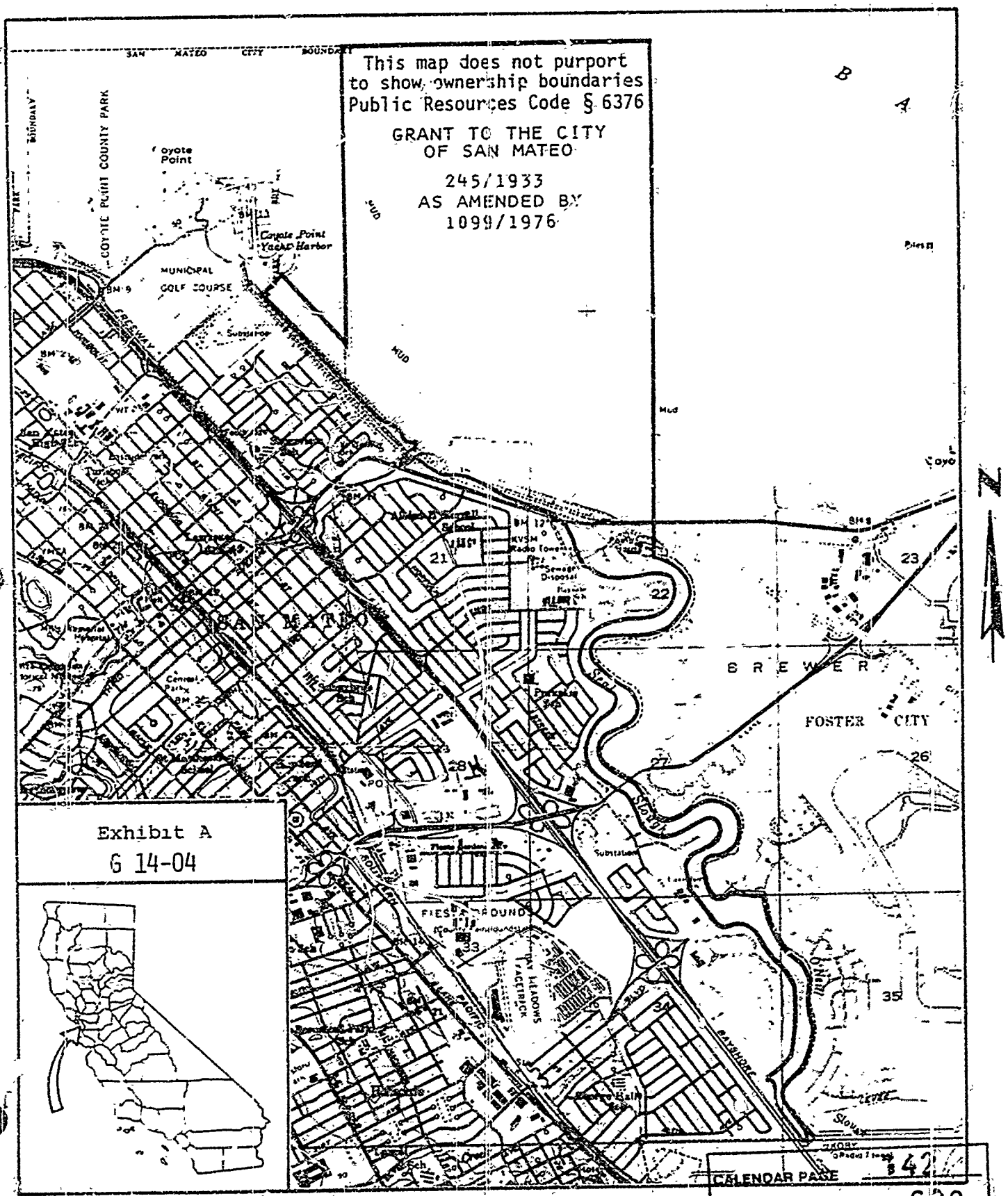
Staff also viewed the locations of future projects where the City will open waters to the bay, restore marsh, and reconstruct a bridge. Also in the future a waste disposal site at Seal Point will be turned into a park, with a restaurant and possibly a hotel. Staff raised the question whether a hotel on the granted lands could result in long-term residential use, serving a local, rather than a statewide public trust purpose. City officials said any such development would be designed compatible with a shoreline park and would serve weekend boaters and visitors rather than long-term residents. Boatels were originally considered but proved unfeasible.

In general, the physical improvements made by the City on and adjacent to the granted lands tend to aid the statewide, or at least the regional public, in their access to boating, hiking, biking and other recreation. Appropriate enforcement of the shoreline district ordinance should continue to assure that only uses compatible with the San Francisco Bay ecological system, their particular site and the granting statute are permitted.

EXHIBIT: A. Site Map.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND, FOLLOWING ITS CONSIDERATION OF THE CITY'S 5-YEAR UTILIZATION REPORT, THAT THE CITY OF SAN MATEO HAS DEMONSTRATED GOOD FAITH AND SUBSTANTIAL PROGRESS IN CARRYING OUT THE SHORELINE PARK SPECIFIC PLAN TO IMPROVE, RESTORE, PRESERVE OR MAINTAIN ITS GRANTED LANDS CONSISTENT WITH CHAPTER 245, STATUTES OF 1933, AS AMENDED BY CHAPTER 1099, STATUTES OF 1976.



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