

MINUTE ITEM

This Calendar Item No. C13  
was approved as Minute Item  
No. 13 by the State Lands  
Commission by a vote of 3  
to 0 at its 4/24/86  
meeting.

CALENDAR ITEM  
**C13**

A 9  
S 3

04/24/86  
PRC 6485  
J. Ludlow

RESCIND PRIOR APPROVAL OF PRC 6485 AND  
APPROVE GENERAL PERMIT - PROTECTIVE STRUCTURE USE

APPLICANTS: Bolinas Community Public  
Utilities District  
P. O. Box 390  
Bolinas, California 94924

Bolinas Beach and Cliff Association  
P. O. Box 406  
Bolinas, California 94924

AREA, TYPE LAND AND LOCATION:  
A 0.580-acre parcel, more or less, of tide and  
submerged land, located in Bolinas Bay, City of  
Bolinas, Marin County.

LAND USE: Groin reconstruction, dredge a maximum 20,000  
cubic yards of minerals, other than oil, gas,  
and geothermal, and beach replenishment.

TERMS OF ORIGINAL PERMIT:

Initial period: 20 years beginning  
September 14, 1983.

Consideration: No monetary consideration;  
public benefit with the State  
reserving the right at any  
time to set rental if the  
Commission finds such action  
to be in the State's interest.

TERMS OF PROPOSED PERMIT:

Initial period: 20 years beginning January 6,  
1986.

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Public Liability insurance: Combined single  
limit coverage of \$1,000,000.

CONSIDERATION: Protective structure; 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.

Royalty: No royalty shall be charged for spoils placed at the approved disposal site maintained for public use and benefit.

A royalty of \$0.25 per cubic yard shall be charged for spoils placed on private property or sold for commercial benefit.

BASIS FOR CONSIDERATION:  
Pursuant to 2 Cal. Adm. Code 2003.

APPLICANT STATUS:  
Applicant is permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:  
Filing fee and processing costs have been received.

STATUTORY AND OTHER REFERENCES:  
A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.  
B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

AB 884: 09/03/86.

BACKGROUND:

On November 21, 1983, Minute Item 5, the Commission authorized the Bolinas Community Public Utilities District (BCPUD) and the Bolinas Beach and Cliff Association to reconstruct a deteriorated groin and bulkhead at the subject property. A condition of the permit was that construction of the facilities was to be completed by September 30, 1984.

In response to Community concern over the lack of sand accumulation on Brighton Beach and bluff failures endangering existing private and public improvements, the BCPUD sponsored

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the groin and bulkhead restoration project. Cost of maintenance for the project was to be paid with local funds. Before actual construction began, the project was halted as a result of the June, 1984 Advisory Poll, in which the community rejected the proposed design. Consequently, the BCPUD Board of Directors declined to award the construction contract.

On November 5, 1985, the majority of voters in the BCPUD voted to assume financial responsibility for maintenance of the project.

OTHER PERTINENT INFORMATION:

1. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorical exempt project. The project is exempt under Class 2, Replacement or Reconstruction (groin) and Class 4, Minor Alteration to Land (dredging with spoils deposited at a site authorized by all applicable State and federal regulatory agencies, 14 Cal. Adm. Code 15304.

Authority: P.R.C. 21084 and 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905(b)).

Authority: P.R.C. 21084, 14 Cal. Adm. Code 15300, and 2 Cal. Adm. Code 2905.

2. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. but will not affect those significant lands.
3. The reduction in scope from the original project application will include:  
(1) removing the old groin; (2) building a new groin; (3) the proposed 2,940 lineal foot long rock revetment will be replaced by a 350-foot long concrete seawall located on the upland; and (4) dredging and the placement of 20,000 cubic yards of material on Brighton Beach, instead of constructing a revetment.

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4. Based on the engineering study prepared by Winsler and Kelly Consulting Engineers, the placement of the proposed groin will be parallel and approximately ten feet easterly of the existing groin. The length and height of the proposed groin approximates that of the existing groin.
5. The California Coastal Commission permit has required that each property owner on whose property the groin or seawall is located and on whose property sand is to be placed, shall irrevocably offer to dedicate to a public agency or a private association an easement for public access and recreational use along the shoreline. Such easement shall extend the full length of the project as depicted on the attached Exhibit "A". The easement shall extend seaward from the toe of the bluff to the mean high tide line.
6. Staff feels that the work proposed at this site will be of mutual benefit to both the public and the applicants. The base of the cliffs and the shoreline will have additional protection from erosion and accretion caused by waves, current, and wind. This project is being funded by Cal. Boating, the San Francisco Foundation and the Bolinas Community Public Utilities District (BCPUD).
7. The annual rental value of the site is estimated to be \$157.

APPROVALS OBTAINED:

California Coastal Commission (w/conditions)  
and United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.

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IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 AS A CATEGORICAL EXEMPT PROJECT, CLASS 2, REPLACEMENT OR RECONSTRUCTION (GROIN) AND CLASS 4, MINOR ALTERATION TO LAND (DREDGING), 14 CAL. ADM. CODE 15304 AND 2 CAL. ADM. CODE 2905(b)).
2. RESCIND PRIOR APPROVAL OF PRC 6485, AUTHORIZED BY MINUTE ITEM 5, NOVEMBER 21, 1983.
3. AUTHORIZE ISSUANCE TO BOLINAS COMMUNITY PUBLIC UTILITIES DISTRICT AND BOLINAS BEACH AND CLIFF ASSOCIATION OF A 20-YEAR GENERAL PERMIT - PROTECTIVE STRUCTURE USE BEGINNING JANUARY 6, 1986; 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; PROVISION OF PUBLIC LIABILITY INSURANCE FOR COMBINED SINGLE LIMIT COVERAGE OF \$1,000,000; FOR GROIN RECONSTRUCTION, DREDGING A MAXIMUM 20,000 CUBIC YARDS OF MATERIAL AND DISPOSAL ON THE APPROVED BEACH SITE ADJACENT TO THE GROIN ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. NO ROYALTY SHALL BE CHARGED FOR SPOILS PLACED AT THE APPROVED DISPOSAL SITE MAINTAINED FOR PUBLIC USE AND BENEFIT, A ROYALTY OF \$0.25 PER CUBIC YARD SHALL BE CHARGED FOR SPOILS PLACED ON PRIVATE PROPERTY OR SOLD FOR COMMERCIAL BENEFIT.

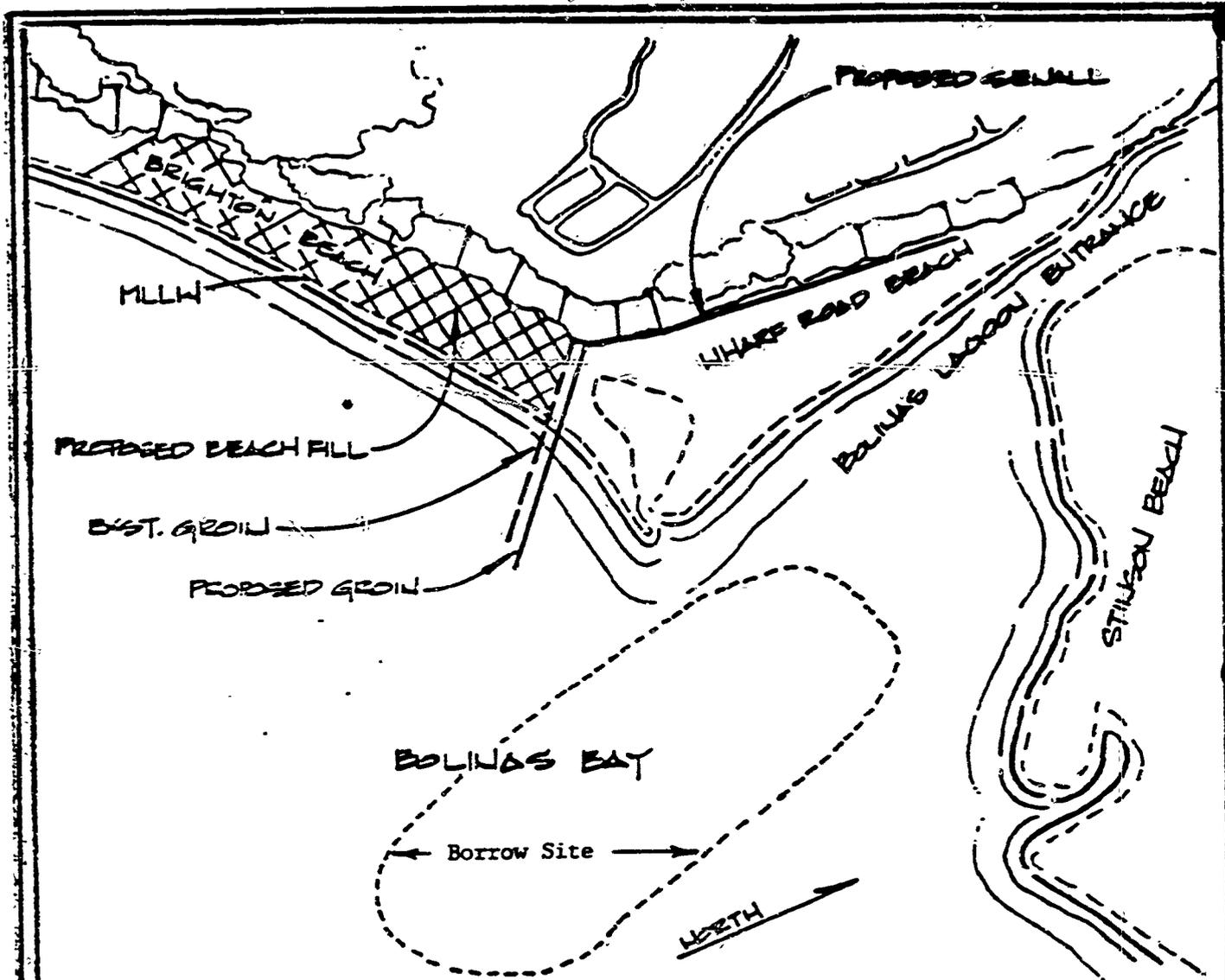
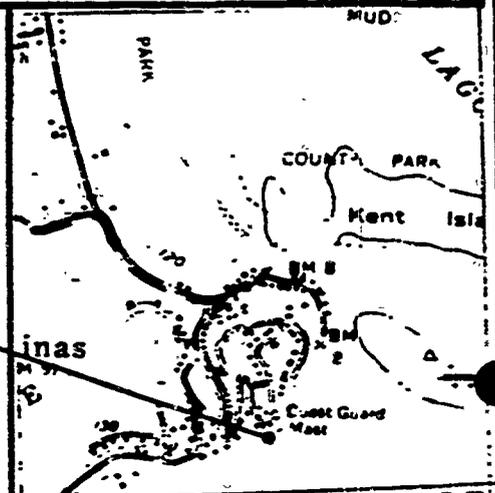


EXHIBIT "A"  
 PRC 6485  
 LAND DESCRIPTION



37 54'20" N  
 122 40'55" W



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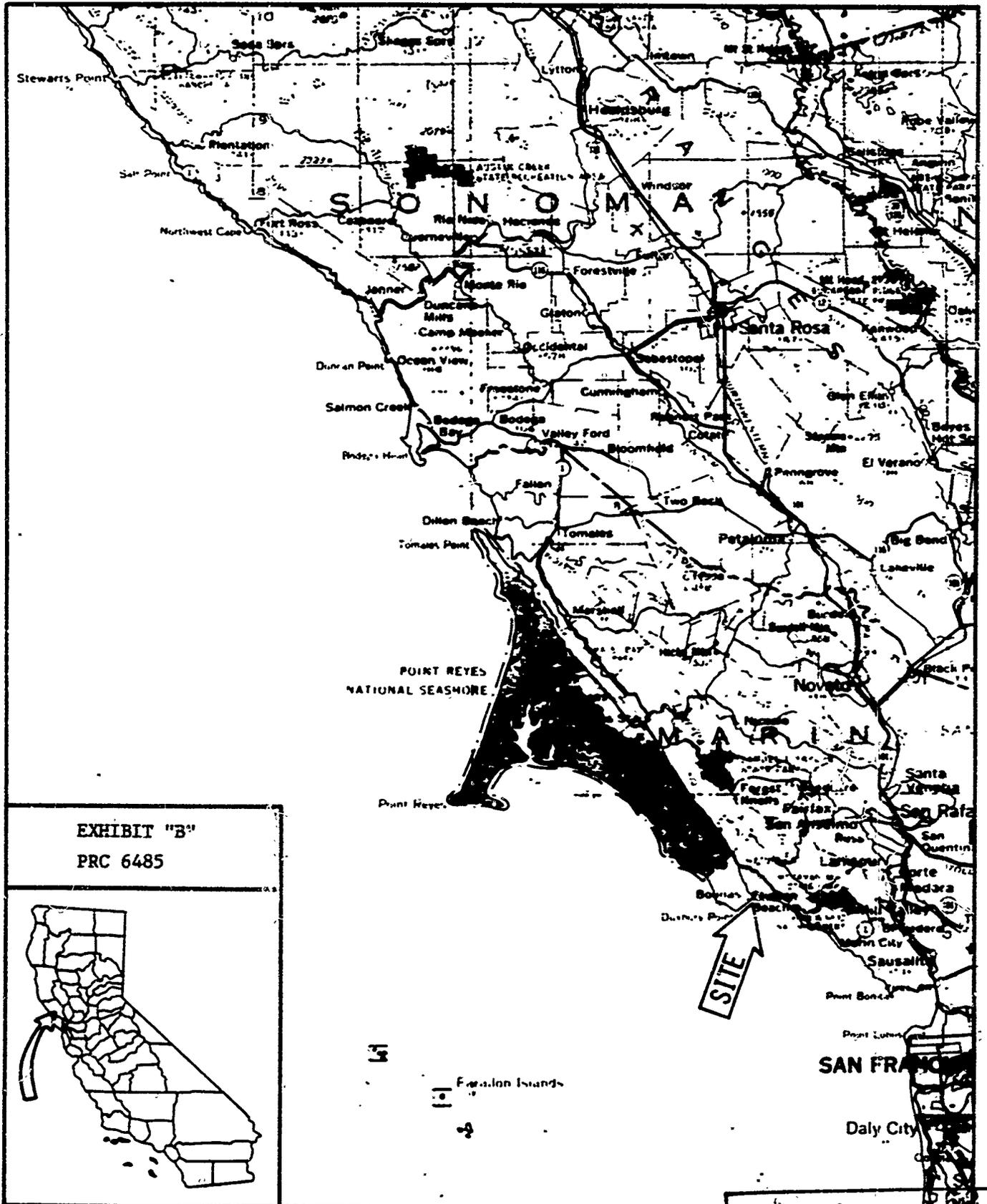


EXHIBIT "B"  
 PRC 6485

