

**CALENDAR ITEM
C61**

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02/22/13
PRC 6619.9
D. Oetzel

GENERAL LEASE - DREDGING

APPLICANT:

San Mateo County Harbor District
400 Oyster Point Blvd., Suite 300
South San Francisco, CA 94080

AREA, LAND TYPE, AND LOCATION:

Sovereign land legislatively granted to the San Mateo County Harbor District, with minerals reserved to the State, located at the Pillar Point Harbor at the eastern end of Pillar Point Harbor in Half Moon Bay in the unincorporated community of Princeton-by-the-Sea, San Mateo County.

AUTHORIZED USE:

Maintenance dredge a maximum of 5,600 cubic yards of material over the term of the lease at the Pillar Point Harbor to maintain a navigable depth. Dredged material will be disposed of at the upland portion of Perch Beach on the northeast side of the inner harbor between two parking lots located approximately 0.2 miles west of the dredge site, San Mateo County.

LEASE TERM:

1 year, beginning February 22, 2013.

CONSIDERATION:

No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

OTHER PERTINENT INFORMATION:

1. Heavy shoaling has rendered the easternmost public boat launch ramps unusable, hindering public access. The removal of the shoaled material is required to re-establish public access at the boat launch ramps.
2. On October 29, 1990, the Commission authorized a two-year permit for the dredging of 150 cubic yards of material at the Pillar Point Harbor. That

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permit has since expired and the San Mateo County Harbor District is asking for a new dredging lease.

3. Dredged material will be disposed of at the upland portion of Perch Beach on the northeast side of the inner harbor between two parking lots located approximately 0.2 miles west of the dredge site in San Mateo County. The 0.79 acre dredged disposal site at the eastern side of Perch Beach was designed to avoid impacts to the adjacent wetlands to the south and east, and the small riparian area to the east. To avoid the migration of placed dredge material into the adjacent wetlands, riparian area, and marine environment, the disposal site will be contained on three sides (all except the northern, upland side) with a containment berm and silt fence.
4. The staff recommends that the Commission find that this activity is exempt from the requirements of the California Environmental Quality Act (CEQA) as a categorically exempt project. The project is exempt under Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

Authority: Public Resources Code section 21084 and California Code of Regulations, Title 14, section 15300 and California Code of Regulations, Title 2, section 2905.

5. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code section 6370 et seq., but such activity will not affect those significant lands. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

APPROVALS OBTAINED:

San Francisco Bay Regional Water Quality Control Board

FURTHER APPROVALS REQUIRED:

U.S. Army Corps of Engineers
California Coastal Commission

EXHIBITS:

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

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RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the activity is exempt from the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15061 as a categorically exempt project, Class 4, Minor Alteration to Land; California Code of Regulations, Title 2, section 2905, subdivision (d)(4).

SIGNIFICANT LANDS INVENTORY FINDING:

Find that this activity is consistent with the use classification designated by the Commission for the land pursuant to Public Resources Code section 6370 et seq.

AUTHORIZATION:

Authorize the issuance of a General Lease – Dredging to the San Mateo County Harbor District, beginning February 22, 2013, for a term of one year, to dredge a maximum of 5,600 cubic yards of material during the lease term in Half Moon Bay at the Pillar Point Harbor to maintain a navigable depth. Dredged material will be disposed of at the upland portion of Perch Beach on the northeast side of the inner harbor between two parking lots located approximately 0.2 mile west of the dredge site in San Mateo County. Such permitted activity is contingent upon the Applicant's compliance with applicable permits, recommendations, or limitations issued by federal, State, and local governments. No monetary consideration is due for the lease because there is no commercial benefit from the project and the dredged material may not be sold.

EXHIBIT A

PRC 6619.9

LAND DESCRIPTION

A parcel of tide and submerged lands lying in the bed of Half Moon Bay adjacent to Lot 37 of Rancho Corral de Tierra as shown on official U.S. government plat approved February 4, 1860, County of San Mateo, State of California, described as follows:

PARCEL 1 – DREDGING AREA

BEGINNING at a point lying distant S 26°56'17" W 135.38 feet from station 159 of the Grant Boundary Ordinary High Water Mark January 1959 as shown on the Plat of the Grant to the San Mateo County Harbor District, Chapter 68, Statutes of 1960 Vicinity of Half Moon Bay on file at the Sacramento office of the California State Lands Commission; thence the following seven (7) courses:

- 1) N 73°47'45" W 33.15 feet;
- 2) S 41°38'16" W 66.31 feet;
- 3) N 87°40'56" W 158.74 feet;
- 4) S 2°59'17" W 107.82 feet;
- 5) S 64°32'02" E 138.52 feet;
- 6) S 72°41'17" E 107.77 feet;
- 7) N 2°59'15" E 233.51 feet to the point of beginning.

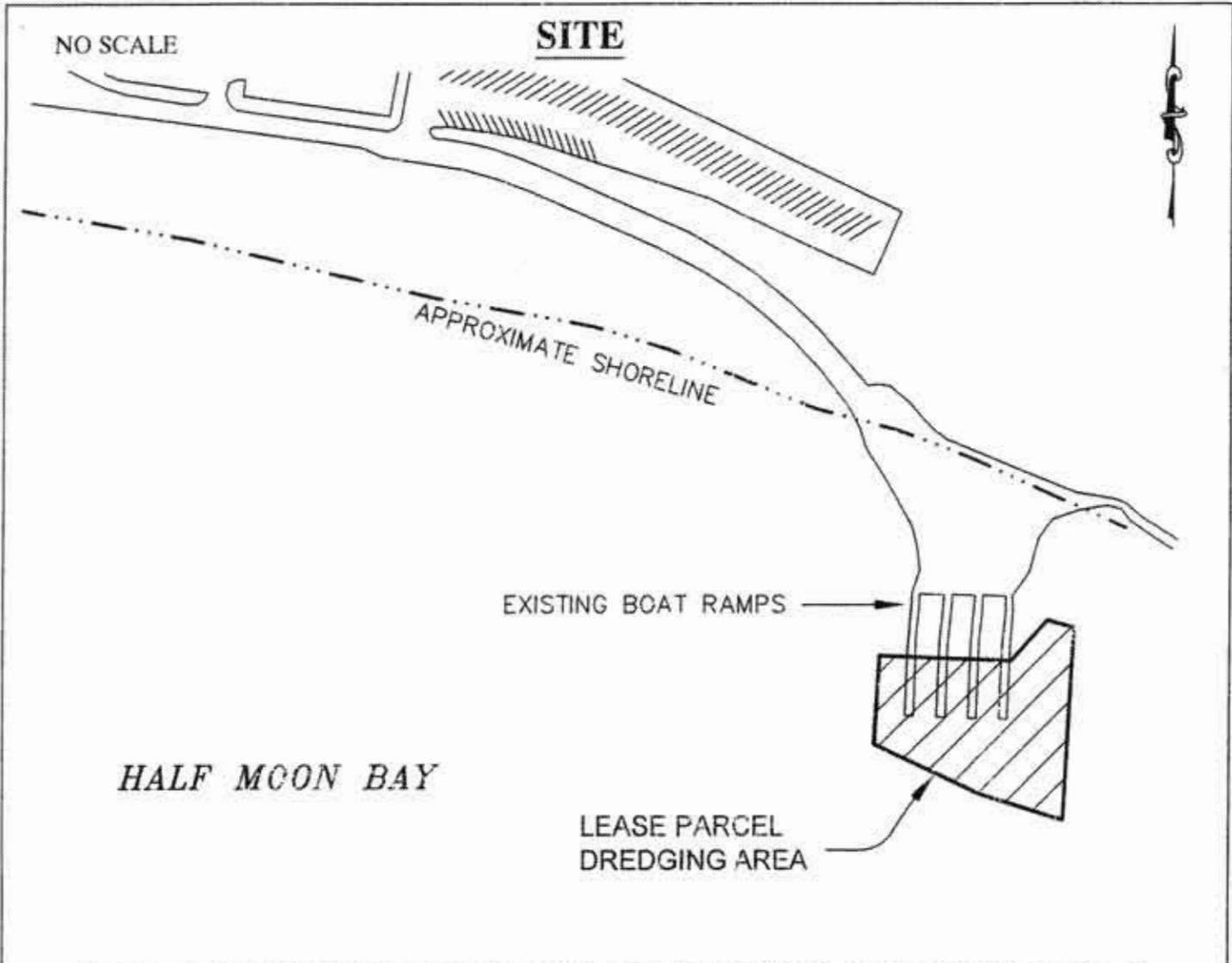
EXCEPTING THEREFROM any portion lying landward of the Ordinary High Water Mark of Half Moon Bay.

The **BASIS OF BEARINGS** of this description is the California Coordinate System of 1927, Zone 3. All distances are grid distances.

END OF DESCRIPTION

Prepared 11/15/2012 by the California State Lands Commission Boundary Unit.





PILLAR POINT HARBOR BOAT LAUNCH RAMP, HALF MOON BAY



Exhibit B
 PRC 6619.9
 SAN MATEO COUNTY
 HARBOR DISTRICT
 GENERAL LEASE -
 DREDGING
 SAN MATEO COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.