

MINUTE ITEM

This Calendar Item No. C10  
was approved as Minute Item  
No. 10 by the State Lands  
Commission by a vote of 2  
to 0 at its 3/28/79  
meeting.

CALENDAR ITEM

C10.

3/79  
WP 2431  
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TERMINATION OF PERMIT PRC 2431.9 AND  
ACCEPTANCE OF QUITCLAIM DEED; ISSUANCE OF  
GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: The City of Half Moon Bay and  
the Sewer Authority Mid Coastside  
(Joint Permittees)  
c/o City of Half Moon Bay  
501 Main Street  
Half Moon Bay, California 94019

AREA, TYPE LAND AND LOCATION:  
Approximately 1.66 acres (72,460 square  
feet), tide and submerged land, Pacific  
Ocean at Half Moon Bay, San Mateo County.

LAND USE: Two outfall lines for the disposal of treated  
domestic waste water.

TERMS OF ORIGINAL PERMIT: (TO BE QUITCLAIMED, AS EXPLAINED  
BELOW) Initial period: 49 years from July 30,  
1959, as approved by  
the Commission under  
Minute Item No. 7, dated  
July 30, 1959.

Consideration: Public health and safety.

TERMS OF PROPOSED PERMIT:  
Initial period: 49 years from October 1,  
1978.

CONSIDERATION: The public health and safety, 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.

BASIS FOR CONSIDERATION:  
2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:  
Applicant is owner of upland.

Processing costs have been received.

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BACKGROUND:

1. The City of Half Moon Bay is the successor permittee of present permit No. 2431.9. This permit provides for an existing outfall line, and was originally issued in favor of the Half Moon Bay Sanitary District, now defunct. The city succeeded to the position of permittee by an agreement dated April 12, 1974, as approved under Minute Item No. 4 at the Commission's meeting of February 28, 1974.
2. The City of Half Moon Bay and the Sewer Authority Mid Coastside contemplate a joint treatment operation which will handle the combined flows of both agencies. This project will include the continued use of the outfall line (PRC 2431.9) and a new line which will be constructed south of the existing outfall.
3. The city has agreed to relinquish its leasehold interest under PRC 2431.9, and to join with the Sewer Authority as Joint Permittee under a new permit from the State Lands Commission. The Joint Permittees will be responsible for the maintenance and operation of the existing and proposed facilities.
4. The Sewer Authority Mid Coastside is comprised of the Granada and Montana Sanitary Districts and the City of Half Moon Bay.

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 \$1,000.
2. A final EIR was prepared by the Sewer Authority Mid Coastside, pursuant to

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CEQA and implementing regulations. A notice of determination has been received.

3. 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 B, which authorizes Limited Use.

This project has been coordinated 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.

4. The project has been designed so that the optimum location of the outfalls will improve the quality of the effluent. The activity is therefore consistent with the Commission's Coastal Regulations and the California Coastal Act; specifically, Section 30231 of the P.R.C.

APPROVALS OBTAINED:

State and Regional Water Quality Control Boards, United States Environmental Protection Agency.

FURTHER APPROVALS REQUIRED:

Regional Coastal Commission; California Department of Parks and Recreation (upland easement only).

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. EIR Summary.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED FOR THIS PROJECT AND CERTIFIED BY THE SEWER AUTHORITY MID COASTSIDE IN MARCH 1976.

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2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF THE SEWER AUTHORITY MID COASTSIDE HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION..
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND FIND THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR THE PERMANENT PROTECTION OF THE SIGNIFICANT ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1 OF THE P.R.G.
4. DETERMINE THAT THE PROJECT IS CONSISTENT WITH THE PROVISIONS OF ARTICLE 6.5 OF TITLE 2, OF THE CAL. ADM. CODE.
6. AUTHORIZE THE ACCEPTANCE AND RECORDATION OF A QUITCLAIM DEED FROM THE CITY OF HALF MOON BAY AS TO PERMIT PRC 2431.9.
6. AUTHORIZE ISSUANCE TO THE CITY OF HALF MOON BAY AND THE SEWER AUTHORITY MID COASTSIDE, AS JOINT PERMITTEES, OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE FROM OCTOBER 1, 1978; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, 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; FOR THE MAINTENANCE AND OPERATION OF 2 OUTFALL LINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

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Two parcels of tide and submerged land in the bed of Half Moon Bay, situated approximately one mile northwesterly of the City of Half Moon Bay, San Mateo County, State of California, said parcels more particularly described as follows:

PARCEL 1

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline:

COMMENCING at a stake on the westerly line of the road leading from Spanishtown to Amesport Landing, said road now being known as State Highway No. 1, from which stake the northwesterly corner of the lands of Joseph Deberodetti, as said lands are described in a deed recorded in Volume 94, page 430, dated December 1, 1902, Official Records of the County of San Mateo, bears N 40° 15' W, 1058.64 feet; thence leaving said point of commencing S 55° 15' W, 1980.09 feet along the southeasterly line of the lands of Ida Jeanette Miller Byrnes and Eva Francis Miller Landstra, as said lands are described in a Deed of Gift recorded in Vol. 2633, page 880, dated August 16, 1954, Official Records of San Mateo County, to the centerline of Pilarcitos Creek, thence along said centerline N 53° W, 376.00 feet to the POINT OF BEGINNING, hereinafter referred to as "Point A"; thence S 88° 09' 32" W, 419.32 feet; thence S 59° 37' 49" W, 1900 feet to the end of the herein described centerline.

PARCEL 2

A strip of land 20 feet in width, lying 10 feet on each side of the following described centerline.

COMMENCING at the above-mentioned "Point A", thence S 88° 09' 32" W, 412.18 feet to the POINT OF BEGINNING; thence S 49° 32' 30" W, 2463 feet to the end of the herein described centerline.

EXCEPTING THEREFROM any portion of Parcels 1 and 2 lying landward of the ordinary high-water mark of Half Moon Bay.

END OF DESCRIPTION

Prepared

*[Signature]*

Checked

*C. A. Perry*

Reviewed

*[Signature]*

Date

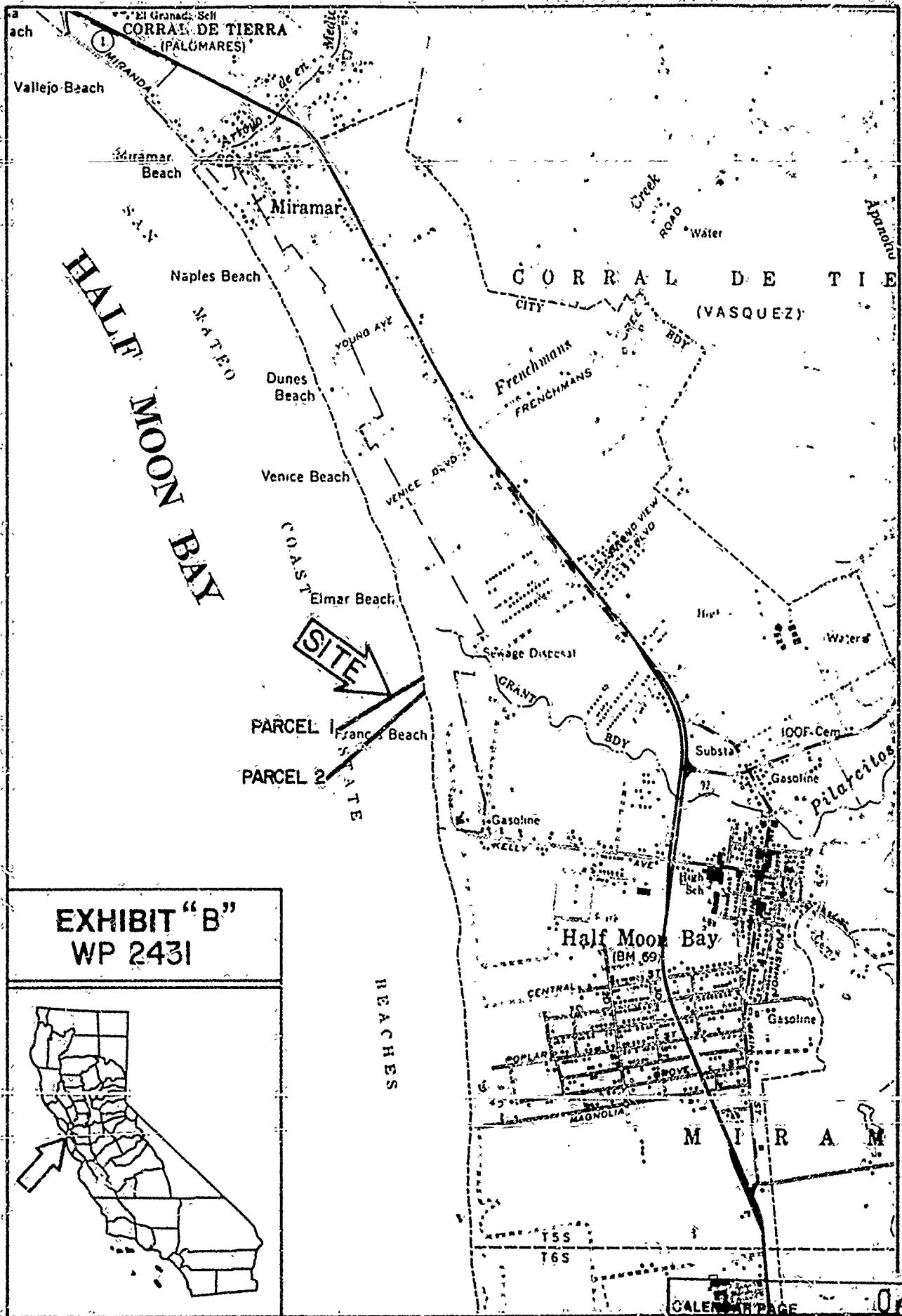
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**EXHIBIT "B"**  
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EIR SUMMARY

EXHIBIT "C"

WP 2431

I. Introduction:

The following is a summary of an EIR prepared for the San Mateo County Midcoastside Wastewater Management Plan by Thomas Reid Associates. The lead agency is the City of Half Moon Bay. Cooperating with the City of Half Moon Bay in a Joint Exercise of Powers Association are the unincorporated areas of Montara and El Granada.

II. Project Description

At present, Half Moon Bay, El Granada and Montara are served by separate wastewater facilities. Half Moon Bay and Montara are secondary treatment plants while El Granada is a primary treatment facility. All three dispose of treated effluent via ocean outfalls. Total capacity of the three plants is 1.8 mgd.

The project selected as the best alternative by the Joint Powers Association, provides for collection and treatment of wastewater at the three plant locations with common ocean disposal in Half Moon Bay. The plant at El Granada will be upgraded to secondary and expanded. The facilities at Half Moon Bay and Montara will be ungraded also. The combined total capacities of the plants will be 2 mgd. Three effluent pumping stations and a combination of force and gravity pipelines would carry treated wastewater to a common chlorination system which would discharge to an irrigation system for a local golf course or during the rainy season discharge to a submarine outfall at Half Moon Bay or near Miramontes Point.

III. Impacts

The most important direct impact will be the ocean disposal of treated effluent. The project will improve the quality of the effluent discharged to the ocean by upgrading the El Granada facility to secondary treatment. However, the discharge of 2 mgd of treated wastewater will have an effect on local water quality. If the effluent plume reaches shore due to onshore currents and winds, the potential exists for a significant health hazard which would require closure of the beaches. Further oceanographic studies are recommended to locate the best outfall site.

The San Andreas, the Pilarcitos and the San Gregorio fault zones are near the project area. In the event of movement on one of these faults, serious damage could occur at the facilities or along one of the pipelines, resulting in a serious health hazard.

Indirect impacts relate to population growth. The facilities will allow a doubling of existing population with associated problems of traffic, conversion of agricultural land to residential, demand for utilities and services etc. The expanded facilities will

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accommodate 28,500 people, 8,500 above the 20,000 limit set by the Coastal Commission. The EIR assesses the impact of this probable growth.

IV. Alternatives

Alternatives considered for this project are:

- (1) No project.

El Granada and Montara are currently in violation of the law with regard to effluent quality (El Granada) and outfall locations (both areas). This situation would continue.

- (2) Consolidation of plants to one regional facility and disposal system in Half Moon Bay.

- (3) Alternate outfall locations or subregional treatment facilities.