

MINUTE ITEM

This Calendar Item No. C9.
was approved as Minute Item
No. 9 by the State Lands
Commission by a vote of 3
to 0 at its 10-29-79
meeting.

CALENDAR ITEM

C9.

10/79
W 22183
Maricle
PRC 5740

GENERAL LEASE
RIGHT-OF-WAY USE

APPLICANT: Mobil Oil Estates
(Redwood) Limited
350 Marine World Parkway
Redwood City, California 94065

AREA, TYPE LAND AND LOCATION: A 0.3283 acre, tide and submerged land,
Belmont Slough, vicinity of Redwood City,
San Mateo County.

LAND USE: Installation of two 36-inch diameter water
intake pipelines.

TERMS OF PROPOSED LEASE:
Initial period: 49 years from October 29,
1979.
Surety bond: \$2,000.
Public liability insurance: Combined single
limit coverage of \$100,000.

CONSIDERATION: \$100 per annum, with the State reserving
the right to fix a different rental on
each fifth anniversary of the lease.

BASIS FOR CONSIDERATION: Minimum rental for Right-of-Way Use.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is owner of upland.
Filing fee has 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. A final EIR was prepared by Woodward-
Envicon, Inc., for the City of Redwood
City, pursuant to CEQA and implementing

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regulations. EIR No. 73-102 was accepted as complete by the Redwood City Planning Council on February 4, 1975.

2. 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 C, which authorizes Multiple Use.

This project has been reviewed and approved by those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

3. The twin 36-inch diameter conduit pipes will be used to improve water circulation in a lagoon which is to be constructed on the applicant's property.
4. Approximately 40 cubic yards of material will be excavated from the State's property, for a trench within which the twin conduits will be placed. The permit to be issued will allow such excavation on a one-time basis, as well as authority to install the conduits. A charge of \$0.25 per cubic yard will be made for the material taken from State property.
5. The conduit project is a minor element of a larger project which was submitted to the City of Redwood City in 1975. (EIR No. 73-102, accepted as complete by Redwood City on February 4, 1975).

APPROVALS OBTAINED:

United States Army Corps of Engineers,
BCDC, State Water Quality Control Board,
Redwood City.

FURTHER APPROVALS REQUIRED:
None.

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EXHIBITS: A. Land Description. B. Location Map.
 C. EIR Summary. D. Notice of Official Action.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED BY THE CITY OF REDWOOD CITY AND APPROVED ON FEBRUARY 4, 1975 FOR A LARGER PROJECT OF WHICH THIS PROPOSAL IS AN ELEMENT.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF THE CITY OF REDWOOD CITY HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. AUTHORIZE ISSUANCE OF MOBIL OIL ESTATE (REDWOOD) LIMITED OF A 49-YEAR GENERAL LEASE - RIGHT-OF-WAY USE FROM OCTOBER 29, 1979; IN CONSIDERATION OF ANNUAL RENT IN THE AMOUNT OF \$100, WITH THE STATE RESERVING THE RIGHT TO FIX A DIFFERENT RENTAL ON EACH FIFTH ANNIVERSARY OF THE LEASE; PROVISION OF \$2,000 SURETY BOND; PROVISION OF PUBLIC LIABILITY INSURANCE IN THE AMOUNT OF \$100,000 FOR COMBINED SINGLE LIMIT COVERAGE; PAYMENT OF \$0.25 PER CUBIC YARD FOR MATERIALS REMOVED FROM BELMONT SLOUGH, FOR THE INSTALLATION OF TWO 36-INCH DIAMETER CONDUIT LINES ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

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EXHIBIT "A"
LAND DESCRIPTION

W 22183

A parcel of land approximately two miles northeasterly of the City of Belmont, County of San Mateo, State of California, more particularly described as follows:

BEGINNING at the point of intersection of the westerly line of Parcel "B" with the southerly boundary of Parcel "I" as said parcels are described in Deed Book 6557, Page 737 of Official Records of San Mateo County; thence along the boundary of said Parcel "I", S 85° 15' 33" E 101.83 feet; thence leaving the boundary of said Parcel "I", the following four courses:

1. S 6° 08' 10" E 102.90 feet; thence
2. S 40° 00' 00" W 14.29 feet; thence
3. S 56° 20' 00" W 101.15 feet; thence
4. N 6° 08' 10" W 178.77 feet to the point of beginning.

EXCEPTING THEREFROM any land lying southerly of the land conveyed on December 14, 1973 from Mobil Oil Estates (Redwood) Limited to the State Lands Commission and recorded in Deed 6557 Official Records, Page 718 in San Mateo County.

END OF DESCRIPTION

Prepared

Cris A. Perry

Checked

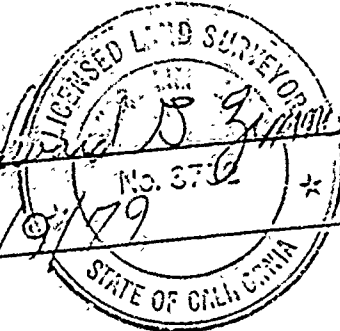
Edmond S. Zimmerman

Reviewed

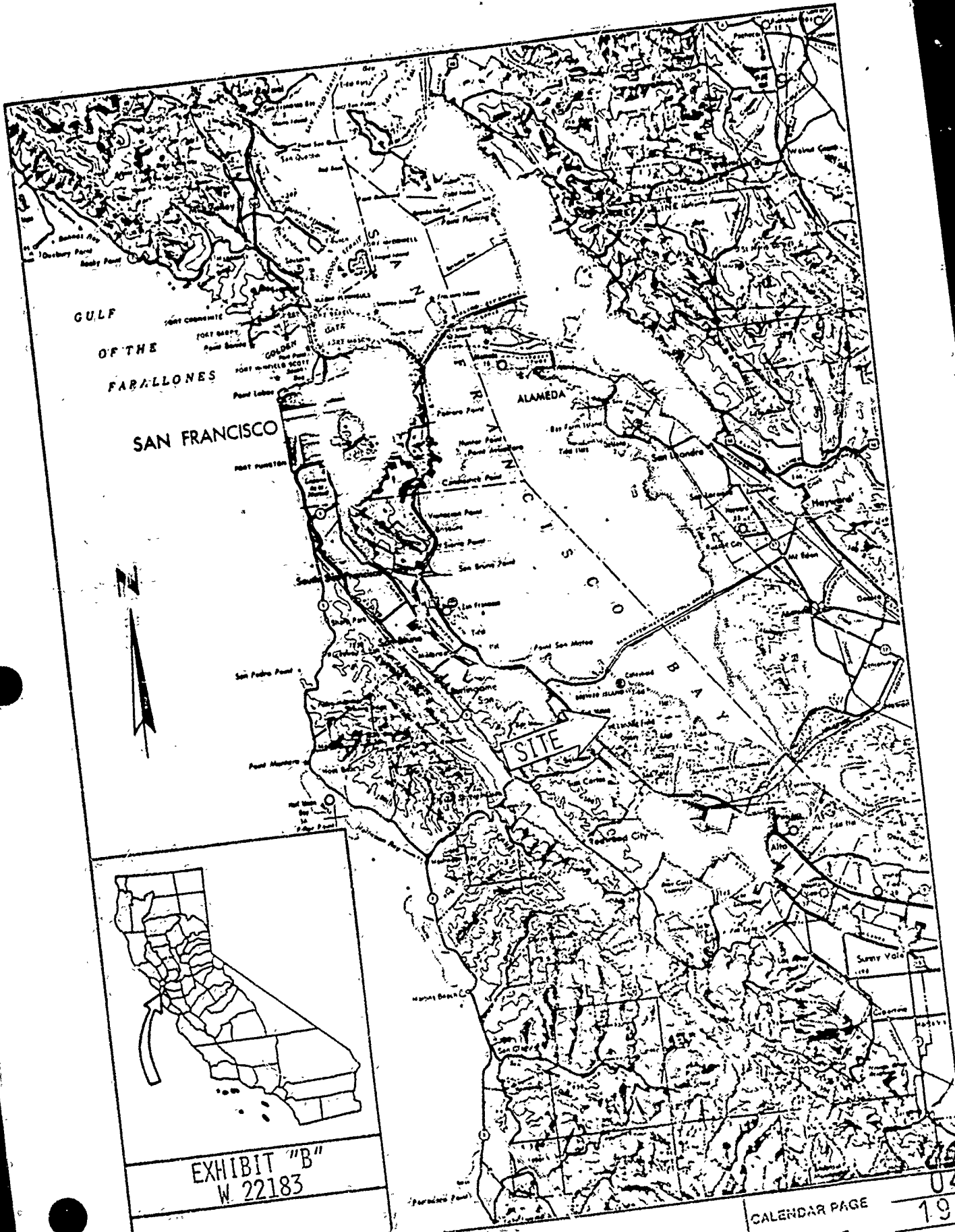
Daniel J. [Signature]

Date

10/9/79



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GULF
OF THE
FARALLONES

SAN FRANCISCO

SITE

ALAMEDA

EXHIBIT "B"
W 22183

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Environmental Impact Report SummaryI. Introduction

The following is a summary of an EIR that was prepared for a proposed amendment to the Redwood City General Plan for development of the Redwood Shores area in San Mateo County with residences, industry, open space and community facilities.

II. Project Description

The proposed development will utilize a central lagoon to provide the amenities of recreation and open space in addition to storm water retention. Twin intake lines that will be connected to twin tidegates will be installed on land under SLC jurisdiction. The subject lines will convey water from Belmont Slough thus improving water quality and circulation within the central lagoon. Implementation of the project will involve physical activities including clearing existing vegetation, excavating lagoon extensions and the marina basin, preparation and placing of fill, and providing public facilities.

III. Environmental Setting

The project site is flat land that has been diked, drained, filled and graded for various agricultural and mineral extraction pursuits, port development and community construction. The isolation of the Redwood Peninsula from existing natural flows by the dike systems will prevent any direct impacts. The lagoon system takes care of all storm water that would fall on Redwood Peninsula in the theoretical worst case of a 100-year storm. Originally, the lagoon had a single combined inlet-outlet control gate for interchange with the waters of the Bay. This permitted only a low rate of flushing and recurring objectionable conditions. In 1973 the City installed a second inlet at the opposite end of the lagoon from the original water control gate and water quality is now acceptable for water-contact recreations. This improved circulation has also encouraged a flourishing of marine life in the lagoon.

The undeveloped portions of the project area consists of the following land forms:

1. salt marsh only outside the perimeter dike;
2. the perimeter dike with unsurfaced maintenance road on top;
3. interior dewatered salt pond; and
4. interior filled areas.

The salt marsh habitat outside the dike is the most highly developed plant community on the site. The interior dewatered salt ponds support weedy invader species and some pickleweed. The interior filled areas support so little growth that it was not considered a distinct plant habitat. In the man-made lagoon some amphipods, barnacles and polychaete worms are present. The sloughs around the Peninsula contain all fish and marine life common to the South Bay but the interior lagoon supports only those species able to adjust to a wide range of water quality factors such as salinity, temperature, etc. The marsh habitat was found to have the lowest bird density. Some endangered species inhabit the marshes. The Avocet was the most common species found in the lagoon along with Pelicans, Terns, Gulls and Ducks. Terrestrial birds are more common, including Meadowlarks, Sparrows and Doves. Raptors including owls, hawks and kites were observed. Terrestrial mammals observed included mice, voles, rats and rabbits. Development according to the Amended General Plan would remove all of the sparse plant and animal communities found inside the perimeter dike. The bird population that relies upon these plants and animals would move to other areas. The presence of domestic pets would adversely affect the salt marsh habitat outside the dikes, although the Plan proposes no development in such areas.

IV. Unavoidable Adverse Impacts

- air pollution: the development will contribute quantities of dust and encourage a substantial increase in the use of motorized vehicles. Air quality standards will be more frequently violated.
- biology/ecology: the elimination of plant and animal communities is the major impact that cannot be avoided if the site is developed.
- traffic: the impacts on the Peninsula and surrounding communities will be serious. The number of hours per day of peak congestion will lengthen and intersections will operate below capacity because of overloading.

V. Mitigation Measures

The most sensitive ecological areas identified have been placed under State protection or designated as open space. Future plans call for lagoon improvements to increase flushing. Vehicular and pedestrian circulation facilities have been carefully worked out along with the site planning of various land uses to make efficient use of land and maximize open space. These are all elements which will reduce but not preclude adverse environmental impacts.

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VI. Irreversible Environmental Changes

After development the site could conceivably be reverted to its present state primarily through modern demolition practices. It is anticipated the invader species of plant and animal life would return to presently existing levels.

VII. Alternative Assessment

1. No project.
2. Development along lines of approved plan.
3. Develop for another land use.

VIII. Adverse Environmental Effects

1. Increased traffic congestion.
2. Decrease of 5,000 people from what is allotted in General Plan.
3. Increase in number of waterways.
4. Increased air pollution.

IX. Growth Inducing Impact

It is anticipated that employment created by the project will promote increased growth.

X. Short-term v. Long-term

Although the development will enhance the economic potential of the project area, it has the potential of affecting long-term productivity of the environment.

EXHIBIT "D"
REDWOOD CITY PLANNING DEPARTMENT
P. O. BOX 391
Redwood City, California 94064
Phone 369-6251, Ext. 282

NOT FOR PUBLICATION

DATE: February 4, 1975

FILE NO.: EIR73-102

52.050

TO: MOBIL OIL ESTATES
Attention: Neil Smith
350 Marineworld Parkway
Redwood City, CA 94065

NOTICE OF OFFICIAL ACTION

At the regular hearing of the Planning Commission on the date shown above, the following action was taken on your application of an Environmental Impact Report for:

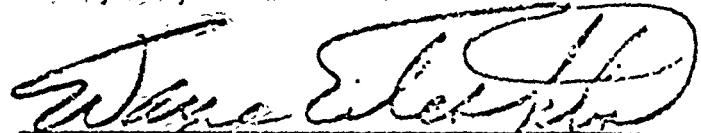
EIR73-102: GENERAL PLAN REVISION FOR REDWOOD PENINSULA, MOBIL OIL ESTATES (REDWOOD) LIMITED. Proposed action--to amend the existing General Plan for Redwood Peninsula; Location--bounded by Bayshore Freeway, Belmont Slough, Seal Slough, and Steinberger Slough.

The Environmental Impact Report Was:

DENIED
 ACCEPTED AS COMPLETE
 ACCEPTED AS COMPLETE WITH ADDITIONS, DELETIONS, AND MODIFICATIONS.

No building or zoning permit shall be issued, and no use shall be established except in accordance with and subject to the terms and conditions outlined above, and in no case shall such permit be issued or use established prior to Not Applicable. Any appeal made in accordance with the provisions of Section 48.2, Ordinance No. 1130, must be received by the City Clerk not later than Not Applicable.

This action does not relieve the permittee of any obligation to obtain any other permit required by any other regulation, law, or ordinance in connection with the use herein specified.



Wayne Westphal
Zoning Administrator

WW:pt

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