

MINUTE ITEM

This Calendar item no. C04  
was approved as Minute Item  
No. 4 by the State Lands  
Commission by a vote of 2  
to 0 at its 06/26/85  
meeting.

CALENDAR ITEM

A 20  
S 11

C04

06/26/85  
W 23433  
Maricle  
PRC 6844

GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: City of Redwood City,  
1017 Middlefield Road  
Redwood City, California 94063

AREA, TYPE LAND AND LOCATION:  
A 0.220-acre parcel of sovereign land, Redwood  
City, San Mateo County.

LAND USE: Sewer Line Improvement.

TERMS OF PROPOSED PERMIT:  
Initial period: 49 years beginning April 1,  
1985.

CONSIDERATION: 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.

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

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: 08/17/85.

(ADDED 06/21/85)

-1-

CALENDAR PAGE	12
MINUTE PAGE	1749

OTHER PERTINENT INFORMATION:

1. This project is one element of a general plan of development. An EIR was prepared and adopted for this overall development by the City of Redwood City. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA. The part of the overall project which requires a permit from the Commission will not have a significant effect on the environment.
2. The applicant proposes to construct a new underground sanitary sewer line on lands adjacent to Steinberger Slough. A portion of the line will cross filled, sovereign land confirmed to the State under BLA 141.
3. The proposed work is part of a sewer line relocation, and will allow for the expansion of an existing lagoon. The completed facility on State property will be a 16" diameter pipeline.
4. The annual rental value of the site is estimated to be \$100.00.
5. This activity involves lands identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. 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:

United States Army Corps of Engineers.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Notice of Determination.
- D. E.I.R. Summary.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF REDWOOD CITY AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

(ADDED 06/21/85)

CALENDAR PAGE	12
MINUTE PAGE	1750

CALENDAR ITEM NO. C 0 4 (CONT'D)

2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED FOR THE LAND PURSUANT TO P.R.C. 6370, ET SEQ.
4. AUTHORIZE ISSUANCE TO THE CITY OF REDWOOD, CITY OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE, BEGINNING APRIL 1, 1985; 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; FOR THE PLACEMENT OF AN UNDERGROUND 16" DIAMETER SEWER LINE ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

(ADDED 06/21/85)

-3-



CALENDAR PAGE	12.2
MINUTE PAGE	1757

EXHIBIT "A"

LAND DESCRIPTION

N 23433

A parcel of California State lands in the City of Redwood City, County of San Mateo, State of California, more particularly described as follows:

COMMENCING at the most southerly corner of that certain 16.513 acre parcel of land conveyed to South Bay System Authority by deed dated November 3, 1977 and recorded in Book 7704 of Official Records at Page 130, San Mateo County Records; thence along the northwesterly line of that certain easement described in Book 6557 of Official Records at Page 485, San Mateo County Records, S 46° 27' 18" W, 791.96 feet to the TRUE POINT OF BEGINNING; thence continuing along said northwesterly line, S 46° 27' 18" W, 960.82 feet; thence leaving said northwesterly line N 53° 40' 50" W, 10.16 feet; thence N 46° 27' 18" E, 957.41 feet; thence S 71° 00' 00" E, 11.27 feet to the point of beginning.

END OF DESCRIPTION.

REVIEWED OCTOBER 22, 1984 BY BOUNDARY SERVICES UNIT, M. L. SHAFER, SUPERVISOR.

(ADDED 06/21/85)

CALENDAR PAGE	123
MINUTE PAGE	1752

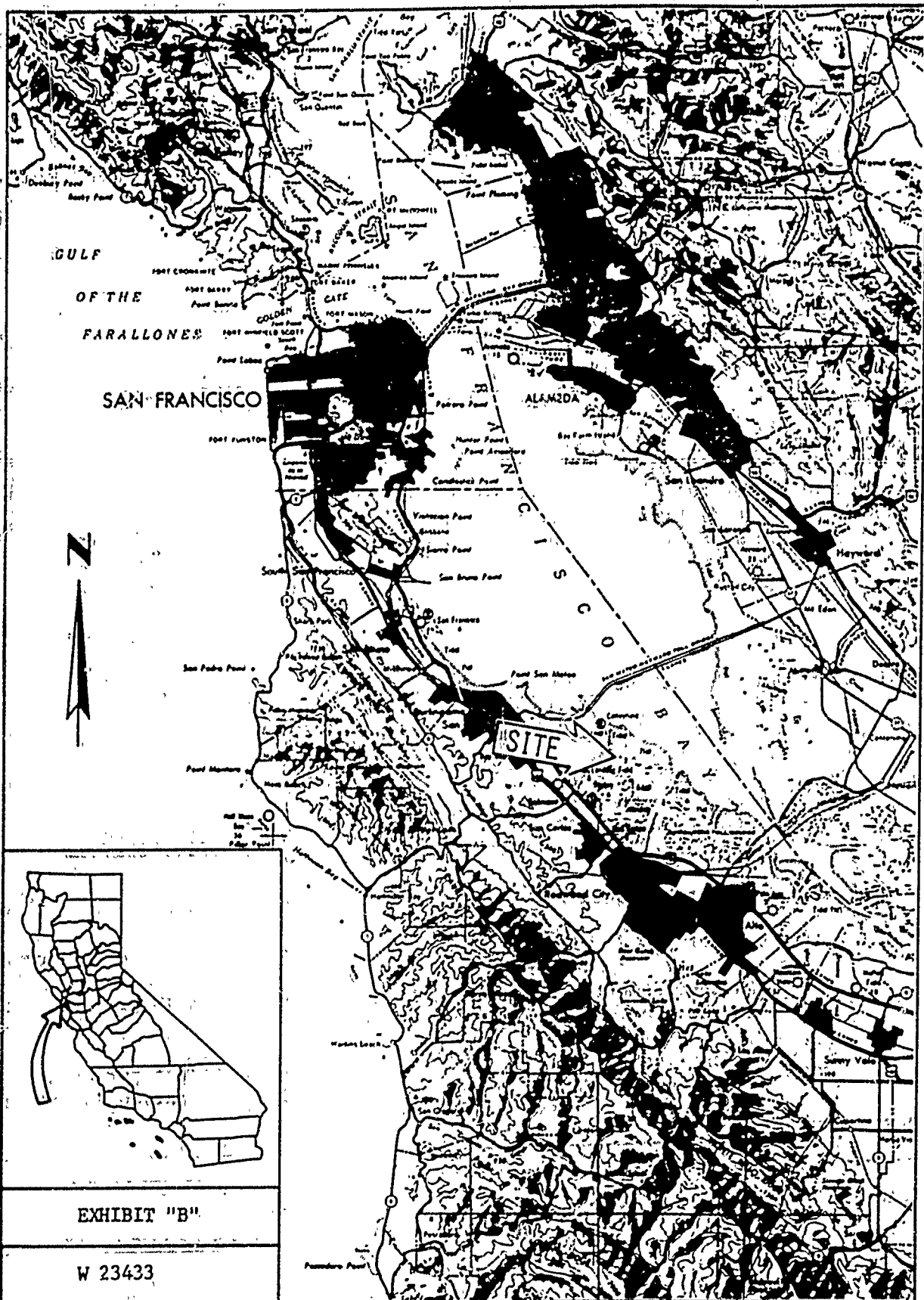


EXHIBIT "B"

W 23433

(ADDED 06/21/85.)

CALENDAR PAGE	12.4
MINUTE PAGE	1/53

San Mateo County, California

County Clerk  
County of San Mateo

SUBJECT: Filing of Notice of Determination in compliance with Section 21106 or 21152 of the Public Resources Code.

General Plan Amendment for Redwood Peninsula

Project Title			
Redwood Peninsula	Redwood City	San Mateo	94065
Location or Address			
	City	County	Zip
Joel Patterson	415	369-6251	260
Contact Person			
	Area Code	Phone	Ext.

PROJECT DESCRIPTION, LOCATION:

EIR73-102: General Plan revision for Redwood Peninsula, Mobil Oil Estates (Redwood) Limited. Location--bounded by Bayshore Freeway, Belmont Slough, Seal Slough, and Steinberger Slough.

RECEIVED  
FEB 25 1975

This is to advise that the Planning Commission on February 4, 1975, (Lead Agency)

has made the following determinations regarding the above described project;

- It is not exempt (Exempt or not Exempt)  
If exempt, reason for exemption:  
( ) ON-GOING PROJECT ( ) EMERGENCY PROJECT  
( ) FEASIBILITY and PLANNING STUDY ( ) MINISTERIAL PROJECT  
( ) CATEGORICAL
- The project has been  approved by the Lead Agency;  disapproved
- The project  will have a significant effect on the environment;  will not
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. A copy of the Negative Declaration is attached.

REFERENCES (if any):

Date Filed:

Signature: Joel Patterson

Title: Commissioner

CALENDAR PAGE  
MINUTE PAGE

12.5

1454

(ADDED 06/21/85)

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. 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. One of the public facilities required is the relocation of a 16" sewer line from Radio Road which will be removed to allow for the expansion of the lagoon, to the alignment of the extension of Redwood Shores Parkway. This sewer line must be reconnected to the existing sewer treatment plant. The proposed alignment will be adjacent to an existing 54" diameter sewer main that also traverses State land. This project would place the relocated 16" sewer line within an easement underground directly adjacent to an existing easement containing a much larger sewer main which is also located underground.

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.

(ADDED 06/21/85)

## EXHIBIT "D"

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.



EXHIBIT "D"

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.

(ADDED 06/21/85)

CALENDAR PAGE	128
MINUTE PAGE	1757