

MINUTE ITEM  
This Calendar Item No. C12  
was approved as Minute Item  
No. 12 by the State Lands  
Commission by a vote of 2  
to 0 at its 4-12-88  
meeting.

CALENDAR ITEM

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S 3

**C12**

04/12/88  
W 23815 PRC 7187  
Townsend

GENERAL PERMIT - PUBLIC AGENCY

APPLICANT: Golden Gate Bridge, Highway and  
Transportation District  
Attn: Gene P. Rexrode, District Secretary  
P.O. Box 9000, Presidio Station  
San Francisco, California 94129

AREA, TYPE LAND AND LOCATION:  
A 0.746-acre parcel of tide and submerged  
lands, Corte Madera Creek, Marin County.

LAND USE: Installation and maintenance of a rock riprap  
revetment.

TERMS OF PROPOSED PERMIT:  
Initial period: Ten years beginning March 1,  
1988.

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.

APPLICANT STATUS:  
N/A.

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

ORIGINAL PAGE	137
DUPLICATE PAGE	944

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: 06/06/88.

OTHER PERTINENT INFORMATION:

1. The Golden Gate Bridge, Highway and Transportation District proposes to construct a graded rock riprap revetment along approximately 1,625 linear feet of the south bank of Corte Madera Creek at the Greenbrae Boardwalk subdivision. Implementation of the project will provide wave and surge protection, and prevent shoreline erosion for 44 private property owners. The proposed project is also required to ensure continued public mass transportation over the waters of San Francisco Bay.
2. A portion of the revetment will extend onto lands which the Commission has leased to Marin County Flood Control and Water Conservation District (PRC 3485) as a flood-control channel. The County has no objections to the proposed project.
3. The annual rental value of the site is estimated to be \$17,550.
4. 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.
5. A Negative Declaration was prepared and adopted for this project by the Golden Gate Bridge, Highway and Transportation District. The State Lands Commission's

staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:  
N/A.

FURTHER APPROVALS REQUIRED:  
United States Army Corps of Engineers and  
San Francisco Bay Conservation and Development  
Commission.

EXHIBITS:           A. Land Description.  
                      B. Location Map.  
                      C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE GOLDEN GATE BRIDGE, HIGHWAY AND TRANSPORTATION DISTRICT AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
3. AUTHORIZE ISSUANCE TO GOLDEN GATE BRIDGE, HIGHWAY AND TRANSPORTATION DISTRICT OF A TEN-YEAR GENERAL PERMIT - PUBLIC AGENCY USE BEGINNING MARCH 1, 1988; 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 INSTALLATION AND MAINTENANCE OF A ROCK RIPRAP REVETMENT ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 23815

A parcel of tide and submerged land in Corte Madera Creek, Marin County, California, described as follows:

All that tide and submerged land lying immediately beneath riprap placed for bank protection adjacent to and waterward of Lots 29 thru 81 as shown on the map entitled "Subdivision of Portion, Hugh Porter Prop." filed for record in Book 2, Page 93 of Records of Survey, Official Records of Marin County, California.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water mark.

END OF DESCRIPTION

PREPARED JANUARY 15. 1988 BY BIU 1.

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INDEX PAGE	140
ENCLOSURE PAGE	947

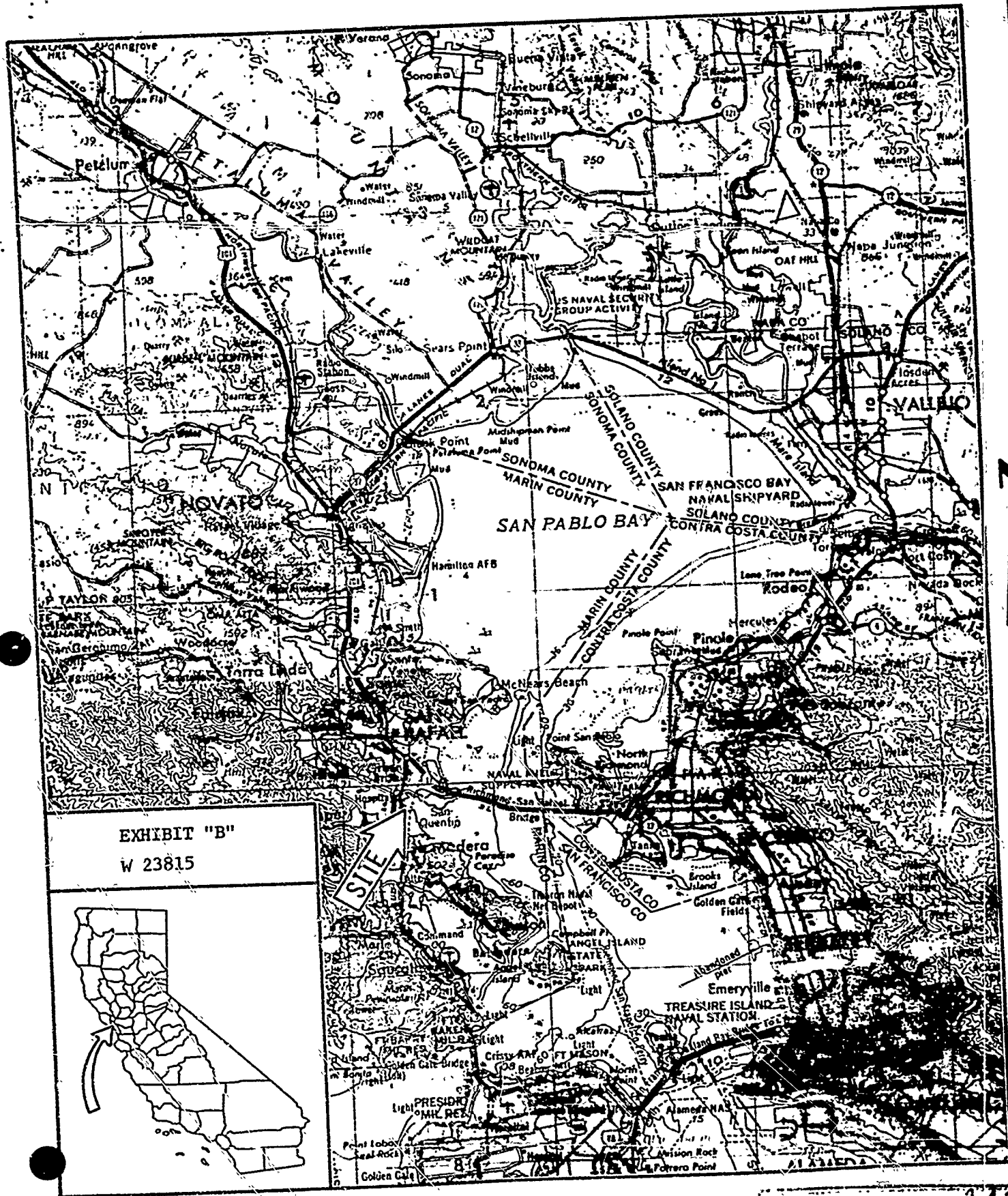


EXHIBIT "B"  
W 23815



NEAR PAGE

141

THE PAGE

948

EXHIBIT "C"

GOLDEN GATE BRIDGE, HIGHWAY  
AND TRANSPORTATION DISTRICT

GREENBRAE BOARDWALK SHORELINE PROTECTION PROJECT

NEGATIVE DECLARATION

Description of Project: The project entails the construction of a graded rock riprap revetment along approximately 1,625 linear feet of the south bank of Corte Madera Creek at the Greenbrae Boardwalk, to provide wave and surge protection and to prevent shoreline erosion. The project is proposed by the Golden Gate Bridge, Highway and Transportation District as lead agency for the 44 owners of private shoreline property.

Location of Project: The project is located at the Greenbrae Boardwalk subdivision along the south bank of Corte Madera Creek adjacent to the Larkspur Ferry Terminal, Marin County, California.

Finding: The project will not have a significant effect on the environment.

Initial Environmental Study: A copy of the Expanded Initial Environmental Study documenting the reasons supporting the above finding is attached.

Mitigation Measures: The District has modified the design of the project to utilize wooden bulkheads along the tidal slough channels rather than a rock riprap revetment in order to mitigate any potential impact on tidal action between Corte Madera Creek and the Corte Madera Ecological Reserve Marsh.

Date: June 22, 1987

  
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CARNEY J. CHAMPION, General Manager

EXPANDED INITIAL ENVIRONMENTAL STUDY  
GREENERAE BOARDWALK SHORELINE PROTECTION PROJECT

Golden Gate Bridge, Highway  
and Transportation District

June 1987

CALCIBAR PAGE	143
MINUTE PAGE	950

In April, 1986 the Golden Gate Bridge, Highway and Transportation District ("District") issued a Preliminary Negative Declaration for the Greenbrae Boardwalk Shoreline Protection Project. The Preliminary Negative Declaration and the Initial Environmental Study (Attachment 1) on which it was based were circulated for public review and comment, copies being sent to the agencies, organizations and individuals listed in Attachment 2.

Over the ensuing three months, written comments were submitted to the District by the following:

1. U.S. Department of the Army, Corps of Engineers
2. U.S. Department of the Interior, Fish and Wildlife Service
3. U.S. Department of Commerce, National Marine Fisheries Service
4. State Department of Fish and Game
5. State Department of Parks and Recreation
6. State Lands Commission
7. San Francisco Bay Conservation and Development Commission
8. Marin Conservation League
9. Marin Audubon Society
10. Mr. Lee R. Miller

Copies of these letters are reproduced in Attachment 3.

The major substantive points made by the commenters fall into five categories and may be summarized as follows:

1. The riprap would cover approximately 30,000 square feet of intertidal mudflat and cordgrass which is used as a feeding area by migratory birds, including the clapper rail, an endangered species resident in the adjacent Corte Madera Ecological Reserve Marsh ("Marsh").
2. The riprap either would or might alter the drainage pattern and flow characteristics of several tidal slough channels connecting the Marsh to Corte Madera Creek. The concern centered on the possibility that the tidal movements of water into and out of the Marsh could be interfered with if the riprap constricted or blocked the slough channels.
3. Riprap is a potential habitat for rats and feral cats. An increased rat/cat population could lead to increased nest depredation of species now living in the Marsh.



4. There are or may be alternatives (e.g. wave attenuators, bulkheads, etc.) which could accomplish the same goal of preventing shoreline erosion along the creek without the same impact on the Marsh.
5. There are mitigation measures (e.g., dredging channels through the filled area of the Marsh; regenerating the eastern edge of the Marsh) which would wholly or partially offset the loss of the 30,000 square feet of mudflat habitat.

The District has considered these comments carefully and has engaged expert consultants in the fields of coastal engineering, hydrology and biology to assist it in evaluating the technical merits of the comments and in refining the project to address the concerns raised. The reports of these consultants have been reproduced and are incorporated herein as follows:

Attachment 4 - Moffatt & Nichol, Engineers, "Shoreline Protection at Greenbrae Boardwalk: Summary of Alternatives" (January 5, 1987 - revised June 3, 1987).

Attachment 5 - Philip Williams & Associates, "Potential Impacts of the Proposed Greenbrae Boardwalk Shoreline Protection Projects on Tidal Circulation in the Corte Madera Ecological Reserve" (June 1, 1987).

Attachment 6 - Harvey and Stanley Associates, Inc. "Response to Comments on Greenbrae Boardwalk Shoreline Protection Project" (May 29, 1987).

As indicated in Attachments 5 and 6, the District has revised one aspect of the design of the project in response to the concerns raised in the comments. The initial concept was to wrap the rock riprap revetment along the tidal slough channels and leave a natural bottom which could scour if required to maintain flow into and out of the Marsh.

An alternate concept utilizing wooden bulkheads set against the existing banks at the tidal slough outlets instead of riprap was developed. This will provide flank protection against wave action while insuring that the sloughs remain open and that tidal circulation between the Marsh and the creek is maintained. A preliminary design of the bulkhead is attached as Attachment 7. Wooden bulkheads would be utilized at the tidal slough outlets identified as channels A, D, E, F and G on Figure 1 to Attachment 5.

With this mitigation in design, the hydrologists have concluded that the proposed project will not adversely affect tidal circulation in the Marsh. Refer to Attachment 5.

The report of the biologists indicates that the placement of riprap as proposed will not have a significant adverse effect on the mammals or birds which inhabit the Marsh and will, in fact, create a new habitat with some positive environmental values. Refer to Attachment 6.

The engineering consultants have not identified an alternate design which is equally effective in protection of the shoreline from wave-induced erosion and environmentally superior. Refer to Attachment 4.

For these reasons, the District continues to believe that the project, as modified, will not have a significant adverse environmental impact, that further mitigation is not necessary, and that a Negative Declaration is appropriate.

June 22, 1987