

**Environmental Services Agency**  
Planning and Building Division



**Planning Division** • 415/363-4161 • FAX 363-4849

**Building Inspection Section** • 415/363-4601 • FAX 363-4849

## County of San Mateo

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March 20, 1995

Ms. Angela Meyer  
Mid-Coast Community Council  
P.O. Box 64  
Moss Beach, CA 94038

Dear Ms. Meyer:

**SUBJECT:** County acquisition of land known as the Pillar Point Marsh  
near Princeton-by-the-Sea.

Please comment on any concerns your agency may have in the County's proposed purchase of Pillar Point Marsh. The County Planning and Building Division must determine whether the acquisition conforms with the County General Plan, as required by State law. We would like your comments by March 31, 1995.

The County has received a \$250,000 matched grant from the California Habitat Conservation Fund to purchase the Pillar Point Marsh. The purchase includes portions of 3 parcels that encompass 40.7 acres of marsh, buffer zone and beach. It would protect the marsh from further development and maintain it as an important wildlife habitat. San Mateo County Parks and Recreation Division has preliminary plans to build platforms and boardwalks to allow birdwatching.

Attached is a more detailed description and map for your review, along with a summary of parcel areas. Please call me at 415-363-1852 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andy Gustavson".

Andy Gustavson  
Project Planner

Enclosures: Site Description  
Site Map  
Summary of Parcel Areas

## SITE DESCRIPTION - PILLAR POINT MARSH

Pillar Point Marsh is comprised of portions of parcels 047-311-030, 047-312-010 and 047-313-020. The parcels' zoning classifications include: R-1 (One-Family Residential), M-1 (General Industrial), W (Waterfront) and RM (Resource Management). It is designated as General Open Space in the County's General Plan and as a wetland (and therefore a sensitive habitat) in the Local Coastal Plan.

Pillar Point Marsh is one of two principal wetland areas on the Coastsides. It is both a fresh and salt water marsh, and is recognized as a viable and important wetland habitat by State agencies and the County. Wetlands serve as essential habitats, food producers, water purifiers, sediment traps, and shore stabilizers for the ecosystem. The marsh supports a wide variety of plant and animal species, and is a potential habitat for the rare and endangered San Francisco garter snake, California black rail and peregrine falcon. Pooling of freshwater, probably due to the groundwater collection at the Seal Cove Fault, occurs at the site of the upper marsh, while a saline influence comes from the ocean via Pillar Point Harbor. The marsh also factors into the County's inventory of water resources as a component of the Coastsides groundwater basin.

The 1976 Coastal Act designated all coastal wetlands as "sensitive habitat," that is, environmentally sensitive areas in which plant or animal life or their habitats are rare or especially valuable because of their special role in an ecosystem. The Coastal Act also established policy (Section 30420) to protect sensitive habitat against any significant disruption of habitat values and (Section 30231) to restore and maintain the biological productivity and quality of wetlands.

Summary of Parcel Areas - Revised

	<u>APN 047-311-030</u>	<u>APN 047-312-010</u>	<u>APN 047-313-020</u>	<u>Totals</u>
R-1*	11.62 acres			11.62 acres
R-1 Buffer**	2.17 acres			2.17 acres
M-1*	11.96 acres			11.96 acres
M-1 Buffer**	3.36 acres			3.36 acres
W*		3.05 acres	1.83 acres	4.88 acres
W Buffer**		2.80 acres	2.22 acres	5.02 acres
RM (Marsh)**	11.48 acres	3.61 acres	8.43 acres	23.52 acres
RM (Sandy beach)**			6.66 acres	6.66 acres
	_____	_____	_____	_____
TOTALS	40.59 acres	9.46 acres	19.14 acres	69.19 acres

\*Remainder parcel (requires analysis for severance damages)

\*\*To be acquired

Marsh - 23.52 acres

Buffer - 10.55 acres

Sandy beach - 6.66 acres

TOTAL - 40.73

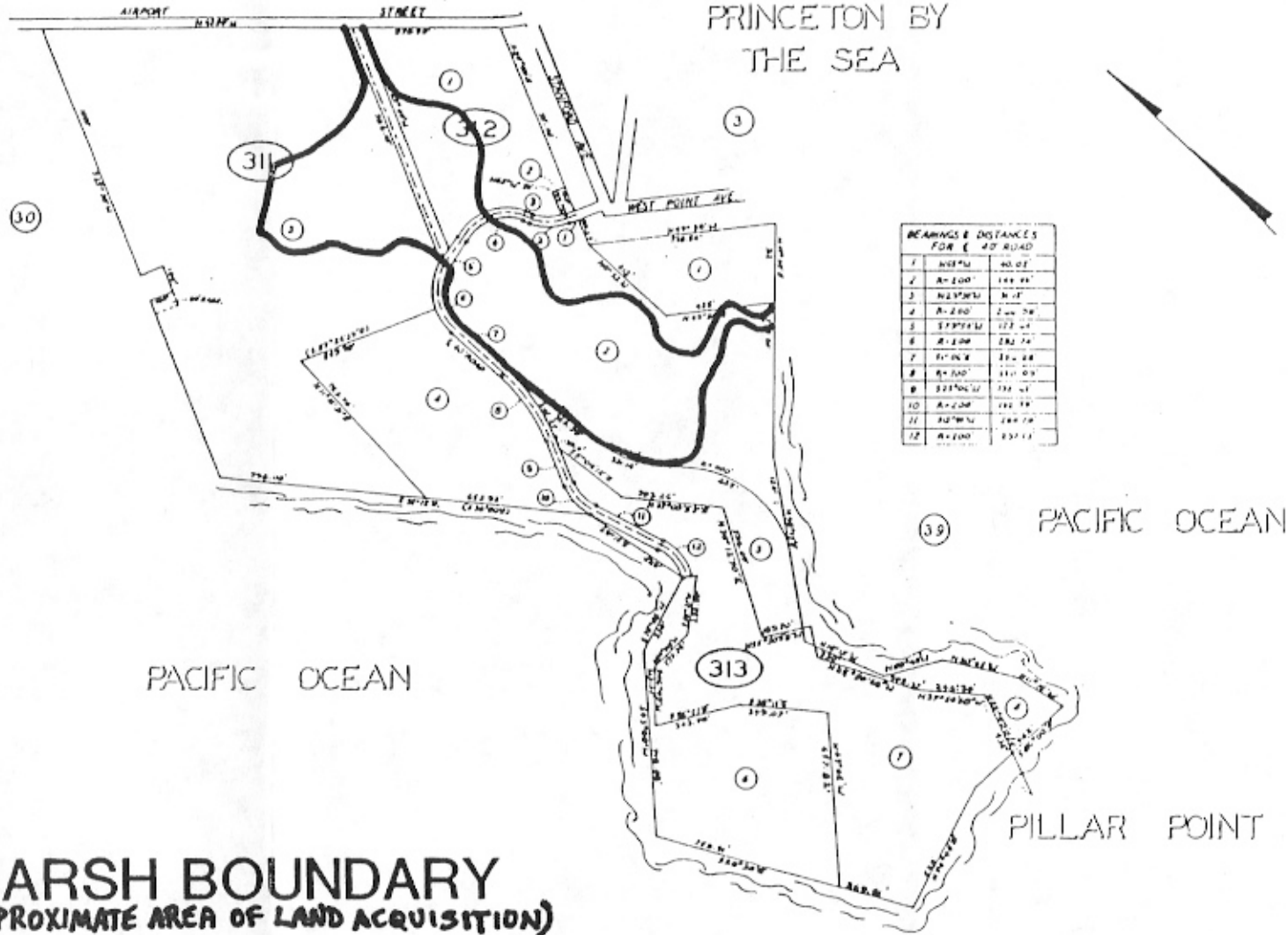
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# HALF MOON BAY AIRPORT

# MAP 7.1

47-31

PRINCETON BY THE SEA



**MARSH BOUNDARY**  
(APPROXIMATE AREA OF LAND ACQUISITION)

# PROPOSED PILLAR POINT ACQUISITION

