

MINUTE ITEM

This Calendar Item No. C6  
was approved as a minute item  
No. 6 by the State Lands  
Commission by a vote of 3  
to 0 at its 5-31-78  
meeting.

CALENDAR ITEM.

C6.

GENERAL PERMIT  
PUBLIC AGENCY USE

5/78  
W 503.926  
Maricle  
P.R.C. 5486

APPLICANT: Menlo Park Sanitary District  
500 Laurel Avenue  
Menlo Park, California 94025

AREA, TYPE LAND AND LOCATION:  
A 0.748 acre, flood plain, Menlo Park,  
San Mateo County.

LAND USE: Construction and maintenance of a sanitary  
pumping station.

TERMS OF PROPOSED PERMIT:  
Initial period: 66 years from June 1,  
1978.

CONSIDERATION: 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,  
as to any portion of the property ultimately  
confirmed into State ownership.

BASIS FOR CONSIDERATION:  
2 Cal. Adm. Code 2006

STATUTORY AND OTHER REFERENCES:  
A. Public Resources Code: Div. 6, Parts 1 & 2.  
B. Administrative Code: Title 2, Div. 3,  
Arts. 1, 2, 10 & 11.

OTHER PERTINENT INFORMATION:  
1. The annual rental value of the site  
is estimated to be \$8,000.  
2. A final EIR was prepared by J. B. Gilbert  
and Associates for the South Bayside  
System Unit, Southern San Mateo County,  
pursuant to CEQA and implementing regula-  
tions. A Notice of Determination has  
been received.

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3. This project is situated on State land not identified as possessing significant environmental values pursuant to Public Resources Code 6370.1. Staff believes that such classification is unnecessary and that this project will have no adverse effect.
4. The Menlo Park Sanitary District is acquiring land through condemnation for the proposed project. The project is one element of a large subregional sewage treatment program. The Commission's staff has informed the district of probable Commission interests in said property and the district has agreed to take a nonprejudicial permit from the Commission which will allow the work to go forward without title relinquishment by either party. Questions regarding title will be resolved after review and analysis has been completed.
5. A nonrefundable expense deposit has not been requested of the district since the primary purpose of the agreement is to preserve title and interests in the property and permitting; at the same time, the construction of a necessary public service plant. For these reasons, the staff recommends that the standard nonrefundable deposit requirement be waived.
6. The standard covenants and conditions in Commission permit reserve to the State the right to set a monetary rental if such action is in the State's best interest. Since the extent of the State's title is yet to be determined, either by agreement or litigation, the district has requested assurance that the State's reserved right will apply only to the portion of the property ultimately confirmed as being in State ownership. The staff agrees with the district in this matter and the permit has been written accordingly.

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7. The 66-year term recommended is consistent with the provisions of correspondence, between the State Water Resources Control Board and the District, which states that a 66-year term is sufficient for the project. The agreed time reflects, in addition, a spirit of compromise between the State and the District as to an adequate use period on the property in view of its disputed title.

APPROVALS OBTAINED:

United States Army Corps of Engineers,  
Bay Conservation and Development Commission,  
and Regional Water Quality Control Board.

FURTHER APPROVALS REQUIRED:

State Lands Commission.

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 SOUTH BAYSIDE SYSTEM UNIT, SOUTHERN SAN MATEO COUNTY ON DECEMBER 18, 1974.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR OF SOUTH BAYSIDE SYSTEM UNIT, SOUTHERN SAN MATEO COUNTY HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
4. FIND THAT A 66-YEAR PERMIT TO THE MENLO PARK SANITARY DISTRICT IS IN THE STATE'S BEST INTEREST, TO ALLOW FOR THE CONSTRUCTION OF A MAJOR PROJECT DESIGNED FOR THE PUBLIC HEALTH AND BENEFIT, AND TO PROVIDE SUFFICIENT TIME TO FULLY AMORTIZE THE DEVELOPMENT COSTS THEREOF.
5. AUTHORIZE ISSUANCE TO MENLO PARK SANITARY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA OF A 66-YEAR NONPREJUDICIAL GENERAL PERMIT - PUBLIC AGENCY USE FROM JUNE 1, 1978; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY WITH THE STATE RESERVING THE

CALENDAR ITEM NO. 06. (CONTD)

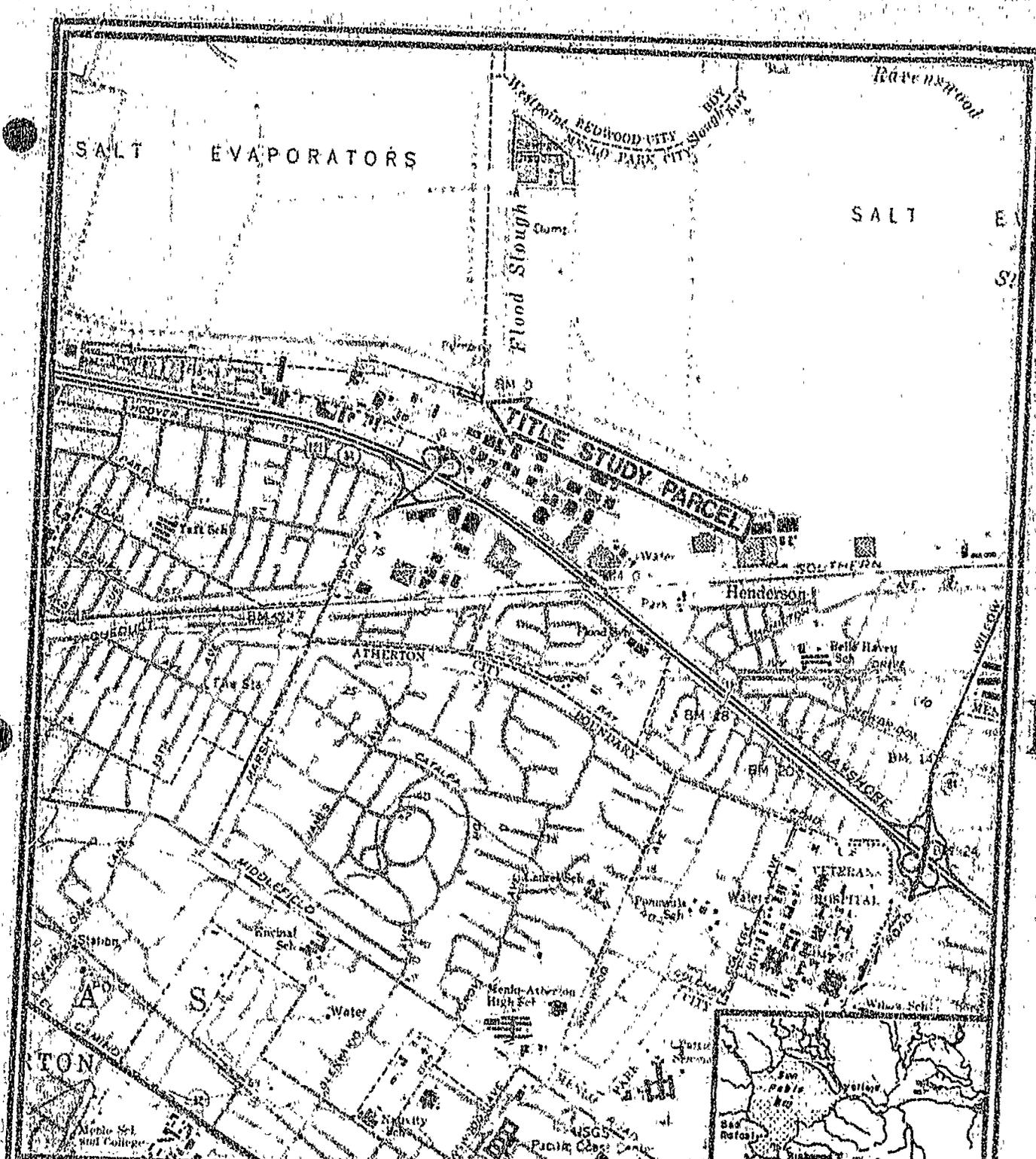
RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST AS TO ANY PORTION OF THE PROPERTY ULTIMATELY CONFIRMED INTO STATE OWNERSHIP; FOR THE CONSTRUCTION AND MAINTENANCE OF A SANITARY PUMPING STATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

Attachment: Exhibit "A"

All that certain real property situate in the City of Menlo Park, County of San Mateo, State of California, described as follows:

A portion of the lands described as Parcel 40 in the deed from Spring Valley Water Company to City and County of San Francisco, recorded March 3, 1930 in Book 491 of Official Records of San Mateo County at page 1, more particularly described as follows:

BEGINNING at the point of intersection of the northeasterly line of the lands of City and County of San Francisco, as described in deed recorded in Book 127 of Deeds at page 534, San Mateo County Records and the quarter section line, Section 22 T5S R3W MDB&M, thence running from said point of beginning along the northerly boundary line North  $66^{\circ} 46' 30''$  West, 348.55 feet; thence South  $23^{\circ} 13' 30''$  West, 100 feet; thence South  $70^{\circ} 06' 20''$  East, 380.99 feet; thence North  $1^{\circ} 00' 50''$  East, 84.10 feet to the point of beginning.



STATE LANDS DIVISION  
 PORTION OF U.S.G.S. QUADRANGLE  
 PALO ALTO 1961  
 PHOTOREVISED 1968 & 1973



Prepared by: B. Lee      Date: 12-20-77  
 Title Study: MENLO PARK SANI. DIST. CONDEMN. W 503,926      EXHIBIT B

ENVIRONMENTAL IMPACT REPORT SUMMARYI. Project Description and Introduction

The purpose of the project is to consolidate sewerage facilities for the subregion of San Mateo County along the western shore of San Francisco Bay. Its stated effect will be to reduce the discharge of pollutants, protect water quality, and comply with Federal, State and regional water quality objectives. The applicant is entering into a non-prejudicial lease with the Commission on undetermined interests in lands of the project.

II. Environmental Characteristics of Study Area

The service area is located adjacent to San Francisco Bay on the San Francisco Peninsula. Most of the area is in a seismically active zone. Construction activity will be limited to the east side of the Bayside Freeway. No known historical or archaeological sites are in these areas. Water quality is substantially lower in the south than the north bay regions. Extremely low growth projections are expected for population in the project service area.

III. Environmental Impacts

Four treatment plants currently existing will be abandoned under this proposal. A new subregional plant would be constructed at Redwood Shores. The outfall facility will remain unchanged. Full secondary treatment will be achieved by the proposed changes. All pollutants, except nutrients will be reduced. Construction impacts will include pipeline excavation and general construction impacts at Redwood Shores. Traffic disruption will occur on several alternatives near Redwood City and other miscellaneous impacts involving vegetative disruption, utilities, and drainage. No known impacts are expected on marine organisms. Plant workers operating outside of the shielded plant will be subject to high radio frequency radiations.

IV. Adverse Impacts

The most serious described impacts of the project are aesthetics of the new plant profile and construction traffic impacts. Minor impacts were listed in Section III.

V. Mitigation Measures

Standard construction measures will be utilized to mitigate construction impacts. Pollutants, toxic compounds and odors will be controlled by the new plant.

VI. Alternatives

Ten alternatives were studied for the project. Others were too expensive, impractical, or did not meet the stringent secondary treatment requirements. A no-action alternative would result in heavy penalties on the sanitary districts of the area.

VII. Long-term Short-term

The short-term project will help to ensure the long-term water quality of the Bay waters. The proposal is sufficiently flexible to allow moderate changes later in the usage of reclaimed waste water.

VIII. Irreversible or Irretrievable

Raw materials and energy will be lost in the project construction. Future demands for sludge and reclaimed wastewater may reduce some impacts associated with this system.

IX. Growth-Inducing Impact

Limited growth will be accommodated. Most of the service area cannot be expanded so growth will not occur.