MINUTE ITEM
This Calendar Item No. C01
was approved as Minute Item
No. 01 by the State Lands
Commission by a vote of 3
to [redacted]2 at its 2/6/91
meeting.

CALENDAR ITEM

A 2

C 01

02/05/91
W 24628 PRC 7488
N. Smith

S 2

GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT:
Gualala Community Services District
P. O. Box 124
Gualala, California 95445

AREA, TYPE LAND AND LOCATION:
A 0.30-acre parcel of tide and submerged land, Gualala River (Highway 1 bridge crossing), City of Gualala, Sonoma and Mendocino counties.

LAND USE:
Two six-inch pipelines encased in a 42-inch concrete casing for wastewater transportation.

TERMS OF PROPOSED PERMIT:
Initial period:
Forty-nine (49) years beginning March 1, 1991.

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. Code Regs. 2003.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee has been received.

(ADDED pgs. C1-C1.19)

CALENDAR PAGE 01
MINUTE PAGE 95

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Code Regs.: Title 3, Div. 3; Title 14, Div. 6.

AB 884:

N/A

OTHER PERTINENT INFORMATION:

1. The Gualala Community Services District Wastewater Treatment Project includes collection of untreated effluent from residential, commercial, and industrial sources within the community of Gualala. The effluent will be transmitted across the Gualala River within a pipeline attached to the State Highway 1 (State Lands lease PRC 1793) bridge. There are two pipelines (6-inch) within the larger concrete pipeline casing; one pipeline will be used for wastewater transport with the second line acting as a backup or substitute.

2. The annual rental value is estimated to be $100 minimum rent for this type of lease.

3. An EIR was prepared and adopted for this project by the Gualala Community Services District (District) SCH 87092208. The State Lands Commission's staff has reviewed such document and believe that it complies with the requirements of the CEQA.

   Mitigation measures nos. 13 and 14, in the attached Exhibit "C", have been incorporated into the project to reduce potential impacts, which involve the part of the project that the Commission will be considering for approval, to a level of insignificance. However, the project in toto will cause impacts which cannot be mitigated to a level of insignificance. The District has, therefore, adopted a Statement of Overriding Considerations.

FURTHER APPROVALS REQUIRED:

Mendocino County, Sonoma County, Caltrans, United States Army Corps of Engineers, and California Coastal Commission.

EXHIBITS:

A. Land Description
B. Location Map
C. Mitigation Measures
D. EIR Findings
E. Monitoring Program

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT AN EIR WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE GUALALA COMMUNITY SERVICES DISTRICT, SCH 87092208, AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

3. ADOPT THE FINDINGS, THE STATEMENT OF OVERRIDING CONSIDERATIONS, AND THE MONITORING PROGRAM ADOPTED BY THE DISTRICT, AS REQUIRED BY THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ITS GUIDELINES (SEE EXHIBITS "D" AND "E").

4. AUTHORIZE ISSUANCE TO GUALALA COMMUNITY SERVICES DISTRICT OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE BEGINNING MARCH 1, 1991; 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 TWO SIX-INCH PIPELINES ENCASED IN A 42-INCH CONCRETE CASING FOR WASTEWATER TRANSPORTATION ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

W 24628

LAND DESCRIPTION

That portion of state-owned land within the bed of the Gualala River, situated in Section 34, T 11 N, R 15 W, MDM, Mendocino County, California, more particularly described as follows:

All that portion of the Gualala River which lies within a strip of land 32.0 feet wide, the centerline of which is the centerline of the existing Gualala River Bridge of California State Highway Route 1. Said strip of land lies within the existing right-of-way for said route as shown on map filed in Book 76 of maps, Page 4, Sonoma County Records, California.

EXCEPTING THEREFROM any portion situated landward of the ordinary high water mark of the Gualala River.

END OF DESCRIPTION

PREPARED JANUARY, 1991 BY LLB

CALENDAR PAGE 013
MINUTE PAGE 98

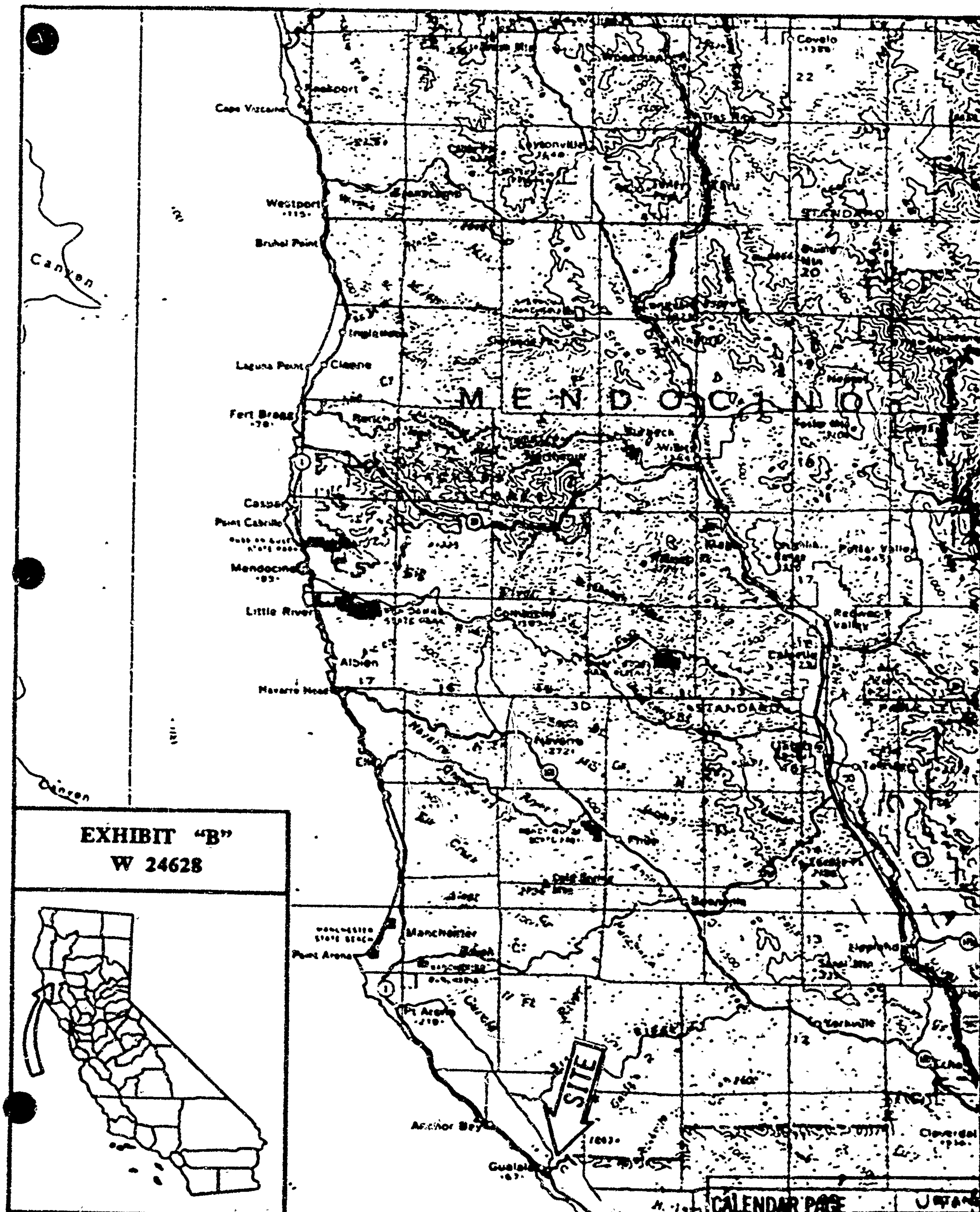

EXHIBIT "B"
W 24628

CALENDAR PAGE
MINUTE PAGE 99

EXHIBIT "C"

STATEMENT OF MITIGATION MEASURES
GUALALA WASTEWATER PROJECT
SCH #87092208

The following mitigation measures shall be adopted as part of the Gualala Community Services District approval for this project. These measures were identified in the Final Environmental Impact Report for the project, and are within the jurisdiction of the Community Services District for implementation.

1. A detailed geotechnical analysis of the project area shall be performed, focusing on the collection system routing, on the disposal site, and on the treatment plant site. Design factors shall be incorporated into the treatment plant to withstand accelerations from major earthquake events, as ruled eligible under the Clean Water Grant Program.

2. The system shall be designed with the expectation that a major earthquake will occur during its useful life. All pump stations, treatment plant pumps, and disposal site pumps shall be separately capable of operation from external power supplies. Process control features shall be capable of operating without electrical switchgear, to the extent feasible. To the extent feasible, critical elements shall be capable of replacement by operating personnel without equipment unavailable in the project area.

3. Plant operators shall be required to be familiar with the replacement drills for all critical equipment. Periodic, regular earthquake preparedness drills shall be required. To the extent feasible, replacement components shall be maintained within the project vicinity.

CALENDAR PAGE Ui.5
MINUTE PAGE 100

4. To the extent feasible (and to the extent allowed by the Clean WAter Grant Program reviewers), storage ponds shall be designed with flexibility that will allow greater-than-expected rainfall amounts to be stored onsite. Treatment and storage ponds will be lined, in order to avoid destabilizing adjacent slopes.

5. In order to maintain surface and groundwater water quality, the operating project shall comply with waste discharge requirements issued by the North Coast Regional Water Quality Control Board.

6. The Gualala Community Services District shall cooperate with the County of Mendocino, the County of Sonoma, and the California Coastal Commission in establishing service provisions for future development. To the extent feasible, future service provisions shall support planned land use trends in the project area.

7. The Gualala Community Services District shall not provide wastewater treatment service to any proposed future project until the project has received approvals from all appropriate land use regulatory authorities.

8. When constructing the force main in the vicinity of the Gualala Point Park, care will be taken to avoid blocking access to the park.

9. The wastewater treatment system shall be designed and operated with attention to features and techniques that will avoid generating odor, to the greatest extent feasible. Specific features and techniques that will be used are unknown at this time; however, potential measures were identified in the

CALENDAR PAGE 116
MINUTE PAGE 101

Final EIR. Additional measures will be considered during project design, and shall be incorporated wherever feasible and to the extent allowed by Clean Water Grant Program reviewers.

10. The Gualala Community Services District shall adopt a policy discouraging the disposal of toxic or hazardous materials within the wastewater stream. Such materials shall be disposed of in accordance with state and federal laws. The Community Services District shall evaluate the feasibility of local collection stations for such materials and, if they are deemed feasible, assist the County of Mendocino in establishing collection stations, as required by state law.

11. The treatment and disposal sites shall be surrounded by suitable fence materials, to protect the public from potential exposure to pathogenic organisms.

12. In consultation with the Regional Water Quality Control Board, consideration will be given to potential needs for restricting aeration at the treatment plant under high and specific wind velocities.

13. Isolation (i.e., anti-backflow) valves shall be installed in the force main both north and south of the Gualala River crossing. Pressure-sensing devises shall be included in the force main that will notify system operators should the force main fail. In such an event, operating the force main shall cease until repairs or a bypass can be made. The contents of the carrier pipe shall be sampled no less frequently than once per month, and corrective actions taken if a leak is detected.

CALENDAR PAGE 017
MINUTE PAGE 102

14. The force main drilling contractor for the river crossing shall take all feasible measures to avoid contaminating the environment with drilling fluids. Such fluids shall only be disposed of at an approved location.

15. In constructing the force main, the collection system, the effluent transmission line, and the treatment plant, erosion-control measures no less stringent than those used in timber harvesting shall be applied.

Date 7/6/1990

Robert Sundstrom, Chairman

CALENDAR PAGE 8
MINUTE PAGE 103

EXHIBIT "D"

The attached findings have been adopted by the Lead Agency, Gualala Community Services District, and are hereby incorporated into the State Lands Commission's Findings.

CALENDAR PAGE 41.9
MINUTE PAGE 104

STATEMENT OF FINDINGS

GUALALA WASTEWATER PROJECT

SCH #87092208

Whereas, a Final Subsequent Environmental Impact Report was prepared for the proposed wastewater treatment project, and the Final Subsequent Environmental Impact Report identified significant effects on the environment, and the Final Subsequent Environmental Impact Report was certified by the Board of Directors of the Gualala Community Services District;

The following findings are made by the Gualala Community Services District, pursuant to Section 15091 of the State CEQA Guidelines.

A. Potentially significant effects on the project were identified deriving from the physical environment, including seismic activity, slope instability, and excessive rainfall. In approving this project, the Gualala Community Services District Board adopted the mitigation measures recommended in the Final EIR (to the extent that those measures are consistent with Waste Discharge Requirements issued by the North Coast Regional Water Quality Control Board). The adopted mitigation measures will reduce potential effects from the physical environment to a level less than significant.

B. The project will not have significant, adverse effects on the biological environment, and no mitigation measures were adopted.

C. The project will have significant effects on the growth of the human population in the project area, by removing existing impediments to growth.

CALENDAR PAGE 01.10
MINUTE PAGE 105

Such growth is allowed in existing, adopted land use plans of the County of Mendocino and the County of Sonoma. Modifying these land use plans to affect either the rate of growth or the planned land uses and allowable population density is not within the jurisdiction of the Gualala Community Services District. The Gualala Community Services District has indicated to the County of Mendocino and the County of Sonoma that the Gualala Community Services District is willing to develop coordinated decision-making to address growth-related land use effects in the project area.

D. The proposed wastewater project will result in a significant, but indirect, increase in traffic within the project area. Implementing the mitigation measures identified in the Final EIR is not within the jurisdiction of the Gualala Community Services District. The Gualala Community Services District finds that the recommended measures can be, and should be, adopted by the County of Mendocino and the County of Sonoma, in order to alleviate future circulation problems in the project area.

E. The project will result in a future need to expand school, police, fire, and medical services within the project area. Implementing mitigation measures for these effects is not within the jurisdiction of the Gualala Community Services District. Appropriate mitigation measures can be, and should be, implemented by the County of Mendocino and the County of Sonoma.

F. The proposed project is considered unlikely to result in significant effects to cultural resources.

CALENDAR PAGE U1.11
MINUTE PAGE 106

G. The project has a potential for creating odors that may be perceived as a significant, adverse effect. The Gualala Community Services District has adopted mitigation measures recommended in the Final Subsequent EIR, and will adopt additional, specific measures during the project design process, in order to mitigate adverse odor effects.

H. The proposed project will result in improved water quality within the project area. In order to protect the public from adverse health effects, and in conjunction with Waste Discharge Requirements from the Regional Water Quality Control Board, the Gualala Community Services District has adopted mitigation measures identified in the Final Subsequent EIR that will reduce potential health effects to levels that are less than significant.

I. The Gualala Community Services District has considered alternatives to the proposed project, including the alternative of "no project." The proposed project has been adopted pursuant to requirements of the federal and state Clean Water Grant Program. Because the project will result in unavoidable and significant environmental effects (as identified in the Final Subsequent EIR) for which the Gualala Community Services District is unable to implement mitigation measures, a Statement of Overriding Considerations will be adopted for this project.

7/6/1990
Date

Robert Sundstrom, Chairman

CALENDAR PAGE 12
MINUTE PAGE 107

STATEMENT OF OVERRIDING CONSIDERATIONS

GUALALA WASTEWATER PROJECT

SCH #87092208

A Final Subsequent Environmental Impact Report has been certified for the Gualala Wastewater Project. The Final Subsequent EIR identified several significant effects that will result from the project, which will not be substantially mitigated to levels that are less than significant. These effects stem primarily from the population growth and economic development within the project area that will be enabled by the project, as described in the Final Subsequent EIR.

As described in the findings adopted by the Board of Directors of the Gualala Community Services District, mitigation for population growth, intensified land development, increased traffic, and need for additional school, police, fire, and medical facilities is not within the authorized powers of the Gualala Community Services District. The Board of Directors, in considering these adverse effects, concluded that they were expected by the County of Mendocino and the County of Sonoma in adopted coastal land use plans.

The Gualala Wastewater Project is expected, based on evidence presented in the Final Subsequent Environmental Impact Report, to provide the following benefits within the project area:

CALENDAR PAGE 43
MINUTE PAGE 106

A. The project will alleviate existing, ongoing water pollution and public health concerns in the Gualala area. These concerns stem from failing septic systems, and from too many systems, that overload the capability of the soil in the project area. The project will correct both of these deficiencies.

B. The project will protect the existing and potential beneficial uses of the Gualala River lagoon and estuary.

C. The project will allow for further economic development within the project area, as envisioned in the County of Mendocino and County of Sonoma coastal land use plans, and as desired by local citizens.

The Board of Directors has offered to work together with the County of Mendocino and County of Sonoma to arrive at suitable mitigation measures for the identified adverse effects that are reserved for County jurisdiction.

Because of the significant positive benefits deriving from the proposed project, the Board of Directors hereby finds that the project's adverse effects are acceptable, within the context of decision-making for this project.

This Statement of Overriding Considerations shall be filed with the Notice of Determination for the project.

Date 7/6/1990

Robert Sundstrom, Chairman

CALENDAR PAGE 01.14
MINUTE PAGE 109

RECEIVED JAN 16 1991

Community • Services • District Gualala CSD Box 124 • Gualala • CA • 95445

RESOLUTION 91-1

WHEREAS, NO SIGNIFICANT ENVIRONMENTAL EFFECTS WITH REGARD TO THE MODIFICATIONS IN THE GCSD/CSA6 SYSTEM INVOLVING TRANSPORTING CSA6 EFFLUENT PRIOR TO DISCHARGE OF THE MIXED EFFLUENT ON THE GOLF COURSE HAVE BEEN FOUND,

LET IT THEREFORE BE RESOLVED:

THAT THE BOARD OF DIRECTORS DOES HEREBY ADOPT THE MODIFICATIONS AS CONSISTENT WITH THE PREVIOUSLY CERTIFIED EIR AND THE REQUIREMENTS OF CEQA.

MOTION PORTER, SECONDED BAKER TO ACCEPT RESOLUTION 91-1 ON JANUARY 7, 1991, AT A REGULAR MEETING IN THE SUNDSTROM HALL.

R. SUNDSTROM	AYE
D. McADAM	AYE
J. BAKER	AYE
E. McDONALD	AYE
R. PORTER	AYE

ROBERT W. SUNDSTROM, CHAIRMAN

CALENDAR PAGE 11.1
MINUTE PAGE 110

Community • Services • District Gualala CSD Box 124 • Gualala • CA • 95445

RESOLUTION 90-5

WHEREAS, THE FINAL SUBSEQUENT EIR HAS BEEN PRESENTED TO THE BOARD OF DIRECTORS, WHO HAVE REVIEWED THE DOCUMENT AND CONSIDER THE INFORMATION ABOUT THE PROJECT'S EFFECTS ON THE ENVIRONMENT,

LET IT THEREFORE BE RESOLVED:

THAT THE BOARD OF DIRECTORS DOES CERTIFY THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AS BEING IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL IMPACT QUALITY ACT AND THE CLEAN WATER GRANT PROGRAM.

MOTION PORTER, SECOND McADAM TO ACCEPT RESOLUTION 90-5 ON JUNE 25, 1990, AT A SPECIAL MEETING IN THE SUNDSTROM HALL.

R. SUNDSTROM	AYE
D. McADAMN	AYE
J. BAKER	AYE
E. McDONALD	AYE
R. PORTER	AYE

Robert W. Sundstrom

CALENDAR PAGE U1.16
MINUTE PAGE 111

707•884 4631

EXHIBIT "E"

Oscar Larson & Associates
Consulting Engineers • Land Surveyors

317 Third Street • P.O. Box 3806 • Eureka • CA 95502 • (707) 445-2043 • FAX (707) 445-8230

GUALALA COMMUNITY SERVICES DISTRICT MITIGATION MONITORING PROGRAM FOR THE PROJECT TRANSMISSION LINE ACROSS THE GUALALA RIVER BRIDGE

This Mitigation Monitoring program has been prepared to address recent changes in the California Environmental Quality Act which require the preparation of Monitoring Programs to ensure that mitigation measures proposed to reduce project impacts are implemented. This program has been designed to monitor mitigation measures which were approved 7/6/90 by the Gualala Community Services District in a document entitled STATEMENT OF MITIGATION MEASURES Gualala Wastewater Project SCH #87092208.

This program addresses each mitigation measure by the item number in the STATEMENT OF MITIGATION MEASURES applicable to the State Lands Commission jurisdiction.

CALENDAR PAGE 01.17
MINUTE PAGE 112

ITEM # ADOPTED MITIGATION MEASURE

1. Prepare a detailed geotechnical analysis of the project area.

A geotechnical analysis entitled Report Geotechnical Investigation Gualala Community Services District Sewer Improvement Project Gualala, California was prepared by Herzog Associates for the GCSD project in November 1990. No recommendations were identified by the consultant for the bridge crossing portion of the project. However, project engineers have designed the pipes as double-lined force mains and flexible joints have been proposed to reduce hazards from ground shaking or displacement.

2. Design the system with the expectation that a major earthquake will occur during its useful life.

This mitigation measure was included in the system design for the bridge crossing. A pressure sensing device was included in a manhole on the north side of the bridge to measure flows in the transmission lines. The power source is from lift station #4 in Gualala and consisted of a connection to the local power company. In the event of a power failure, lift station #4 has a backup emergency generator which will automatically engage upon main power line failure.

3. Plant operators shall be required to be familiar with the replacement drills for all critical equipment. Periodic, regular earthquake drills shall be required.

Plant operators will be presented with an operations manual. This manual has included visual inspection of the manhole on the northside of the bridge after an earthquake. This action is intended to allow operators to observe any leaks that may occur during an earthquake event.

4. N/A

5. N/A

6. N/A

7. N/A

8. N/A

9. N/A

10. N/A

CALENDAR PAGE 1016
MINUTE PAGE 113

ITEM # ADOPTED MITIGATION MEASURE

11. N/A

12. N/A

13. Isolation (i.e. anti-backflow) valves shall be installed in the force main crossing the Gualala River. Pressure-sensing devices shall be included in the force main that will notify system operators should the force main fail. In such an event, operation of the force main shall cease until repairs or a bypass can be made. The contents of the carrier pipe shall be sampled no less frequently than once per month, and corrective action taken if a leak is detected.

These measures have been included in the system design and the actions prescribed will be included in the operations manual.

14. The force main drilling contractor for the river crossing shall take all feasible measures to avoid contaminating the environment with drilling fluids.

This mitigation measure is no longer necessary as the project transmission line will be located in the bridge, not under the river.

15. In constructing the force main, the collection system, the effluent transmission line, and the treatment plant, erosion-control measures no less stringent than those used in timber harvesting shall be applied.

No erosion control will be necessary for construction within the bridge deck as no earth is present.