

MINUTE ITEM
This Calendar Item No. C40 was approved as
Minute Item No. 40 by the California State Lands
Commission by a vote of 3 to 0 at its
9-17-01 meeting.

**CALENDAR ITEM
C40**

A 6
S 3

09/17/01
PRC 8337 W 25760
F. Singer

GENERAL LEASE - RIGHT OF WAY USE

LESSEE:

Geysers Power Company, LLC
1421 Guerneville Road
Santa Rosa, California 95403

AREA, LAND TYPE, AND LOCATION:

0.878 acres, more or less, of school lands near the city of Healdsburg, Sonoma County.

AUTHORIZED USE:

Construction, use, and maintenance of a 30-inch diameter, 1,700 foot long non-potable water pipeline.

LEASE TERM:

25 years, beginning July 1, 2001.

CONSIDERATION:

\$1,020 per year; with the State reserving the right to fix a different rent periodically during the lease term, as provided in the lease.

SPECIFIC LEASE PROVISIONS:

Insurance:

Liability insurance with coverage of no less than \$1,000,000.

Bond:

\$5,000.

CALENDAR ITEM NO. C40 (CONT'D)

OTHER PERTINENT INFORMATION:

1. Applicant has a right to use the lands adjacent to the lease premises.
2. This application seeks permission to construct a pipeline that is part of a 41-mile system that will carry treated wastewater to the geothermal area in northeastern Sonoma County ("the Geysers"). Once reaching the Geysers, the water will be injected into the ground and converted to steam that is used to generate electricity. The pipeline will be buried in a 4-foot deep trench. This pipeline will cross two school land parcels, as shown on Exhibit A. This project will create approximately 85 Megawatts of electricity.
3. An EIR and Addendum were prepared and certified for this project by the city of Santa Rosa. The California State Lands Commission staff has reviewed such document and Mitigation Monitoring Program adopted by the lead agency. Findings made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, sections 15091 and 15096) are contained in Exhibit C, attached hereto. A Statement of Overriding Considerations made in conformance with the State CEQA Guidelines (Title 14, California Code of Regulations, section 15093) is contained in Exhibit D, attached hereto.
4. The Statement of Overriding Considerations identified the following significant unavoidable adverse impacts of the Modified Geysers Alternative.

They are included in Exhibit D and summarized as follows:

Construction: loss of farmland; pipeline location in an area of unstable slope conditions; pipeline subject to ground rupture due to location near the surface trace of an active fault; design discharge component may cause narrative base criteria for algae to be exceeded; construction traffic/land closures; construction impacts to public/private roadbeds; construction traffic on access roads; odors; noise from pipeline construction/traffic/pump station construction.

CALENDAR ITEM NO. C40 (CONT'D)

Operation: odors from headworks expansion; noise levels from operation of the pump station; pipeline component may cause adverse effects on ground views from a high volume travelway, recreation use area, or other public use area; pump station component may be inconsistent with the Sonoma County General Plan Open Space Element regarding Scenic Landscape Units.

APPROVALS OBTAINED:

City of Santa Rosa.

EXHIBITS:

- A. Site Map
- B. Location Map
- C. CEQA Findings
- D. Statement of Overriding Considerations

PERMIT STREAMLINING ACT DEADLINE:

December 15, 2001

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT AN EIR WAS PREPARED AND CERTIFIED FOR THIS PROJECT BY THE CITY OF SANTA ROSA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

ADOPT THE FINDINGS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTIONS 15091 AND 15096(h), AS CONTAINED IN EXHIBIT C, ATTACHED HERETO.

ADOPT THE MITIGATION MONITORING PROGRAM, ON FILE AND AVAILABLE FOR REVIEW AT THE SACRAMENTO OFFICE OF THE STATE LANDS COMMISSION.

ADOPT THE STATEMENT OF OVERRIDING CONSIDERATIONS MADE IN CONFORMANCE WITH TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15093, AS CONTAINED IN EXHIBIT D, ATTACHED HERETO.

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CALENDAR ITEM NO. C40 (CONT'D)

AUTHORIZATION:

AUTHORIZE ISSUANCE TO GEYSERS POWER COMPANY, LLC OF A GENERAL LEASE - RIGHT OF WAY USE, BEGINNING JULY 1, 2001, FOR A TERM OF TWENTY-FIVE YEARS, FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A NON-POTABLE WATER PIPELINE ON THE LAND DESCRIBED ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; ANNUAL RENT IN THE AMOUNT OF \$1,020, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; LIABILITY INSURANCE WITH COVERAGE OF NO LESS THAN \$1,000,000; SURETY IN THE AMOUNT OF \$5,000.

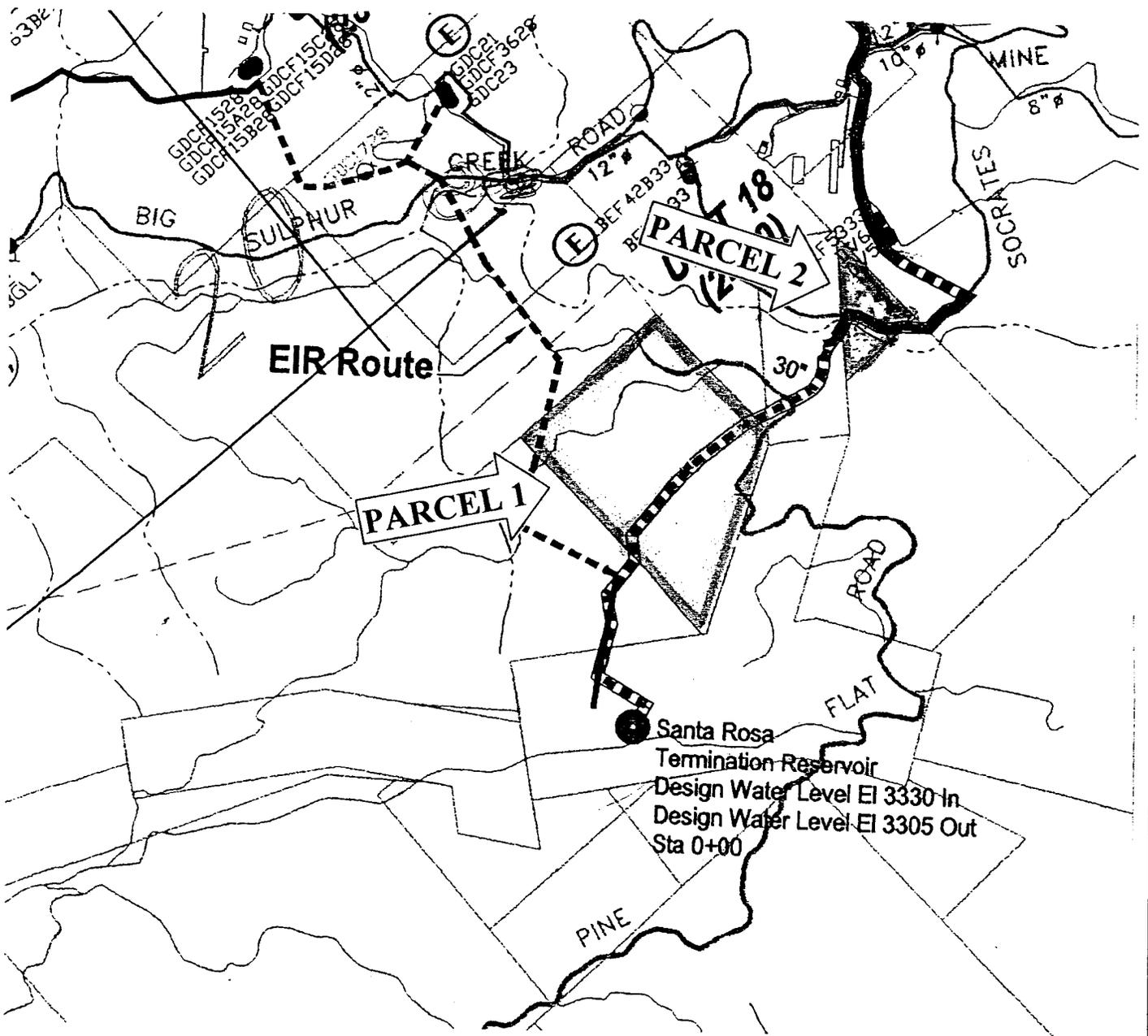


EXHIBIT A
Site Map

W 25760
Geysers Power Company, LLC

This exhibit is solely for purposes of generally defining the area to be leased, and is not intended to be, nor shall it be construed as, a **0020** limitation of any State interest in the subject or other property **1559**

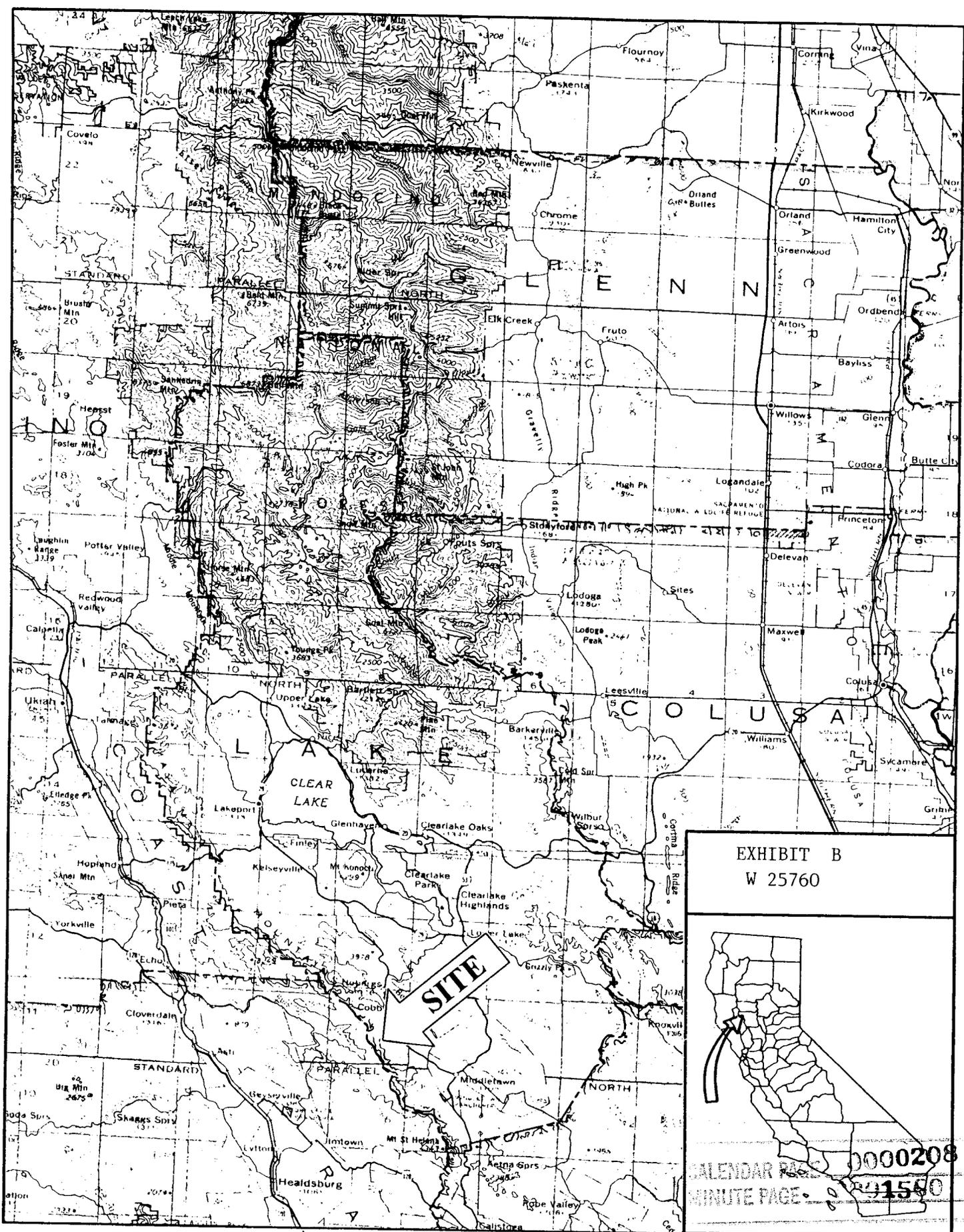


EXHIBIT B
W 25760

CALENDAR PAGE 0000208
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To Santa Rosa 15 Miles

RESOLUTION NO. 571

RESOLUTION OF THE BOARD OF PUBLIC UTILITIES OF
THE CITY OF SANTA ROSA
SELECTING A SANTA ROSA SUBREGIONAL LONG-TERM
WASTEWATER PROJECT

WHEREAS, the North Coast Regional Water Quality Control Board ("Regional Board") requires that, by 1999, the Santa Rosa Subregional Wastewater Reclamation System ("Subregional System") put into place a wastewater disposal solution that meets the Regional Board's reliability requirements, as well as existing and future capacity needs; and

WHEREAS, the City of Santa Rosa ("City") as Managing Partner of the Subregional System proposes to implement a Long-Term Subregional Wastewater Project ("Project") to dispose of the reclaimed water from the Laguna Wastewater Treatment Plant ("Laguna Plant"), to accommodate the expected wastewater disposal needs of the members and customers of the Subregional System and to meet the requirements of the Regional Board; and

WHEREAS, the Project objectives were reviewed and approved by the Santa Rosa City Council ("Council") on December 28, 1993 and reaffirmed by the Board of Public Utilities of the City of Santa Rosa ("Board") on May 27, 1994; and

WHEREAS, the adoption and implementation of the Project requires compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, the potential involvement of federal agencies in reviewing, approving and funding the Project requires that the Project also comply with the National Environmental Policy Act ("NEPA"); and

WHEREAS, pursuant to NEPA, a Purpose and Needs Statement for the Project was reviewed and approved by the Board on February 1, 1995 and the Council on February 14, 1995; and

WHEREAS, on July 13, 1993 the Council entered into a contract with Parsons Harland Bartholomew & Associates ("Parsons HBA") to prepare a combined Environmental Impact Report ("EIR") and Environmental Impact Statement ("EIS") for the Project consistent with CEQA and NEPA; and

WHEREAS, on June 19, 1997 the Board and the Council certified a Final EIR for the Project (hereinafter referred to as the "EIR"); and

WHEREAS, from July, 1997 through September of 1997 the Board and the Council sponsored 6 study sessions at which the Project Alternatives identified in the EIR, as well as alternatives not identified in the EIR, were evaluated for selection as the Project and public comments were accepted; and

WHEREAS, the Board has conducted numerous discussions on Project selection at its regularly scheduled meetings and the Board has received and considered extensive public written and oral comments on Project selection; and

WHEREAS, the Board and the Council were guided in their deliberations by the certified EIR, the Selection Handbook, dated July 1, 1997 prepared by Parsons HBA and the Geysers Cost Reduction Study published in July, 1997 by Parsons HBA, among other materials; and

WHEREAS, the Board has expressed an interest in selecting a "mix-and-match" Project including a smaller geysers recharge Project than the Geysers Recharge Alternative described in the EIR, which Project may include wastewater discharge to the Russian River of up to five percent (5%) in selected seasons and does not foreclose opportunities for potential future agricultural reuse projects along the pipeline route; and

WHEREAS, the Board has directed Parsons HBA, together with City staff, to further define such a Modified Geysers Recharge Alternative ("Modified Geysers Alternative"), to evaluate the extent to which the EIR analysis is applicable to such a Modified Geysers Alternative and to identify any other appropriate update in the EIR in compliance with CEQA; and

WHEREAS, an "Addendum to Certified Final EIR," dated December 5, 1997 (the "Addendum") has been submitted by Parsons HBA to evaluate the potential environmental impact(s) of a Modified Geysers Alternative and to evaluate any other appropriate update information to be included in the EIR; and

WHEREAS, Memoranda dated December 18, 1997 and January 15, 1998 from Parsons HBA to this Board, set forth certain corrections to the Addendum (the Addendum, as corrected, is hereinafter referred to as the Addendum); and

WHEREAS, the members of the Board have reviewed and considered the information contained in the Addendum and information provided by the public since certification of the EIR and the Board now wishes to certify and incorporate the Addendum as part of the EIR and to select a Project;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Public Utilities of the City of Santa Rosa makes the following findings:

1. Consideration of a Modified Geysers Alternative, as well the need to update certain information contained in the EIR, lead this Board to conclude that certain modifications and additions to the EIR are appropriate.

2. The information contained in the Addendum concerning the Modified Geysers Alternative and the additional update information in the Addendum do not meet the conditions described in CEQA Guidelines Sections 15162 or 15163 (concerning the preparation of a Supplement to the EIR or a Subsequent EIR) and are consistent with the definition of an Addendum as contained in CEQA Guidelines Section 15164.

3. The Addendum is hereby certified as complete, adequate and prepared in compliance with CEQA and is incorporated in the EIR and is attached to these resolutions as Exhibit A.

4. The information provided in the Addendum, together with the information and comments provided by the public subsequent to the certification of the EIR, on the subject of Project selection of the Addendum, does not constitute significant new information requiring recirculation of the EIR.

BE IT FURTHER RESOLVED that this Board finds its members have had an opportunity to review and consider the EIR and the Addendum and have considered the extensive public comment during the preparation of such documents and during this Board's consideration of a preferred Project.

BE IT FURTHER RESOLVED, that this Board adopts the Modified Geysers Alternative described in Chapter 3 of the Addendum as this Board's selected Project to be designed to accommodate a maximum Average Dry Weather Flow of 21 MGD and finds that the EIR, as amended by the Addendum, adequately evaluates the Modified Geysers Alternative in compliance with CEQA.

BE IT FURTHER RESOLVED, that this Board makes the following further findings and adopts the EIR, as amended by the Addendum, as the analytical basis for its findings:

1. The Addendum identifies those sections of the EIR in which analysis of the potential impacts of the Modified Geysers Alternative can be found, summarizes potentially significant impacts in Table 1.13 and discusses such impacts in Chapter 4 in order to establish a basis for an indication of potential significance;

2. The Addendum identifies in Table 1.13 and Chapter 2 all feasible Project design modifications and mitigation measures to avoid or substantially lessen the potential environmental impact effects of the Modified Geysers Alternative;

3. The Addendum identifies all significant and unavoidable adverse impacts of the Modified Geysers Alternative, as follows: (references are to those portions of the EIR where such impacts are discussed)

Impact 2.6.1

The pump station component may cause loss of farm land.

Impact 3.4.1

The pipeline component may be located within an area of unstable slope conditions.

Impact 3.4.2

The pipeline component may be subject to ground rupture due to location near the surface trace of an active fault.

Impact 6.9.2

Design discharge component may cause narrative base criteria for algae to be exceeded.

Impact 11.4.1

Traffic from construction or operations of the pipeline component may cause congestion along access roads.

Impact 11.4.2

Lane closures due to construction of the pipeline component may delay traffic, delay transit services, restrict access, increase hazards and reroute traffic, including emergency vehicles.

Impact 11.4.4

The pipeline component may cause damage to public or private roadbeds.

Impact 11.8.1

Traffic from construction of the geysers steamfield component may cause congestion on access roads.

Impact 12.2.5

The headworks expansion component may cause odors.

Impact 13.4.1

Construction of the pipeline component may expose the public to high noise levels.

Impact 13.4.3

Construction of the pipeline component may cause high noise levels from the construction traffic.

Impact 13.6.1

Construction of the pump station component may expose the public to high noise levels.

Impact 13.6.2

Operation of the pump station component may expose the public to high noise levels.

Impact 13.8.3

Construction of the geysers steam field component may cause high noise levels from construction traffic.

Impact 14.4.5

The pipeline component may cause adverse effects on foreground and middle ground views from a high volume travelway, recreation use area, or other public use area.

Impact 14.6.2

The pump station component may be inconsistent with the Sonoma County General Plan Open Space Element regarding Scenic Landscape Units.

Impact 14.6.3

optimize compliance with the adopted objectives for the Project, as based upon the analysis set forth in Exhibit B to these Resolutions.

BE IT FURTHER RESOLVED that this Board has balanced the potential adverse environmental impacts of the Modified Geysers Alternative and all other Alternatives described in the EIR, with the potential benefits of the Modified Geysers Alternative and Exhibit B is adopted as this Board's Statement of Overriding Considerations in selecting the Modified Geysers Alternative, notwithstanding its significant unavoidable impacts.

BE IT FURTHER RESOLVED by this Board that Chapter 2 of the Addendum is adopted by this Board as the Mitigation Monitoring and Reporting Program, and such Program shall be adopted and implemented together with the Modified Geysers Alternative, based upon the following additional findings:

1. The EIR, as amended by the Addendum, identifies the significant potential adverse environmental impacts that could result from the Modified Geysers Alternative;
2. The mitigation measures identified in the EIR for the Modified Geysers Alternative constitute all feasible mitigation measures and each is adopted as part of the Mitigation Monitoring and Reporting Program;
3. Each potentially significant impact identified for the Modified Geysers Alternative will, by virtue of Project design or implementation of mitigation measures, be reduced below a level of significance, except for those potential impacts identified in the Addendum as Significant Unavoidable Impacts;
4. Those mitigation measures identified in the Addendum which are applicable to significant unavoidable impacts are also incorporated in the Mitigation Monitoring and Reporting Program in order to lessen such potentially significant impacts;
5. The EIR adequately identifies the potential impacts associated with mitigation measures and analyzes such impacts consistent with CEQA.

BE IT FURTHER RESOLVED by this Board that City staff is directed to take all necessary and appropriate steps to implement the Modified Geysers Alternative, including the Headworks expansion component, contingency plan, conservation measures and the Mitigation Monitoring and Reporting Program and to proceed with contract negotiations with the operators of the Geysers steamfield.

BE IT FURTHER RESOLVED by this Board that the City Council is requested to endorse and concur in the actions of this Board and to adopt appropriate measures to finance and implement the Modified Geysers Alternative.

BE IT FURTHER RESOLVED by this Board that City staff is directed to cooperate with the agricultural community and other governmental agencies to explore ways to accommodate additional agricultural reuse, however it is found that such additional agricultural reuse is not a

The pump station component may be inconsistent with the County Open Space Element regarding Scenic Corridors.

Impact 14.6.4

The pump station component may be inconsistent with minimum building setbacks for structures along Sonoma County designated scenic corridors.

Impact 14.6.5

The pump station component may cause adverse effects on foreground or middleground views from a high volume travelway, recreational use area, or other public use areas.

Impact 14.6.6

The pump station component may cause an adverse effect on foreground or middleground views from one or more private residences.

Impact 18.1(C)

The Project may increase the service charge for wastewater on a cumulative basis.

4. The Addendum compares all the Alternatives analyzed in the EIR with the Modified Geysers Alternative and summarizes the comparison in Tables 1.13 and 5.4-1.

5. Chapter 5 of the Addendum properly addresses certain additional CEQA-required findings, including the relationship between local short term uses of the environment and the maintenance of the long-term productivity, the irreversible and irretrievable commitment of resources, potential cumulative impact, significant unavoidable impacts and an identification of the environmentally superior alternative.

6. Chapter 2 of the Addendum adequately discusses the mitigation measures recommended for the Modified Geysers Alternative, including that mitigation resulting from compliance with existing programs, those mitigation measures included in the Project, those mitigation measures that will be implemented during final planning and detailed design of the Project, those mitigation measures which are implemented prior to, during and immediately following Project construction and those mitigation measures to be implemented during the operation of the Project.

7. Significant and unavoidable adverse impacts of the Modified Geysers Project are identified in Table 5.4-1, as are mitigation measures for such impacts, even though such measures are not expected to reduce the potential impacts of the Modified Geysers Alternative below a level of significance.

BE IT FURTHER RESOLVED that this Board adopts the conclusions and findings of the EIR, as amended by the Addendum, as its conclusions and findings.

BE IT FURTHER RESOLVED that this Board finds that other Alternatives discussed in the EIR may have less significant impacts or different impacts than the Modified Geysers Alternative, but that each such Alternative not chosen is less feasible or practicable and does not

component of the Modified Geysers Alternative and any future proposals for agricultural reuse, including transportation and storage, would be subject to additional CEQA and NEPA review, as appropriate.

BE IT FURTHER RESOLVED by this Board that the EIR, as amended by the Addendum, and all documents constituting the Administrative Record of the preparation and certification of the EIR and selection of the Modified Geysers Alternative, shall now be given to the custody of the Environmental Review Coordinator of the City of Santa Rosa, and made available at the office of such Coordinator in Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, CA.

BE IT FURTHER RESOLVED by this Board that the Environmental Review Coordinator of the City is directed to file a Notice of Determination for selection of the Modified Geysers Alternative.

BE IT FURTHER RESOLVED by this Board that City staff is directed to make the appropriate submissions and applications to the Regional Board for acceptance of the Modified Geysers Alternative as the Project selected by the Subregional System.

BE IT FURTHER RESOLVED by this Board that City staff is directed to continue to assist the U.S. Army Corps of Engineers ("ACE") in the continued preparation of an Environmental Impact Statement consistent with NEPA and the filing of any appropriate applications to the ACE or to other federal agencies.

DULY AND REGULARLY ADOPTED by the City of Santa Rosa Board of Public Utilities this 22nd day of January, 1998.

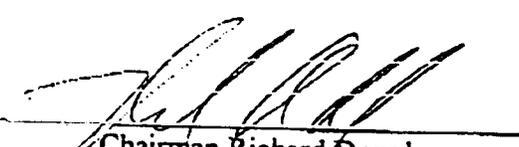
AYES: DOWD, GUGGIANA, DOWNEY AND LISCUM.

NOES:

ABSENT: YOKOI

ABSTAIN:

APPROVED:


Chairman Richard Dowd

ATTEST:


Brenda Thomas
Recording Secretary



RESOLUTION NO. 23423

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CONCURRING IN THE SELECTION OF A SANTA ROSA SUBREGIONAL LONG-TERM WASTEWATER PROJECT

WHEREAS, the North Coast Regional Water Quality Control Board ("Regional Board") requires that, by 1999, the Santa Rosa Subregional Wastewater Reclamation System ("Subregional System") put into place a wastewater disposal solution that meets the Regional Board's reliability requirements as well as existing and future capacity needs; and

WHEREAS, the City of Santa Rosa ("City") as the Managing Partner of the Subregional System proposes to implement a Long-Term Wastewater Project ("Project") to dispose of the reclaimed water from the Laguna Wastewater Treatment Plant ("Laguna Plant") to accommodate the expected wastewater disposal needs of the members and customers of the Subregional System and to meet the requirements of the Regional Board; and

WHEREAS, the Project objectives were reviewed and approved by the Santa Rosa City Council ("Council") on December 28, 1993 and reaffirmed by the Board of Public Utilities of the City of Santa Rosa ("Board") on May 27, 1994; and

WHEREAS, the adoption and implementation of the Project requires compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, on January 22, 1998, the Board adopted Resolution No. 571 certifying an Addendum to the Final EIR for the Project as certified by the Board and the Council on June 29, 1997, selecting a Santa Rosa Subregional Long-Term Wastewater Project entitled the Modified Geysers Recharge Alternative, making findings required for such actions pursuant to CEQA and directing further actions to implement the Project; and

WHEREAS, with the selection of the Modified Geysers Recharge Alternative, water will still be available for agricultural reuse.

NOW, THEREFORE, BE IT RESOLVED, that the Council concurs in Resolution No 571 adopted by the Board on January 22, 1998, and the Council adopts such Resolution as if each such finding and resolutions set forth therein were the finding and resolution of the Council, and such Resolution is incorporated herein by this reference.

BE IT FURTHER RESOLVED that City Staff, under direction of the Board, is directed to take all necessary and appropriate steps to implement the Modified Geysers Recharge Alternative, including the Headworks expansion component, contingency plan, conservation measures and the Mitigation Monitoring and Reporting Program, to continue with contract negotiations with the operators of the Geysers Steamfield and to return to the Council with recommended actions to implement such Project.

BE IT FURTHER RESOLVED by the Council that City Staff is directed to cooperate with the agricultural community and other governmental agencies to accommodate additional agricultural reuse; however, it is found that such additional agricultural reuse is not a component of the Modified Geysers Recharge Alternative and any future proposals for agricultural reuse, including transportation and storage, would be subject to additional environmental review.

IN COUNCIL DULY PASSED this 27th day of January, 1998.

CHAIRMAN'S OFFICE 0000216
 CLERK'S OFFICE 0001568

**RESOLUTION OF THE BOARD OF PUBLIC UTILITIES
OF THE CITY OF SANTA ROSA CERTIFYING ADDENDUM TO EIR FOR THE
SELECTED SANTA ROSA SUBREGIONAL LONG-TERM WASTEWATER PROJECT
(CALPINE)**

WHEREAS, the City of Santa Rosa ("City") as Managing Partner of the Santa Rosa Subregional Wastewater Reclamation System ("Subregional System"), proposes to implement a Long-Term Wastewater Project ("Project") to dispose of the reclaimed water from the Laguna Wastewater Treatment Plant ("Laguna Plant"), to accommodate the expected long term wastewater disposal needs of the members and customers of the Subregional System and to meet the requirements of the North Coast Regional Water Quality Control Board ("Board"); and

WHEREAS, the adoption and implementation of the Project requires compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, a Final Environmental Impact Report ("EIR") was certified by the Board of Public Utilities of the City of Santa Rosa ("Board") for the Project on June 19, 1997 and the Final EIR was also certified on June 19, 1997 by the City Council of the City of Santa Rosa ("Council"); and

WHEREAS, on January 22, 1998 the Board selected as the preferred Project the Modified Geysers Alternative (or "Geysers Recharge Alternative"), and, on January 27, 1998, the Council selected the Geysers Recharge Alternative as the preferred Project; and

WHEREAS, the Geysers Recharge Project consists of the following components: (i) Head Works improvement at the Laguna Plant; (ii) a pipeline to transport eleven (11) million gallons per day of reclaimed wastewater from the Laguna Plant to the Geysers Steamfield, northeast of Healdsburg; (iii) four (4) pump stations to pump the water to the Geysers; (iv) injection of 11 mgd

of reclaimed wastewater into the existing geothermal wells at the Geysers Steamfield; and (v) discharge of residual reclaimed wastewater into the Laguna de Santa Rosa; and

WHEREAS, the City retained a multi-firm team (the "Geysers Design Team") to engineer the Project and further develop Project design; and

WHEREAS, the Geysers Southern Section Draft Supplemental EIR was published on March 23, 1999, the Geysers Mid-Section Draft Supplemental EIR was published on March 5, 1999, and the Geysers Northern Section Draft Supplemental EIR was published on April 4, 1999 (following an October, 1998 publication of a Supplemental EIR on a potential "Burns Creek Alignment" in the Northern Section); and on July 1, 1999 the Board and Council, in a joint meeting, certified each Final Supplemental EIR (collectively, hereinafter "SEIRs"); and

WHEREAS, the City's environmental consultants ("Parsons-HBA") prepared and submitted to the Board and Council an Addendum to Certified EIR and SEIRs, dated July 9, 1999 (the "July 1999 Addendum"), which evaluated several different combinations of the modifications to the selected Project which had been studied in the SEIRs, and evaluated whether the Certified EIR would remain accurate and applicable to such modifications; and

WHEREAS, modifications to the selected Project (described as Modification A) were adopted by the Board on July 15, 1999, and ratified by the Council on July 20, 1999; and

WHEREAS, on January 20, 2000, the Board certified the Geysers Pipeline - Brown Farm to Piner/Olivet Supplemental Environmental Impact Report ("Brown Farm SEIR"); and the Council certified the Brown Farm SEIR on January 20, 2000; and

WHEREAS, on January 20, 2000 the Board adopted certain modifications to the selected Project along the Sanford Road, Olivet Road alignment (as described in the Brown Farm SEIR) and on January 25, 2000 the Council ratified such modifications; and

WHEREAS, on February 10, 2000 the Board adopted, and on February 15, 2000 the Council ratified certain design modifications to the selected Project on the Llano Road to Mark West Springs Road segment; and

WHEREAS, on March 16, 2000, the Board certified the Geysers Pipeline Construction Addendum - Upper and Lower Pine Flat Road, dated February 24, 2000 and on March 21, 2000 the Council certified such Addendum; and

WHEREAS, on March 16, 2000, the Board adopted, and on March 21, 2000 the Council ratified certain design modifications of the selected Project in the Upper and Lower Pine Flat Road segments; and

WHEREAS, on June 30, 2000 the Geysers Recharge Project Calpine Addendum (the "Calpine Addendum") was published.

NOW, THEREFORE, BE IT RESOLVED, that this Board of Public Utilities for the City of Santa Rosa, certifies the Calpine Addendum as complete and having been prepared in accordance with CEQA; and

BE IT FURTHER RESOLVED, that the Calpine Addendum shall amend the Certified EIR, and

BE IT FURTHER RESOLVED, that this Board finds that such changes in the Certified EIR as supplemented and amended by the Calpine Addendum are not sufficiently material to require recirculation of the Certified EIR or the Calpine Addendum and that the Calpine Addendum is an appropriate amendment to the Certified EIR, pursuant to Section 15164 of the CEQA Guidelines.

BE IT FURTHER RESOLVED, that this Board reaffirms its previous resolutions with regard to the Project, as modified, including the Mitigation and Monitoring Program and Statements of Overriding Consideration.

BE IT FURTHER RESOLVED, that the City Council of the City of Santa Rosa is requested to ratify this action of the Board.

BE IT FURTHER RESOLVED, that the Certified EIR, as supplemented and amended, and all documents constituting the Administrative Record therefor, shall reside with the Environmental Review Coordinator of the City of Santa Rosa and made available at the office of such Coordinator at the Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

DULY AND REGULARLY ADOPTED by the City of Santa Rosa Board of Public Utilities this 6th day of July, 2000.

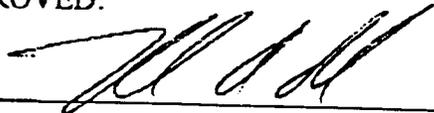
AYES: (5) DOWD, GUGGLIANA, DOWNEY, LISCUM AND YOKOI

NAYS: (0)

ABSENT: (0)

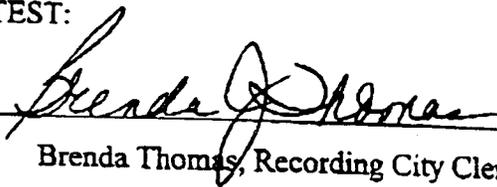
ABSTAIN: (0)

APPROVED:

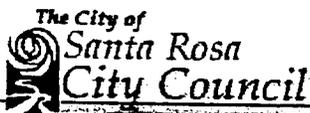


Richard Dowd, Chairman

ATTEST:



Brenda Thomas, Recording City Clerk



RESOLUTION NO. 24489

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA CERTIFYING ADDENDUM TO EIR FOR THE SELECTED SANTA ROSA SUBREGIONAL LONG-TERM WASTEWATER PROJECT (CALPINE)

WHEREAS, the City of Santa Rosa ("City") as Managing Partner of the Santa Rosa Subregional Wastewater Reclamation System ("Subregional System"), proposes to implement a Long-Term Wastewater Project ("Project") to dispose of the reclaimed water from the Laguna Wastewater Treatment Plant ("Laguna Plant"), to accommodate the expected long term wastewater disposal needs of the members and customers of the Subregional System and to meet the requirements of the North Coast Regional Water Quality Control Board ("Board"); and

WHEREAS, the adoption and implementation of the Project requires compliance with the California Environmental Quality Act ("CEQA"); and

WHEREAS, a Final Environmental Impact Report ("EIR") was certified by the Board of Public Utilities of the City of Santa Rosa ("Board") for the Project on June 19, 1997, and the Final EIR was also certified on June 19, 1997, by the Council of the City of Santa Rosa ("Council"); and

WHEREAS, on January 22, 1998, the Board selected as the preferred Project the Modified Geysers Alternative (or "Geysers Recharge Alternative"), and, on January 27, 1998, the Council selected the Geysers Recharge Alternative as the preferred Project; and

WHEREAS, the Geysers Recharge Project consists of the following components: (i) Head Works improvement at the Laguna Plant; (ii) a pipeline to transport eleven (11) million gallons per day of reclaimed wastewater from the Laguna Plant to the Geysers Steamfield, northeast of Healdsburg; (iii) four (4) pump stations to pump the water to the Geysers; (iv) injection of 11 mgd of reclaimed wastewater into the existing geothermal wells at the Geysers Steamfield; and (v) discharge of residual reclaimed wastewater into the Laguna de Santa Rosa; and

WHEREAS, the City retained a multi-firm team (the "Geysers Design Team") to engineer the Project and further develop Project design; and

WHEREAS, the Geysers Southern Section Draft Supplemental EIR was published on March 23, 1999, the Geysers Mid-Section Draft Supplemental EIR was published on March 5, 1999, and the Geysers Northern Section Draft Supplemental EIR was published on April 4, 1999, (following an October, 1998 publication of a Supplemental EIR on a potential "Burns Creek Alignment" in the Northern Section); and on July 1, 1999, the Board and Council, in a joint meeting, certified each Final Supplemental EIR (collectively, hereinafter "SEIRs"); and

WHEREAS, the City's environmental consultants ("Parsons-HBA") prepared and submitted to the Board and Council an Addendum to Certified EIR and SEIRs, dated July 9, 1999, (the "July 1999 Addendum"), which evaluated several different combinations of the modifications to the selected Project which had been studied in the SEIRs, and evaluated whether the Certified EIR would remain accurate and applicable to such modifications; and

WHEREAS, modifications to the selected Project (described as Modification A) were adopted by the Board on July 15, 1999, and ratified by the Council on July 20, 1999; and

WHEREAS, on January 20, 2000, the Board certified the Geysers Pipeline - Brown Farm to Piner/Olivet Supplemental Environmental Impact Report ("Brown Farm SEIR"); and the Council certified the Brown Farm SEIR on January 20, 2000; and

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WHEREAS, on January 20, 2000, the Board adopted certain modifications to the selected Project along the Sanford Road, Olivet Road alignment (as described in the Brown Farm SEIR) and on January 25, 2000, the Council ratified such modifications; and

WHEREAS, on February 10, 2000, the Board certified the Llano Road-Mark West Construction Addendum and adopted and ratified certain design modifications to the selected Project; and

WHEREAS, on February 15, 2000, the Council certified the Llano Road- Mark West Construction Addendum and adopted and ratified certain design modifications to the selected Project; and

WHEREAS, on March 16, 2000, the Board certified the Geysers Pipeline Construction Addendum - Upper and Lower Pine Flat Road, dated February 24, 2000, and adopted and ratified certain design modifications of the selected Project in the Upper and Lower Pine Flat segments; and

WHEREAS, on March 21, 2000, the Council certified the Geysers Pipeline Construction Addendum - Upper and Lower Pine Flat Road, dated February 24, 2000, and adopted and ratified certain designed modifications of the selected Project in the Upper and Lower Pine Flat Road segments; and

WHEREAS on June 30, 2000, the Geysers Recharge Project Calpine Addendum (the "Calpine Addendum"), was published.

NOW, THEREFORE, BE IT RESOLVED, that the City of the City of Santa Rosa, certifies the Calpine Addendum as complete and having been prepared in accordance with CEQA; and

BE IT FURTHER RESOLVED, that the Calpine Addendum shall amend the Certified EIR, and

BE IT FURTHER RESOLVED, that the Council finds that such changes in the Certified EIR as supplemented and amended by the Calpine Addendum are not sufficiently material to require recirculation of the Certified EIR or the Calpine Addendum and that Calpine Addendum is an appropriate amendment to the Certified EIR, pursuant to Section 15164 of the CEQA Guidelines.

BE IT FURTHER RESOLVED, that the Council reaffirms its previous resolutions with regard to the Project, as modified, including the Mitigation and Monitoring Program and Statements of Overriding Consideration.

BE IT FURTHER RESOLVED, that the Certified EIR, as supplemented and amended, and all documents constituting the Administrative Record therefor, shall reside with the Environmental Review Coordinator of the City of Santa Rosa and made available at the office of such Coordinator at the Santa Rosa City Hall, 100 Santa Rosa Avenue, Santa Rosa, California.

IN COUNCIL DULY PASSED this 11th day of July, 2000.

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EXHIBIT D - W 25670

APPLICABILITY OF THE STATEMENT OF OVERRIDING CONSIDERATIONS TO MODIFICATION C OF THE GEYSERS RECHARGE PROJECT

The City of Santa Rosa, as managing partner for the Subregional Reclamation System, chose the Modified Geysers Recharge Alternative (Geysers Recharge Project) as its selected project on January 27, 1998. Following that action, the Northern, Mid-, and Southern Section Supplemental EIRs were prepared to evaluate a number of potential modifications and refinements to the pipeline route and pump station locations for the selected project. On July 1, 1999 the three Supplemental EIRs were certified.

A July 1999 Addendum to the EIR was published on July 9, 1999. The modifications and refinements presented in the July 1999 Addendum were completely evaluated in the Certified Supplemental EIRs.

The July 1999 Addendum concludes that consolidation of the modifications evaluated in the Supplemental EIRs with the remainder of the project components does not cause substantial changes to impacts and does not result in any new significant impacts not previously identified. A number of significant impacts described in the Geysers Recharge Project were reduced by the modifications and refinements of pipeline and pump station locations evaluated in the Certified Supplemental EIRs. Refer to the July 1999 Addendum for a presentation of the six modifications and the Geysers Recharge Project.¹

In July 1999, the City selected Modification A, as described in the July 1999 Addendum, as the City's selected project. Since that time, a large land owner, the Audubon Society, has offered to grant the City an easement to allow a pump station and the pipeline on their property along the Pine Flat Modified Alignment, part of Modification C. The Pine Flat Modified Alignment has fewer environmental impacts and costs less to build than the previously selected Alignment in this reach, known as the Pine Flat Road Revised Alignment, part of Modification A.

As a result of the deliberations, the Santa Rosa Board of Public Utilities and Santa Rosa City Council have selected Modification C as the preferred alternative because it has been determined to be more practicable and better able to meet project objectives than the other alternatives. Modification C was selected over Modifications E and F, even though E and F have fewer environmental impacts, because Modification C most clearly meets the selection criteria adopted by the Board of Public Utilities. Modifications A, B, C, and

¹ The July 1999 Addendum excludes a portion of the Geysers pipeline known as the Brown Farm Study Area southwest of Santa Rosa. Since the July 1999 Addendum, the Brown Farm to Piner/Olivet Supplemental EIR was certified in January 2000 and the Sanford Road Alignment selected. This selection does not change the relative comparisons of Modification A through F.

D are not distinguishable in terms of environmental effects that are significant and unavoidable, however, the effects may differ in geographic location and extent.

Modification C has the same list of significant and unavoidable impacts as Modification A. Both combinations of modifications reduce the number of identified significant and unavoidable impacts of the Geysers Recharge Project by eight. The following list presents the significant impacts of the Geysers Recharge Project that are eliminated because of the selection of Modification C.

Impact 2.6.1: The pump station component may cause loss of farmland. This impact is reduced from significant to no impact because the G-2 pump station has been moved from Alexander Valley where it was located on prime farmland to Bear Canyon which is not prime farmland.

Impact 3.4.2: The pipeline component may be subject to ground rupture due to location near the surface trace of an active fault. This impact is reduced from significant to less than significant after mitigation because mitigation measure 2.3.8, Earthquake Preparedness and Emergency Response, has been revised as mitigation measure 2.3.8R, and includes automatic valve closures.

Impact 3.6.1: The pump station component may be located within an area of unstable slope conditions. This impact is reduced from significant to less than significant because the G3 pump station site has been moved to a location called the Pine Flat West Site which is located on relatively resistant ridges not as prone to landslide damage.

Impact 13.6.1: Construction of the pump station component may expose the public to high noise levels is reduced from significant to less than significant with mitigations because the construction noise at the G2 Bear Canyon pump station site is below the point of significance of 60 dBA, therefore the impact is less than significant.

Impact 14.6.2: The pump station component may be inconsistent with the Sonoma County General Plan Open Space Element regarding Scenic Landscape Units. This impact is reduced from significant to no impact because the G1 and G2 pump station sites have been moved to locations away from Scenic Landscape Units.

Impact 14.6.3: The pump station component may be inconsistent with the Sonoma County General Plan Open Space Element regarding Scenic Corridors. This impact is reduced from significant to no impact because the G1 and G2 pump station sites have been moved to locations away from Scenic Corridors.

Impact 14.6.4: The pump station component may be inconsistent with minimum building setbacks for structures along Sonoma County designated scenic corridors. This impact is reduced from significant to no impact because the G2 pump station has been moved to Bear Canyon and is no longer in a Scenic Corridor.

Impact 14.6.6: The pump station component may cause an adverse effect on foreground or middleground views from one or more private residences. This impact is reduced from significant to no impact because the G2 pump station has been moved to Bear

Canyon where it will not impact middleground to foreground views from private residences.

Table 1

Comparison of Significant Unavoidable Environmental Impacts

Alternative	Number of Significant Unavoidable Impacts
Geysers Recharge Project	22
Modification C	14

Modification C still has 14 significant and unavoidable impacts. These impacts are the same as those identified for Modification A and the Geysers Recharge Project. Modification C does not alter the relative comparison of the Geysers Recharge Project (Alternative 4Mod) to Alternatives 1, 2, 3 and 5 from the Certified Long-Term EIR. The findings presented in the January 1998 Comparison of Alternatives and Statement of Overriding Considerations for the Geysers Recharge Project (see attached) remain applicable for Modification C.

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ALTERNATIVE PAGE

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ATTACHMENT TO EXHIBIT C

COMPARISON OF ALTERNATIVES AND STATEMENT OF OVERRIDING CONSIDERATIONS

BACKGROUND

After certification of the Final EIR on 19 June 1997, the City of Santa conducted an extensive public process leading toward selection of alternatives. This process allowed detailed consideration of the potential drawbacks and benefits of each alternative, and allowed the public and interested agencies to express their support or opposition to each alternative. After a series of six meetings to review the alternatives evaluated in the EIR/EIS, the Santa Rosa Board of Public Utilities began deliberations regarding selection of a preferred alternative at their regular meetings. Deliberations extended throughout the fall of 1997, at meetings from September through December.

During the period of deliberations, the City completed a Cost Reduction Study for the Geysers Recharge Alternative (Parsons Harland Bartholomew & Associates, Inc., November 1997), which examined ways to modify the Geysers Recharge Alternative to make it more cost effective. The original Geysers Recharge Alternative was revised to include a lower, more constant rate of recharge at the geysers. The geysers operators evaluated the potential recharge scenarios presented in the study, and informed the City that a relatively constant 11 mgd flow of reclaimed water to the geysers was their preferred option. The Modified Geysers Recharge Alternative was defined to include 11 mgd flow to the geysers, and discharge to the Russian River at a maximum of 5% of the river's flow. Reclaimed water discharged to the river would be available for future reuse. An Addendum to the Certified Final EIR was prepared to evaluate the environmental impacts of the Modified Geysers Recharge Alternative, and compare its impacts with other Alternatives in the Final EIR. The Addendum was submitted to the Board of Public Utilities and published in December 1997, and has been certified and incorporated as part of the EIR.

As a result of these deliberations, the Santa Rosa Board of Public Utilities has selected the Modified Geysers Recharge Alternative as the preferred alternative because it has fewer environmental impacts than either the South County or West County Irrigation Alternatives, and because it has been determined to be more practicable and better able to meet project objectives than other alternatives. Practicability is primarily based on the fact that the Modified Geysers Recharge Alternative has fewer logistical constraints.

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Although Alternative 5B, 20% Russian River discharge through the Laguna de Santa Rosa, has fewer environmental impacts, the Modified Geysers Recharge Alternative was selected because the Discharge Alternative was determined to be less practicable. The Modified Geysers Recharge Alternative was superior to the Discharge alternative in meeting project objectives. The analysis of the alternatives' ability to meet project objectives, and of practicability is presented below.

PROJECT OBJECTIVES/PURPOSE AND NEED

The primary concern in selecting a project was to meet project objectives, which were established to define the purpose of and need for the project. An extensive scoping process, completed before EIR preparation, resulted in selection of those alternatives that appeared to have the greatest potential for meeting project objectives. Thus, all of the alternatives except the no project alternative meet the overall project objectives. However, the alternatives differ in how well they meet the project objectives. This analysis compares the alternatives in terms of their ability to meet project objectives. The project objectives are listed on page 1-3 of the EIR/EIS, and are repeated here, followed by a comparison of the alternatives in relation to the objective. Objectives are shown in italics.

For each objective, the West County Irrigation, South County Irrigation, Geysers Recharge, Modified Geysers Recharge, and Discharge Alternatives are compared. The West County and South County Irrigation alternatives were designed to operate with a maximum 1% Russian River discharge, but could also be downsized to operate with discharge levels of 5%, 10% or 15%. Where irrigation alternatives that incorporate higher discharge rates would differ from an irrigation alternative with 1% discharge in how well they achieve project objectives, this is noted.

Provide wastewater treatment and disposal for the Santa Rosa Subregional Wastewater System to accommodate projected growth as indicated in the currently adopted General Plans of each of the Subregional entities.

All alternatives except the No Project Alternative achieve this objective.

Develop and operate the wastewater treatment and disposal system in ways that protect public health and safety and promote wise use of water resources.

Analysis of impacts showed that none of the alternatives had significant unavoidable adverse effects on public health and safety. The Modified Geysers Recharge Alternative has no operational public health impacts. Analysis of 20% Russian River Discharge based on criteria described in the Final EIR showed that reclaimed water will not have

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significant adverse effects on water quality at drinking water sources and would not adversely affect human health via other potential exposure pathways. Although both irrigation projects had the potential to adversely affect human health because of infiltration of reclaimed water into private rural water supply wells, replacement water supplies were proposed to avoid this impact.

The Board of Public Utilities has concluded that the Modified Geysers Recharge Alternative provides the best use of water resources. Geysers recharge will replenish groundwater at the geysers that is currently being depleted by steam production. The geysers pipeline will not only provide water for power generation at the geysers. In addition, it would not foreclose future opportunities for reuse for agricultural irrigation, in the Alexander Valley and elsewhere. Specific opportunities for storage, transmission and reuse for agriculture have yet to be identified, and when identified, proposals must be subject to appropriate environmental analysis. Although there have been expressions of interest in the Alexander Valley, which makes this an attractive area for reuse, specific project proposals have not been made. The Modified Geysers Recharge Alternative allows for these projects to be studied and developed, while assuring that the Subregional System can meet its regulatory mandate and the project objectives adopted by the Board of Public Utilities. Providing for current reuse for geysers recharge, which replenishes an existing water source, without foreclosing opportunities for future agricultural reuse proposals is deemed to be the best use of reclaimed water.

While both irrigation projects provide reclaimed water for agriculture, for the most part this would not replace the use of existing water sources. Most of the South County and West County areas proposed for agriculture reuse are not currently irrigated, so reclamation would not conserve water supplies. The Modified Geysers Recharge Alternative, which replenishes water in the geysers steam field, was thus concluded to provide a better use of reclaimed water.

Maximize reclamation, recycling and reuse of advanced treated wastewater to the greatest extent feasible.

The Modified Geysers Recharge Alternative includes water conservation, provides reclaimed water for energy generation now, and does not foreclose opportunities for future irrigation reuse proposals.

Although Discharge Alternative 5B recycles water by returning it to its original source, the Russian River, it does not provide the same potential reuse benefits as the Modified Geysers Recharge Alternative.

Both irrigation projects provide for a high level of agricultural reuse. Although the Modified Geysers Recharge Alternative initially provides for less reuse than do the irrigation options combined with 1% discharge, the geysers alternative provides almost as

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much reuse as an irrigation project combined with 5% discharge. The Modified Geysers Recharge Alternative also does not foreclose opportunities for future irrigation reuse.

Reclaimed water that is not reused will be recycled or disposed of in a manner that protects beneficial uses of receiving waters.

Both the Modified Geysers Recharge Alternative and 20% Russian River Discharge Alternative 5B include discharge to the Russian River, and thus have the potential to affect beneficial uses. Analysis has shown that with implementation of the Regional Water Quality Control Board's Waste Load Reduction Program, all of the potentially significant impacts to water quality would be reduced to less than significant. Prior to completion of the Board's Waste Load Reduction Program, the 20% discharge option has more significant impacts on water quality than does the Modified Geysers Recharge Alternative or the other discharge alternatives (1, 5 and 10%) that were evaluated in the Final EIR. Without Waste Load Reduction, the 20% Russian River Discharge Alternative 5B, would have significant adverse effects on average dissolved oxygen, algae growth, and turbidity. In addition to these adverse effects, Alternative 5A would also significantly increase conductivity in the river.

The Modified Geysers Recharge Alternative would contribute to algae growth in the Russian River, and this was determined to be a significant impact of discharge at all rates (1, 5, 10 and 20%) based on criteria defined in the Final EIR. The Modified Geysers Recharge Alternative would not have significant effects on dissolved oxygen or turbidity. The Modified Geysers Recharge Alternative thus affords better protection of beneficial uses than does 20% Russian River Discharge and affords a level of protection similar to the other discharge rate alternatives.

Irrigation alternatives also include discharge to the Russian River, although with a design discharge rate of 1% of Russian River flows, these options would have less river discharge than any alternative except the original Geysers Recharge Alternative. The impacts are similar to the Modified Geysers Recharge Alternative: discharge would significantly affect algae growth. Irrigation projects would also affect both groundwater and surface water in the irrigation area. The potential impact of most concern is degradation of groundwater from reservoir seepage, and the resultant effect on wells. Potential impacts on public health can be mitigated through provision of an alternative water supply. The irrigation alternative in West County would result in a change in the surface water quality in the Gulf of the Farallones National Marine Sanctuary. Although this change was not determined to affect beneficial uses, the Sanctuary's policies do not allow any change, so the change in water quality was determined to be a significant effect.

It is thus concluded that the Modified Geysers Recharge Alternative provides the best protection of beneficial uses of receiving waters.

Optimize water resource conservation where practical.

All alternatives include an equal amount of water conservation. Conservation programs implemented by Subregional System members are described in the Project Description, Chapter 3, of the Final EIR.

Operate the wastewater treatment plant and disposal system successfully under all foreseeable weather conditions.

The 20% discharge option can be operated at 95% reliability, and therefore meets the project criterion for weather independence. This alternative also has a contingency program in place to minimize the need for Russian River discharges greater than 20%. Contingency programs include winter irrigation and emergency conservation, and some form of contingency would be required in one out of every twenty discharge months. In the driest periods, winter irrigation and emergency conservation would not be adequate to manage winter production of reclaimed water, and river discharge would exceed 20%. The water balance model, which analyzed a 70-year period of record, showed that with a 20% Russian River discharge, contingency discharges (greater than 20%) would be needed for 5 months (a total of 49 days) out of the 70-year period of record. The discharge percentage would be as high as 52.3%; this would occur on one day in the 70-year period of record.

Because the ability to pump water to the geysers is completely unaffected by weather conditions, this component of the Modified Geysers Recharge Alternative is completely weather independent. The mix of geysers recharge, river discharge, and the existing irrigation system, provides for a diversity of reuse options that increases reliability, and exceeds the project criterion for weather independence. Discharge would never need to exceed 5%, and a small amount of winter irrigation would be the only contingency measure required for this alternative. Winter irrigation would be required in about 1 year out of every 15.

Irrigation alternatives are slightly less dependent on weather than 20% Russian River discharge, but more dependent than the geysers alternatives. Because the reliance on discharge is less, contingency programs can manage most weather conditions without contingency discharge. For example, for irrigation combined with 1% river discharge, contingency discharge would be required in 5 months (for a total of 9 days). The discharge would be as high as 8.5% on one day in the 70-year period of record. Unlike geysers recharge, irrigation demand is seasonal, and dependent on weather.

Geysers recharge thus provides the highest degree of weather independence, although all alternatives meet the project criterion for operating successfully under all foreseeable weather conditions.

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Satisfy applicable regulatory agency and institutional guidelines and requirements.

The current Basin Plan limits Russian River discharges to 1% of the flow at the point of discharge, and the City of Santa Rosa is operating under an interim permit granting discharge at up to 5% discharge of Russian River flow with permission from the Executive Officer of the Regional Water Quality Control Board. A 20% Russian River discharge requires approval of a greater discharge percentage than is currently allowed in either the Basin Plan or interim permit. The Basin Plan allows for exceptions to the 1% limitation, if beneficial uses can be shown to be protected. However, it is uncertain whether such a large change in discharge percentage would be approved initially and continue to be approved in the future by the Regional Board. The Department of Health Services has voiced its opposition to Alternative 5A, which would move the discharge from the Laguna to the Russian River above the Sonoma County Water Agency drinking water intakes.

The Modified Geysers Recharge Alternative includes a 5% Russian River discharge, which would require an exception to the Basin Plan 1% limitation. Because the existing permit allows 5% discharge it is likely that this would be approved. The pipeline must cross an existing conservation easement, but appears that this is consistent with the conditions of the easement, if the pipeline is located within existing road easements. Construction of a pump station in the conservation easement would require mitigation through provision of compensation to the Sonoma County Agricultural Preservation and Open Space District.

Irrigation projects would also require an exception to the Basin Plan 1% limitation, because discharge percentage would be determined at the Russian River, rather than at the point of discharge (as otherwise required in the Basin Plan) in the Laguna de Santa Rosa. Irrigation projects with discharge greater than 1% would require approval of the higher level of discharge. Irrigation projects would have to be evaluated by the North Coast Regional Water Quality Control Board for consistency with State Water Resources Control Board Resolution No. 68-16 (Statement of Policy with Respect to Maintaining High Quality of Waters in California). Resolution No. 68-16 and the equivalent federal policy allow degradation of water quality only if the Regional Board finds that such degradation would be "consistent with the maximum benefit to the people of the State, and will not unreasonably affect present and anticipated beneficial uses of such water and will not result in water quality less than that prescribed in the policies." Irrigation options could cause the concentration of nitrate in groundwater to increase to as much as 16.3 mg-N/L. This concentration would exceed the drinking water MCL of 10 mg-N/L. Mitigation is proposed to provide an alternative drinking water source for any affected wells in the project area, and additional mitigation is available should the Regional Board require further measures to reduce nitrate in groundwater. However, some of these options (such as reservoir lining) would be costly.

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The National Oceanic and Atmospheric Administration (NOAA) has also indicated that the West County Irrigation Alternatives are not consistent with their management policy for the Gulf of the Farallones National Marine Sanctuary. NOAA staff have indicated their opposition to this option.

The Modified Geysers Recharge Alternative best satisfies regulatory agency and institutional guidelines and requirements.

Develop a disposal system that is manageable and reliable.

The physical features of 20% Russian River discharge are readily manageable. Discharge occurs by gravity through existing outlets along the Laguna de Santa Rosa. However, as discussed above, the disposal capacity of the system is dependent on weather, and is thus not as reliable as other options. Discharge is also subject to other factors, such as the quantity of diversion from the Potter Valley Project. Limitations on discharge may also be affected by changes in operations of other dischargers to the Russian River.

The Modified Geysers Recharge Alternative would require more effort to manage than would continued discharge through the Laguna de Santa Rosa. The system would require four new pump stations and 34 miles of pipeline. The pipeline would cross two faults and is thus subject to rupture in a major earthquake. However, the system is largely independent of the weather, and provides a diversity of reuse options that allows for substantial overall reliability.

The irrigation alternatives would require considerable management effort. An extensive system of storage, pipelines, pump stations, and irrigation areas would have to be operated and maintained. The Irrigation Conservation and Management Programs required as part of agricultural reuse would require extensive ongoing management and monitoring. Because the system would rely exclusively on irrigation and discharge it would be less reliable than the Modified Geysers Recharge Alternative, which provides a greater diversity of reuse options.

The Modified Geysers Recharge Alternative is thus considered the most reliable and manageable option.

Develop a program that can be successfully financed and is economically feasible.

As the least costly option, 20% Russian River discharge is economically feasible, and can be financed through service charges and demand fees. The changes in fees would not exceed the U.S. Environmental Protection Agency's guideline for affordability, which states that total service charges for wastewater disposal are "difficult to afford" if they are greater than 1.5 % of median income.

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As shown in Table 1, the Modified Geysers Recharge Alternative is more expensive than discharge, but is considerably less expensive than most of the other options. The Modified Geysers Recharge Alternative also has several other possible funding sources that are not available for other alternatives. The geysers operators have offered to share in capital costs and are contributing a portion of the electrical cost, thus defraying the cost of operations and management. Although final agreements have not been determined it is possible that the cost to the City will be less than \$100 million. Other potential sources of financing for the Modified Geysers Recharge Alternative include the U.S. Department of Energy and California Energy Commission, both of whom have grant programs. Funding may also be obtained through diversion of royalty revenues by the Bureau of Land Management and State Lands Commission. Although the specific amount of potential funding cannot be determined, the Lake County Sanitation District obtained \$12.7 million in funding from these agencies for a similar project. If the project is funded completely by service charges and demand fees, the affordability of the Modified Geysers Recharge Alternative would depend on the ultimate sizing of the pipelines, which will control project cost. The original Geysers Recharge Alternative would have exceeded the affordability guidelines, but it appears likely that with participation of the geysers operators, and with other potential funding sources, an affordable geysers project can be developed.

TABLE 1

Cost Comparison

Alternative	Capital Cost (\$ million)	O&M Cost (\$ million)
2 - South County Irrigation with 1% discharge	\$312-377	\$2.4-3.2
with 5% discharge	\$254-287	\$1.6-2.1
with 10% discharge	\$199-214	\$1.1-1.4
with 15% discharge	\$112-169	\$0.7-0.8
3 - West County Irrigation with 1% discharge	\$243-283	\$1.6-1.8
with 5% discharge	\$185-218	\$1.2
with 10% discharge	\$125-149	\$0.8
with 15% discharge	\$105-115	\$0.5
4 - Geysers Recharge	\$207	\$6.7
4Mod - Modified Geysers Recharge	\$132-207	\$2.8
5A - 20% Discharge Russian River	\$64	\$0.1
5 - 20% Discharge Laguna	\$46	\$0

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All of the irrigation options that limit Russian River discharge to 1% are costly, and all of the South County subalternatives and one West County subalternative (3B) would exceed EPA affordability guidelines. The remaining West County options would only be marginally affordable, raising services charges to from 1.46% to 1.48% of median income. Considering other projects that are likely to require increases in services charges, these options would cumulatively result in an excessive level of wastewater service charges in the project area. Irrigation options that incorporate higher levels of discharge have lower costs, and would generally meet EPA affordability guidelines. However, irrigation projects must be combined with levels of discharge of 10% or greater before they approach the same level of affordability as the Modified Geysers Recharge Alternative.

The Modified Geysers Recharge Alternative, irrigation projects with greater than 10% discharge, and 20% Russian River Discharge are thus the most economically feasible options.

Table 2 provides a summary of each alternative's ability to meet project objectives. For each objective, the description for the alternative which best meets that objective is highlighted in bold text. When all alternatives are similar, none is highlighted.

In addition to the project objectives, several other related criteria were considered during project selection. These criteria included wetland impacts and associated U.S. Army Corps of Engineers 404 Permit requirements, the availability of interested users for the reclaimed water, potential economic benefits, effect on wastewater rates, public acceptance and mitigation requirements. Table 3 provides a comparison of alternatives based on these related criteria. The alternative which best meets each criterion is highlighted in bold text.

As is reflected in Table 3, the Modified Geysers Recharge Alternative is the only alternative receiving active support and financial participation from interested users.

The West County Irrigation Alternative has been strongly opposed and potential irrigation users have asserted that they have no interest in obtaining reclaimed water. This presents serious problems for the feasibility of West County Irrigation. Although there are some interested agricultural users in the South County Irrigation area, many potential users are opposed to the large reservoir sites included in the project, and have stated that they would not use reclaimed water if their neighbor's property was condemned for a reservoir. This would pose a logistical constraint for South County Irrigation. The 20% Russian River discharge alternative does not have users in the traditional sense, but this option is strongly opposed by residents of the Russian River area downstream of the discharge.

The Modified Geysers Recharge Alternative is actively supported by the geysers operators, who will make a financial contribution to the construction and operation of the

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project. There is, however, opposition from local residents who are potentially affected by construction and operation of the pipeline and pump stations.

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TABLE 2

Summary Comparison of Alternatives in Regard to Project Objectives

Objective	2	3	4	4Mod	5A	5B
Serve General Plan growth	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)
Health protection & wise use of water resources	No significant adverse health effects. Agricultural reuse does not replace existing water use.	No significant adverse health effects. Agricultural reuse does not replace existing water use.	No significant adverse health effects. Replenishes groundwater at geysers.	No significant adverse health effects. Replenishes groundwater at geysers, provides current reuse & does not foreclose opportunities for future reuse proposals.	No significant adverse health effects. Discharge provides recycling, but is not best for reuse.	No significant adverse health effects. Discharge does not provide best reuse.
Maximize reuse	High level of agricultural reuse.	High level of agricultural reuse.	Provides reuse for energy now.	Provides reuse for energy now & does not foreclose opportunities for future agricultural reuse proposals.	Discharge returns water to source, reuse benefits less than other alternatives.	Discharge returns water to source, reuse benefits less than other alternatives.

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TABLE 2

Summary Comparison of Alternatives in Regard to Project Objectives

Objective	2	3	4	4Mod	5A	5B
Protect beneficial uses	Significant algae impacts in Russian River. Potential groundwater degradation from nitrate requires mitigation.	Significant algae impacts in Russian River. Potential groundwater degradation from nitrate requires mitigation.	Significant algae impacts in Russian River.	Significant algae impacts in Russian River.	Significant dissolved oxygen, algae, & turbidity impacts in Russian River.	Significant dissolved oxygen, algae, & turbidity impacts in Russian River.
Optimize conservation	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)	YES (all equal)
Weather independent	Meets criterion for weather independence, but requires some contingency discharge in dry weather	Meets criterion for weather independence, but requires some contingency discharge in dry weather	YES	YES	Meets criterion for weather independence, but requires fairly high % contingency discharge in dry weather	Meets criterion for weather independence, but requires fairly high % contingency discharge in dry weather

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TABLE 2

Summary Comparison of Alternatives in Regard to Project Objectives

Objective	2	3	4	4Mod	5A	5B
Satisfy regulatory and institutional requirements	Requires minor Basin Plan exception. Consistency with groundwater anti-degradation policy will have to be determined.	Requires minor Basin Plan exception. Consistency with groundwater anti-degradation policy will have to be determined. Not consistent with NOAA policy.	Requires minor Basin Plan exception.	Requires minor Basin Plan exception.	Requires substantial Basin Plan change. Department of Health Services opposed to moving discharge above drinking water intakes.	Requires substantial Basin Plan change.
Manageable & reliable	Requires extensive management effort, and less reliable because of reliance on irrigation and discharge.	Requires extensive management effort, and less reliable because of reliance on irrigation and discharge.	Must manage pipeline system. Depends heavily on geysers operators.	Must manage pipeline system. Diversity of reuse provides good overall reliability.	Very manageable, but less reliable because of dependence on river flows.	Very manageable, but less reliable because of dependence on river flows.
Economically feasible (based on EPA guidelines for affordability)	NO for projects combined with 1% discharge YES for irrigation with higher discharge	NO for projects combined with 1% discharge YES for irrigation with higher discharge	NO	YES	YES	YES

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TABLE 3

Comparison of Alternatives Based on Other Criteria in Section Workbook

Criterion	2	3	4	4Mod	5A	5B
Wetlands Acres Affected	62-357 acres (most permanently inundated)	63-116 acres (most permanently inundated)	3 acres (temporary impact)	3 acres (temporary impact)	1 acres	0 acres
Projected Corps Permit Requirements	Individual Permit	Individual Permit	Nationwide Permit	Nationwide Permit	Nationwide Permit	No Permit Required
Interested Users?	MAYBE	NO	YES	YES	NO	NO
Net Economic Benefit	YES	YES	NO	NO	NO	NO
Effect on monthly service charges (maximum amount of increase)	\$17.30 - 20.27	\$12.82 - 14.63	\$14.77	\$8.10 - \$11.75 (depending on pipe sizing)	\$1.80	\$1.68
Public Acceptance	Acceptable to some, but large reservoirs controversial, especially to property owners	Strong opposition	Acceptable to some, but also some local opposition	Acceptable to some, but some also local opposition	Strong opposition	Strong opposition

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TABLE 3

Comparison of Alternatives Based on Other Criteria in Section Workbook

Criterion	2	3	4	4Mod	5A	5E
Mitigation Requirements	56 to 59 measures: Standard design & construction measures, plus extensive monitoring of irrigation practices.	59 to 61 measures: Standard design & construction measures, plus extensive monitoring of irrigation practices.	45 measures: Standard design & construction measures plus monitoring of seismicity and adjustment of injection, replacement of open space.	45 measures: Standard design & construction measures plus monitoring of seismicity and adjustment of injection, replacement of open space.	32 measures: Standard design & construction measures plus water quality and discharge management	9 measures: Water quality and discharge management.

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PRACTICABILITY

A practicable alternative is defined as available and capable of being done. Consideration of practicability includes issues relative to cost, logistics, environment and available technology. Each of these is discussed below.

COST

Table 1 summarizes capital and operations and maintenance (O&M) costs of the alternatives. For irrigation alternatives, which have several subalternatives, the range of costs is presented.

When combined with 1% discharge, the two irrigation alternatives are considerably more costly than the Modified Geysers Recharge Alternative or 20% Russian River Discharge, and this was one of the factors in determining them to be less practicable. Although irrigation alternatives become less costly with higher levels of discharge, the Modified Geysers Recharge Alternative is expected to cost less once the financial contributions of the geysers operators are considered. Because the Discharge Alternatives are the lowest cost, this was not a factor in determining that they were less practicable than geysers recharge.

TECHNOLOGY

Technological constraints are not a problem for implementation of any of the alternatives.

ENVIRONMENTAL IMPACTS

All of the alternatives, including the No Project Alternative, have significant unavoidable adverse impacts. Table 5.4-1 in the Addendum compares the significant unavoidable impacts of the Modified Geysers Recharge Alternative to those of other alternatives. Table 5.4-1 is summarized in Table 4. As shown below in Table 4, the Modified Geysers Recharge Alternative has fewer significant unavoidable impacts than either irrigation alternative. The Modified Geysers Recharge Alternative not only has fewer impacts as compared to irrigation alternatives, but the magnitude of impacts is less. Long-term impacts of all of the options are primarily associated with the physical impacts of project facilities. The irrigation options include more pump stations than the Modified Geysers Recharge Alternative; and in addition require the construction of a large storage reservoir. The acres of land affected are thus substantially less for the Modified Geysers Recharge Alternative than for either irrigation option. The significant unavoidable impacts of the Modified Geysers Recharge Alternative are the same as for Geysers Recharge Alternative that was originally evaluated in the EIR/EIS.

The 20% Russian River Discharge Alternative 5B, using discharge through the Laguna de Santa Rosa, has the fewest impacts and has been identified as the Environmentally Superior

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Alternative. This option does not require the construction of new facilities, and thus avoids all construction impacts. Water quality modeling has shown that discharge also has relatively few operational impacts.

TABLE 4

Comparison of Significant Unavoidable Environmental Impacts

Alternative	# Significant Construction Impacts	# Significant Operational Impacts
1 No Project	0	8
2 South County Irrigation	9-10	14-15
3 West County Irrigation	8-9	17-19
4 Geysers Recharge	8	14
4B Modified Geysers	8	13
5A Discharge (through pipeline to River)	3	4
5B Discharge (through Laguna de Santa Rosa)	0	4

The irrigation alternatives have more impacts than any of the other options. As discussed above, this is largely due to the extent of new project facilities that must be constructed for any of the irrigation alternatives.

LOGISTICAL CONSTRAINTS

Logistical considerations include federal, state, and local policies in regard to reclamation, other permitting requirements (including NPDES discharge permit), and reliability of the alternative as a long-term solution. All of these logistical considerations are expressed in the project objectives and other criteria, which are summarized in Tables 2 and 3. The Modified Geysers Recharge Alternative has been determined to have fewer logistical constraints than any of the other alternatives under consideration. One of the primary factors in this determination is the lack of interested users for other alternatives, while the geysers operators are actively working with the City to obtain reclaimed water.

MOST PRACTICABLE ALTERNATIVE

Because of its lower cost and because it has fewer environmental impacts and logistical constraints, the Modified Geysers Recharge Alternative is clearly more practicable than the

irrigation alternatives. Although the Modified Geysers Recharge Alternative is more costly, and has more impacts than 20% Russian River discharge, discharge was determined to have more logistical constraints related to permitting, compliance with policies on reuse, and reliability as a long-term solution. Thus the Modified Geysers Recharge Alternative has been determined to be the most practicable option.

STATEMENT OF OVERRIDING CONSIDERATIONS

The City of Santa Rosa is required to proceed with a project to meet the North Coast Regional Water Quality Control Board's requirement that the City put into place a wastewater disposal solution that meets the Regional Board's reliability requirements, as well as existing and future capacity needs. The No Project Alternative is thus not a feasible option. The No Project Alternative does not meet project objectives. The No Project Alternative has also been determined to have a number of significant unavoidable adverse environmental impacts.

In selecting a project, the City of Santa Rosa has balanced the potential benefits of each alternative against its unavoidable adverse environmental effects. Based on the evaluation discussed above, the City has selected the Modified Geysers Recharge Alternative, which has fewer impacts than either irrigation alternative, but greater impacts than 20% Russian River discharge. The City is including all feasible mitigation measures to reduce significant environmental impacts to the extent possible. The alternative has been modified to reduce impacts and to allow flexibility in regard reuse and discharge of reclaimed water. The process to adjust pipeline alignments to minimize impacts will continue during final design.

The Modified Geysers Recharge Alternative has been selected because it best meets the requirement of weather independence. The diversity of reuse options incorporated in the Modified Geysers Recharge Alternative is more dependable than reliance on discharge because geysers recharge can take place year-round, regardless of river flows or level of summertime irrigation demand. In addition, it would not foreclose future opportunities for irrigation reuse proposals, although any future proposals would be subject to environmental review.

In summary the following benefits of the Modified Geysers Recharge Alternative have been determined to outweigh its potentially significant adverse impacts:

- Superior use of water resources, providing current while not foreclosing future water reuse options
- Maximizes current reuse opportunities while minimizing potential future limitations
- Protects beneficial uses both by minimizing discharge to the Russian River
- Best degree of weather independence, meeting Regional Board requirements
- High level of reliability afforded by diversity of types of reuse