

MINUTE ITEM

This Calendar Item No. C7
was approved as Minute Item
No. 7 by the State Lands
Commission by a vote of 3
to 0 at its 3-5-81
meeting.

CALENDAR ITEM

* C 07

2/81
W 22448
Reese
PRC 5955

GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: Sewerage Agency of Southern Marin
405 Sycamore Avenue
Mill Valley, California 94941

AREA, TYPE LAND AND LOCATION:
1.148-acre parcel of tide and submerged
land in Raccoon Strait near Point Tiburon,
Marin County.

LAND USE: Construction and maintenance of a sanitary
sewer outfall.

TERMS OF PROPOSED PERMIT:
Initial period: 49 years from June 1,
1981.

CONSIDERATION: The public health and safety, with the
State reserving the right at any time to
set a monetary rental if the Commission
finds such action to be in the State's
best interest.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Adm. Code 2005.

PREREQUISITE TERMS, FEES AND EXPENSES:
Applicant is permittee of upland.

Filing fee and processing costs have been
received.

STATUTORY AND OTHER REFERENCES:
A. P.R.C.: Div. 6, Parts 1 & 2; Div. 13
B. Cal. Adm. Code: Title 2, Div. 3; Title 14,
Div. 6.

OTHER PERTINENT INFORMATION:
The annual rental value of the site
is estimated to be \$540.

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2. A final EIR/EIS was prepared by the United States Environmental Protection Agency and Novato Sanitary District, pursuant to CEQA and the State EIR Guidelines.
3. This project is situated on State land identified as possessing significant environmental values pursuant to P.R.C. 637C.1, and is classified in a use category, Class C, which authorizes Multiple Use.

Staff has coordinated this project with those agencies and organizations which nominated the site as containing significant environmental values. They have found this project to be compatible with their nomination.

APPROVALS OBTAINED:

San Francisco Bay Conservation and Development Commission, Oakland Regional Water Quality Control Board.

FURTHER APPROVALS REQUIRED:

United States Army Corps of Engineers, Regional Water Quality Control Board, Town of Tiburon, and Southern Pacific Railroad.

EXHIBITS:

- A. Land Description. B. Location Map.
C. Environmental Impact Report Summary

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR/EIS HAS BEEN PREPARED AND CERTIFIED FOR THIS PROJECT BY THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY AND NOVATO SANITARY DISTRICT.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR/EIS HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

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4. FIND THAT GRANTING OF THE PERMIT WILL HAVE NO SIGNIFICANT EFFECT UPON ENVIRONMENTAL CHARACTERISTICS IDENTIFIED PURSUANT TO SECTION 6370.1, OF THE P.R.C.
5. AUTHORIZE ISSUANCE TO THE SEWERAGE AGENCY OF SOUTHERN MARIN OF A 49-YEAR GENERAL PERMIT - PUBLIC AGENCY USE FROM JUNE 1, 1981; IN CONSIDERATION OF THE PUBLIC HEALTH AND SAFETY, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST FOR CONSTRUCTION AND MAINTENANCE OF A SANITARY SEWER OUTFALL ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LANE DESCRIPTION

W 22448

A strip of land 50 feet wide in Racoon Straits, San Francisco Bay, Marin County, California more particularly described as follows:

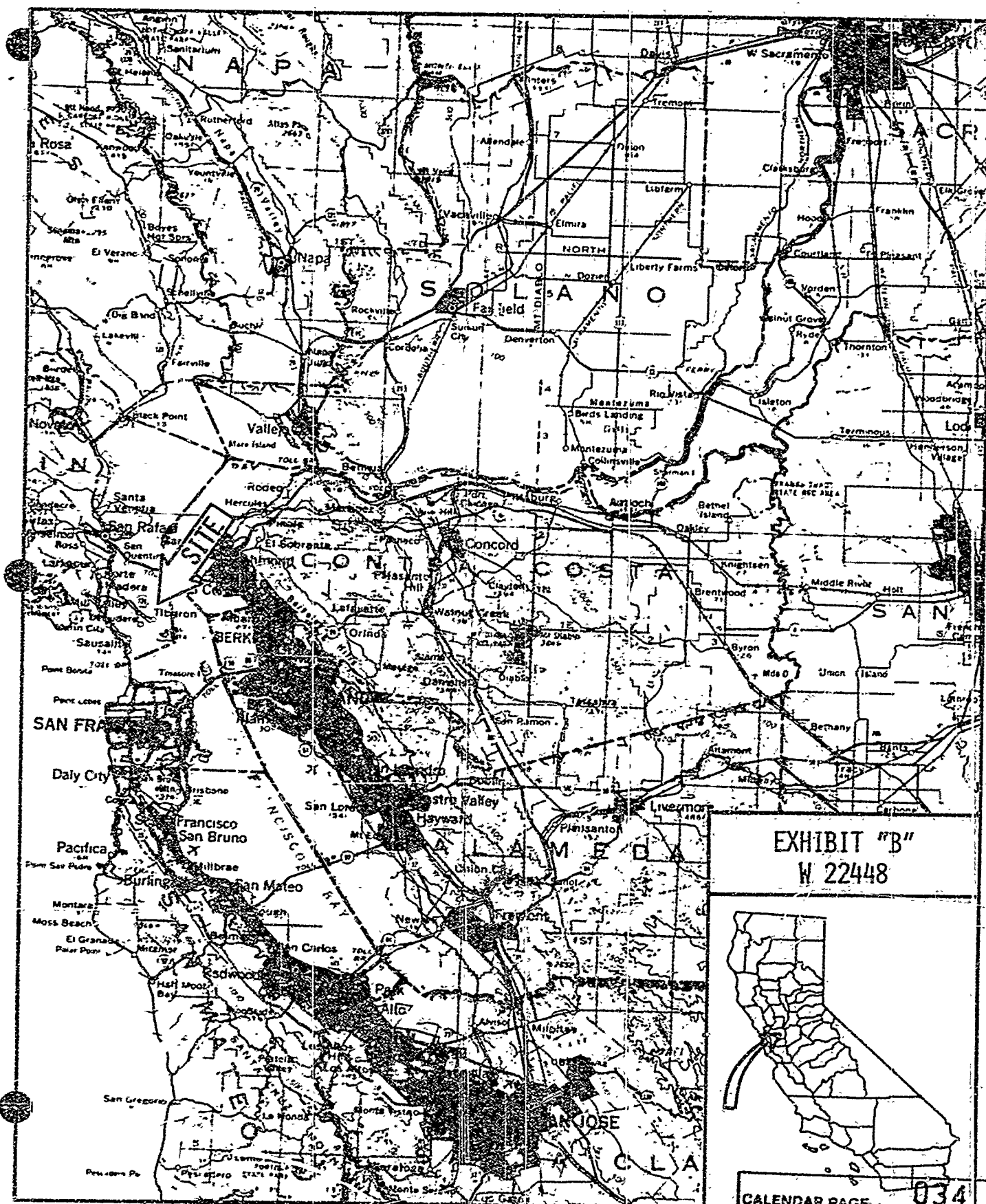
BEGINNING at a point with California Zone 3 coordinates
N = 505,540 and E = 1,437,135; thence the following
five courses and distances:

1. N 62°30'W 25 feet
2. S 27°30'W 1,000 feet
3. S 62°30'E 50 feet
4. N 27°30'E 1,000 feet
5. N 62°30'W 25 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying above the ordinary high water line of San Francisco Bay.

END OF DESCRIPTION

REVISED FEBRUARY 2, 1981 BY TECHNICAL SERVICES UNIT, ROY MINNICK, SUPERVISOR.



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ENVIRONMENTAL IMPACT REPORT SUMMARYI. INTRODUCTION:

The following is a summary of a 1979 EIR for the Eastern Marin and Southern Sonoma Wastewater Agencies, prepared by the United States Environmental Protection Agency and Novato Sanitary District for a proposed project consisting of upgrading all wastewater treatment plants in the Eastern Marin-South Sonoma area. This summary will be limited primarily to the recommended project for Southern Marin, which includes the construction of a sanitary sewer outfall that will occupy State lands under Commission jurisdiction.

II. PROJECT DESCRIPTION:

The purpose of the proposed plan is to upgrade all treatment plants to a minimum of secondary treatment in conformance with the Clean Water Act. At the same time, added capacity will be provided for all plants to accommodate the expected population growth for the next ten years. This plan includes a combination of advanced treatment and further improvements to outfalls and also meets ammonia toxicity requirements in the receiving waters. The recommended project for Southern Marin is a 30-inch diameter force main extending approximately six miles from the Mill Valley Treatment Plant to Raccoon Strait offshore of Tiburon. The new force main will carry treated effluent from the Mill Valley and Trestle Glen plants for disposal along with effluent from the Sanitary District No. 5 plant at Tiburon. A new outfall and diffuser will be constructed 300 feet offshore into Raccoon Strait to provide a minimum 30:0 initial dilution.

III. ENVIRONMENTAL SETTING:

The Southern Marin area includes the urbanized areas surrounding Richardson Bay and south of the Corte Madera ridge.

IV. ENVIRONMENTAL IMPACTS:

Most of the environmental impacts of the recommended wastewater plan will be beneficial. Removal of the existing effluent discharges of the Mill Valley and

EXHIBIT "C" (Continued)

Trestle Glen treatment plants will help alleviate many water quality problems in Richardson Bay including pathogens that can be a threat to public health and organic nutrients that can foster unsightly algal blooms. But at the same time, the freshwater inputs to the Bay afforded by the existing discharges will be removed. There is no clear understanding of how important these discharges may be to the total ecosystem of upper Richardson Bay, but in the least they are attractive to waterfowl that congregate over the outfalls at certain times of the year.

Construction impacts may include dust, destruction of vegetation, traffic disruption, and public safety hazards. Wastewater discharges into the San Pablo Bay will be eliminated. Increased treatment levels will reduce the impacts of remaining discharges during dry-weather and wet-weather periods.

Secondary environmental impacts of this plan may be caused by urban development served by the wastewater treatment project. They include changes in land use and attendant increased runoff from impervious surfaces and air pollution due to increased traffic. In the Marin/Sonoma County project, the issue of secondary impacts was second only to water quality concerns as a major determinant of the type and capacity of proposed treatment plants. It is debatable whether this growth is actually caused by the availability of sewage treatment facilities or is merely accommodated by it. It is possible that development would take place regardless of this project although it would likely take a different form. Small privately run plants or septic tanks could conceivably be used but the cost of adequate systems would be high. Sewage treatment is one of several infrastructure systems which accommodate urban development. Construction of a retaining wall at the Tiburon treatment plant could result in erosion problems.

V. MITIGATION MEASURES:

1. Include in construction specifications, requirements for dust control measures, minimizing disruption to existing vegetation and restoration where practical, and protection of work areas against public safety hazards.
2. Conduct a survey of energy usage at existing treatment plants and pumping stations and implement cost-effective measures to reduce dependence on off-site energy sources.

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3. Incorporate cost-effective measures to reduce the use of outside energy in design of treatment plant and pumping station improvements.
4. If sub-surface excavation reveals cultural or historic material, cease all work in the immediate vicinity of the finds until a qualified archaeologist can make recommendations for insuring the integrity of the finds.
5. Incorporate mosquito control features in project design, construction, and operation to the reasonable satisfaction of the Marin/Sonoma Mosquito Abatement District.
6. Develop and implement a program to periodically monitor soil conditions and make adjustments in water management practices as required.
7. Maintain normal tidal movement to the marsh during construction. Avoid damming or blocking the entire slough unless a bypass ditch is constructed. Manage construction so that damage is minimized. Make provisions in construction specifications that all disturbed areas be returned to original elevation and revegetated.
8. Make provisions in construction specifications that, after construction of the retaining wall at the Tiburon treatment plant, any exposed cut slopes shall be reseeded by hydromulching with species of the coastal scrub community: California sagebrush, coyote bush, toyon, bush monkey flower, and/or California poppy.
9. Limit project design populations to projections consistent with the proposed Bay Area Air Quality Non-Attainment Plan.
10. Adoption of resolutions by planning agencies in the project area agreeing to implement measures judged to have the effect of minimizing additional air pollution as community growth occurs.

VI. ALTERNATIVES:

Two alternatives were evaluated in detail. The first was to abandon the Mill Valley and Trestle Glen plants. Raw wastewater would be pumped to Central Marin for treatment and disposal with the Ross Valley Sanitary District. Sausalito and Tiburon would still improve

EXHIBIT "C" (Continued)

and maintain their independent treatment and disposal facilities. The second alternative involved maintaining the Sausalito and Tiburon plants and improving their outfall. The Mill Valley and Trestle Glen plants would also be improved. The local outfalls from these two plants now discharge to the shallow waters of Richardson Bay. These would be abandoned and a pipeline constructed from Mill Valley to Tiburon to carry treated wastewater. The wastewater from Mill Valley, Trestle Glen, and Tiburon would be discharged through a common outfall to the deep water of Raccoon Strait. The first alternative was found to be 12 percent less expensive and avoided the risk of transporting raw sewage a long distance and was thus judged to be more cost-effective.

VII. SHORT TERM V. LONG TERM:

Short term uses include construction activities which will temporarily disrupt the natural environment. Outfall construction will result in short term quality impacts. By providing significant improvement in the quality of the Study area's wastewater, the proposed project is intended to maintain and enhance the environmental quality of the region. This enhancement is sought as a long-term benefit to the area.