

MINUTE ITEM

This Calendar Item No. 26
was approved as Minute Item
No. 6 by the State Lands
Commission by a vote of 2
to 0 at its 4/28/83
meeting.

CALENDAR ITEM

C 0 6

4/28/83
WP 5184
Lane

AMENDMENT OF LEASE PRC 5184.9
GENERAL PERMIT - PUBLIC AGENCY USE

APPLICANT: McKinleyville Community Services District
P. O. Box 2037
McKinleyville, California 95521

AREA, TYPE LAND AND LOCATION:
A 0.576-acre parcel of tide and submerged
land, located in the Mad River, Humboldt
County.

CURRENT LAND USE:
Right-of-way for bridge and pipeline crossing.

PROPOSED AMENDED LAND USE:
To provide for construction and maintenance
of a 12-inch direct discharge pipe within
the lease use area.

TERMS OF ORIGINAL PERMIT:
Initial period: 49 years from August 5,
1981.

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

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BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

PREREQUISITE TERMS, FEES AND EXPENSES:

Applicant is permittee of upland.

Processing costs have been received.

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Adm. Code: Title 2, Div. 3; Title 14, Div. 6.

OTHER PERTINENT INFORMATION:

1. The planned construction of a direct discharge pipe into the Mad River is a part of a larger project to provide wastewater disposal facilities for McKinleyville Community Services District. Discharges into the Mad River will be strictly controlled in accordance with permit limitations of the Regional Water Quality Control Board.
2. The annual rental value of the site is estimated to be \$1,500.
3. A Final EIR was prepared and certified by McKinleyville Community Services pursuant to CEQA and the State CEQA Guidelines. McKinleyville Community Services found that the project will not have a significant effect on the environment.
4. The project is situated on lands identified as possessing significant environmental values pursuant to P.R.C. 6370.1 and is classified in a use category "B" which authorizes Limited Use. The project as proposed will not have a significant effect upon the identified environmental values.

APPROVALS OBTAINED:

Regional Water Quality Control Board, Department of Fish and Game, Coastal Commission, United States Army Corps of Engineers, County of Humboldt.

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FURTHER APPROVALS REQUIRED:

None.

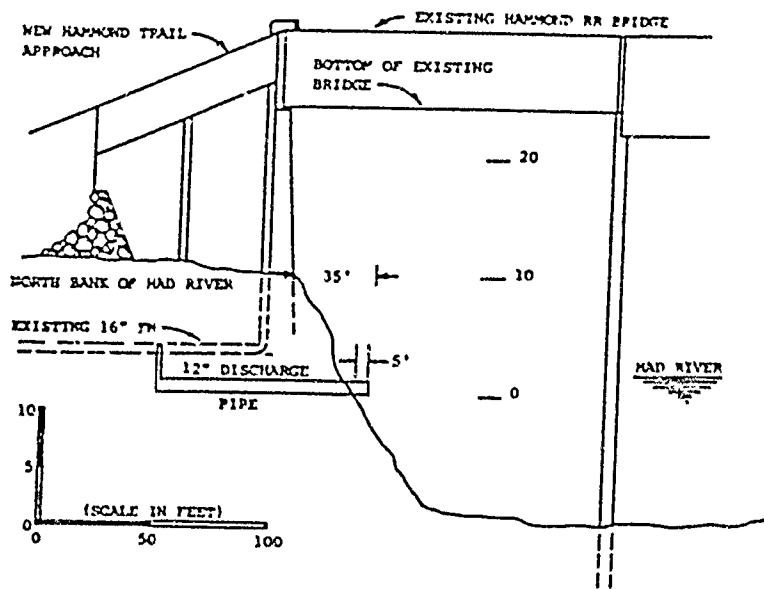
AB 884: N/A.

EXHIBITS:

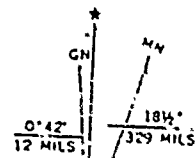
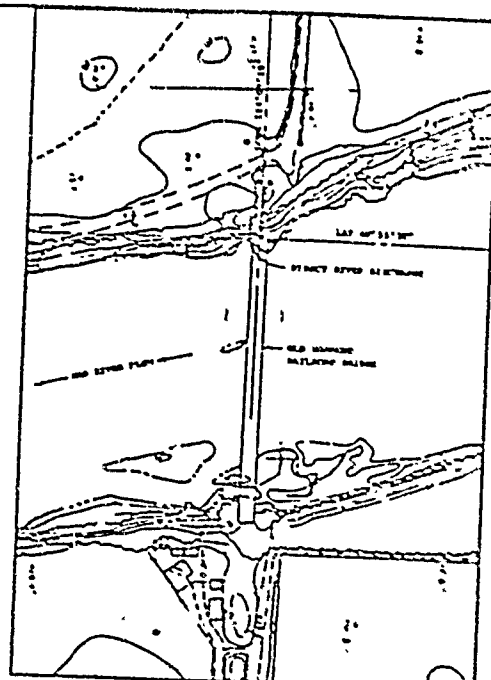
- A. Land Description.
- B. Location Map.
- C. Environmental Impact Report Summary.

IT IS RECOMMENDED THAT THE COMMISSION:

1. DETERMINE THAT AN EIR HAS BEEN PREPARED AND CERTIFIED FOR THIS PROJECT BY MCKINLEYVILLE COMMUNITY SERVICES DISTRICT.
2. CERTIFY THAT THE INFORMATION CONTAINED IN THE EIR HAS BEEN REVIEWED AND CONSIDERED BY THE COMMISSION.
3. DETERMINE THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND FIND THAT THE PROJECT IS CONSISTENT WITH ITS USE CLASSIFICATION.
4. AUTHORIZE AMENDMENT TO LEASE PRC 5184.9 TO MCKINLEYVILLE COMMUNITY SERVICES DISTRICT TO CONSTRUCT AND MAINTAIN A 12-INCH DIRECT DISCHARGE PIPE WITHIN THE PRESENT LEASE USE AREA, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF. ALL OTHER TERMS AND CONDITIONS OF THE LEASE SHALL REMAIN UNCHANGED.



SECTION



UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

NOTE: HAMMOND RAILROAD BRIDGE NOW ABANDONED AND BEING IMPROVED FOR USE AS PART OF RECREATIONAL TRAIL SYSTEM

PURPOSE: DISCHARGE OF TREATED DOMESTIC WASTEWATER TO MAD RIVER

DATUM: MEAN SEA LEVEL

ADJACENT PROPERTY OWNERS
PIALORSI, MERCEDE

IN: MAD RIVER

AT: OLD HAMMOND RAILROAD BRIDGE
RIVER MILE 2

COUNTY: HUMBOLDT STATE: CALIF

APPLICATION BY: MCKINLEYVILLE
COMMUNITY SERVICES DISTRICT

SHEET 2 OF 3 DATE: 4 FEB 83

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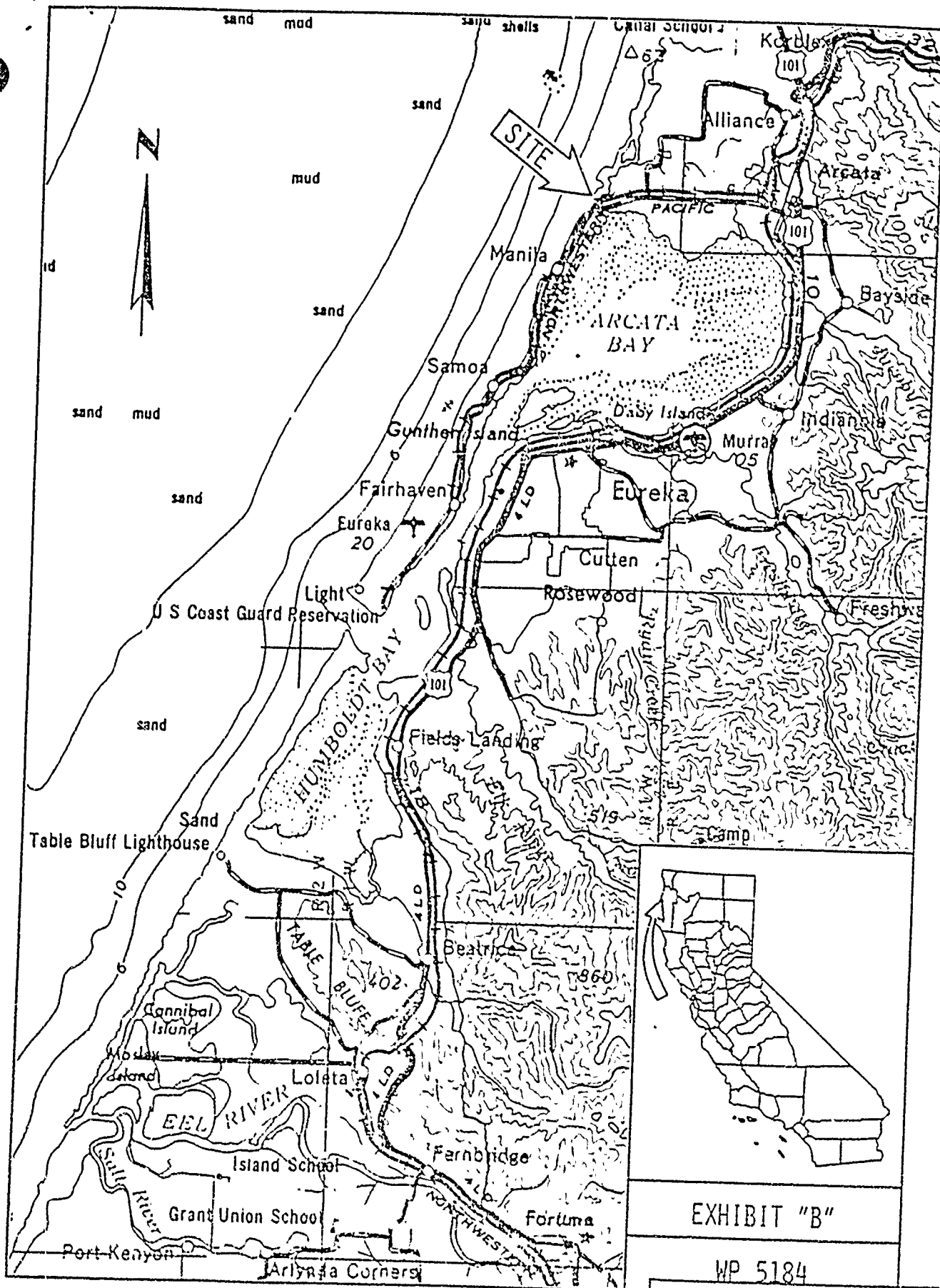


EXHIBIT "B"

WP 5184

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EXHIBIT "C"

WP 5184

EIR SUMMARY

This is a summary of a draft and final Environmental Impact Report prepared for McKinleyville Community Services District (DEIR 12/82, FEIR 2/83) for its Wastewater Management Plan (SCH #82072803).

1. Project Description. The McKinleyville Community Services District, which lies to the north of Humboldt Bay, completed a Wastewater Management Plan and EIR (SCH #80071103) in September, 1980, providing a long term solution to the District's wastewater problems. It was decided that the Plan and EIR should be amended to consider alternative disposal sites and to address concerns raised during the design phase.

Two suitable sites for construction of percolation ponds were identified. Discharge of the treated wastewater will be directly to the Mad River during the winter and to the percolation ponds during times of low flow. Discharge to the Mad River will be controlled in accordance with the facilities discharge permit issued by the Regional Water Quality Control Board. This permit will allow direct discharge to the river from October 1 to May 14 when a dilution of at least 100 to 1 exists and when river flows exceed 200 CFS. In addition, effluent quality limitations must be met.

2. Environmental Effects. The only identified significant environmental effect is the loss of riparian habitat at one of the percolation pond sites.
3. Mitigation. To mitigate the loss of riparian habitat, a 3.65 acre area just south of the pond site would be restored to riparian vegetation. In addition, the District will develop the pond site so that it is still compatible with riparian uses; this includes leaving riparian buffers around the ponds. The ponds will provide an aquatic environment for birds and small mammals.
4. Short Term Uses v. Long Term Productivity. The percolation ponds are considered a long term use of the land. There are no short term uses identified which would off-set anticipated benefits of the project.
5. Significant Irreversible Effects. The only such effect identified is the loss of riparian habitat at the Christensen percolation pond site. This effect is mitigated by riparian restoration of a parcel south of the pond site.
6. Cumulative Effects/Growth Inducement. The project will not generate effects identified as individually insignificant but cumulatively significant, nor will it cause growth inducement.

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7. Alternatives.

- A. Percolation pond site location at area now proposed as riparian mitigation area. Considered infeasible due to costs involved in sand and silt removal and gravel fill requirements.
- B. Effluent discharge to Mad River Slough instead of Mad River or percolation ponds. This would require compliance with State's bay and estuary policy -- a lengthy and expensive process. Under present regulations and scheduling for completion of the treatment and disposal system, this is considered infeasible.
- C. The no-project alternative would be for McKinleyville to have a sewage treatment plant but no discharge capability or to abandon the entire wastewater management plan. Each of these no-project alternatives was considered unacceptable.

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