

OCT-04-96 FRI 02:07 PM CA STATE LANDS COMM-DEPM FAX NO. 9165741885

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STATE OF CALIFORNIA

PETE WILSON, Governor

**CALIFORNIA STATE
LANDS COMMISSION**100 Howe Avenue, Suite 100-South
Sacramento, CA 95825-8202**ROBERT C. HIGHT, Executive Officer**

(916) 574-1800 FAX (916) 574-1810

California Relay Service From TDD Phone 1-800-735-2922
from Voice Phone 1-800-735-2929

October 4, 1996

File Ref: W 24602
W 6325.74Ms. Maureen Gorsen
General Counsel
The Resources Agency
1020 Ninth Street, Third Floor
Sacramento, CA 95814

Attn: Nadell Gayou

Ms. Marie Meredith
City of Santa Rosa and
U.S. Army Corps of Engineers
100 Santa Rosa Avenue
Santa Rosa CA 95402

Dear Ms. Gorsen and Ms. Meredith:

Subject: Santa Rosa Subregional Long-Term Wastewater Project Draft Environmental
Impact Report (DEIR) SCH 94103069

Post-It™ brand fax transmittal memo 7671		# of pages = 4
To	Marie Meredith	
From	Mary Driggs	
Co	City of Santa Rosa	
Dept.	State Lands Comm.	
Phone #	916 574-1884	
Fax #	916 574-1885	

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402

OCT 07 1996

DEPARTMENT OF
COMMUNITY DEVELOPMENT

Staff of the State Lands Commission (SLC) has reviewed the Draft EIR submitted for the Santa Rosa Subregional Long-Term Wastewater Project. Under the California Environmental Quality Act (CEQA) the City of Santa Rosa is the Lead Agency and the SLC is a Responsible and/or Trustee Agency for any and all project components which could directly or indirectly affect sovereign lands, their accompanying Public Trust resources or uses, and the public easement in navigable waters. 001

The SLC has jurisdiction and management authority over all ungranted tidelands, submerged lands, and beds of navigable rivers, sloughs, lakes, etc. under Public Resources Code §6301. In addition, all tide and submerged lands, granted or ungranted, as well as navigable rivers, sloughs, lakes, etc. are impressed with the Common Law Public Trust. The Public Trust is a sovereign public property right held by the State or its delegated trustee for the benefit of all the people. This right limits the uses of these lands to waterborne commerce, navigation, fisheries, open space, recreation or other recognized Public Trust purposes.

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As discussed in the DEIR, the SLC will have direct jurisdiction in the case of Alternative 4, the Geysers Recharge and will be a Responsible Agency under CEQA. The SLC will be a Trustee Agency under CEQA for Alternative 1 or 5, no action or discharge; Alternative 2, South County Reclamation; or, Alternative 3, West County Reclamation which could affect the Russian River, San Pablo Bay or the Esteros entering the Pacific, the Pacific Ocean respectively.] 001 (cont.)

The Draft EIR/EIS should consider the possibility that the available wastewater could be shared between geothermal and agricultural interests. The Geysers pipeline could be designed for a smaller volume of wastewater, thereby reducing both its construction costs and operating costs. The responsibilities for its operation and maintenance could be shared among the City, the geothermal industry and certain agricultural interests.] 002

Another important possibility not examined in the Draft EIR/EIS was that projects involving a pipeline to The Geysers have real potential for outside funding. A Lake County project to pipe treated wastewater to The Geysers, which is currently under construction, includes a significant level of outside funding from various Federal and State agencies, and from private companies. This possibility should be examined closely before the City selects a wastewater disposal solution.] 003

In Section 1.6, a design discharge rate of 1% of Russian River flow was assumed for the two agricultural reclamation projects, but essentially no discharge was assumed for The Geysers alternative. A similar assumption should have been applied to all three. Assuming a 1% design discharge rate for The Geysers alternative could significantly reduce its required transmission pipeline size and pumping costs.] 004

Table 1 of Appendix D-30 states uniform energy consumption for pumping (at design year values) and uniform energy costs were used for each of twenty years to compute the present worth of The Geysers alternative. These assumptions exaggerated the present worth cost of The Geysers alternative. Electrical power for The Geysers alternative will likely be priced at a lower level, and the power needs and associated energy costs will start out low and increase gradually as the flowrate increases each year.] 005

In Table 4.18-18, a figure of plus \$6.9 million is shown as an annual *economic benefit* for The Geysers alternative. A similar figure (actually \$6.7 million) appears in Table 1-2 as the annual operating and maintenance cost for The Geysers alternative. It is not clear if these are the same thing -- the annual operating and maintenance costs treated as a benefit because it is money being spent in Sonoma County. The same table shows the annual economic benefits for the 006

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reclamation alternatives as over \$140 million. This appears to include the value of the additional agricultural production derived from the wastewater (from Table 7 of Appendix S-3). However, there is no mention in Table 4.18-18 of the value of the additional electricity generated from The Geysers as an economic benefit. | 006 (cont.)

Further, on pages 4.18-46 thru 49, there is a discussion of property tax and Federal royalty revenue from The Geysers alternative. While noting that property taxes paid to Sonoma County by Geysers operators in 1995 totaled \$1.6 million, the document states it is too speculative to estimate any future increases in property taxes due to The Geysers alternative. Similarly, estimates of the County's share of additional Federal royalty were not considered reliable enough to include as benefits. These benefits can be estimated and should be included in the economic analysis of The Geysers alternative. Further, the value of the electrical generation itself should be included, and the benefit to the State of California through additional royalty revenue from its State-owned geothermal leases. | 007

Also in Table 4.18-18, the estimated annual *economic cost* for The Geysers alternative is shown as minus \$44.9 million. It is not clear how this figure was derived. It does not appear to be tied to the overall construction cost estimate of \$208 million (from Table 1-2), because the annual *economic costs* for the reclamation alternatives are only minus \$15 to \$27 million, or about half that for The Geysers, while the estimated construction cost for those projects, \$263 to \$411 million, are greater than the construction cost for The Geysers project. This section needs clarification. | 008

In addition to the above, staff of the SLC continues to have concerns about the water quality in the Russian River, Stemple and Americano Creeks, San Pablo Bay and the Pacific Ocean. For the South and West County Reclamation options, Alternatives 2 and 3, the DEIR identifies impacts to water quality based primarily on use of the land, rather than direct impacts. Could mitigation be imposed on end users of the reclaimed water to reduce these impacts to a level of insignificance? For example, could reclaimed water use be tied to a pledge for organic farming practices? This would reduce the potentially significant impacts considerably. | 009

For Alternative 5A, the staff recommends that a discharge point below the Sonoma County intakes be studied. | 010

On page 2-17, the following have been omitted: | 011
 PRC Section 6301 et seq
 PRC Section 6501 et seq
 Section 4.19 Inundation/Dam Failure |

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Sincerely,


MARY GRIGGS
Environmental Services
Division of Environmental
Planning and Management

cc: Jane Sekelsky
Dwight E. Sanders
Paul Mount
OPR

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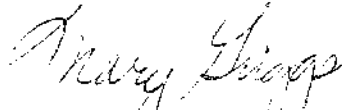
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