
From: David Scopp <david@harrispersonalinjury.com>
Sent: Wednesday, December 7, 2022 11:41 AM
To: Downstream Distribution Group
Subject: CAWD Board of Directors Meeting on 12.08.22
Attachments: MINUTES_LUAC_CARMEL_110722.pdf

[Some people who received this message don't often get email from david@harrispersonalinjury.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear CAWD Board of Directors:

In preparation for Information/Discussion Item No. 30 (Proposed Carmel Meadows Sewer Replacement Project—Ribera Road Comments) on the Agenda for the December 8, 2022 CAWD Board of Directors meeting, please find attached the Minutes from the November 7, 2022 LUAC meeting.

Please note that LUAC recommended that CAWD reconsider the replacement in kind alternative for the proposed Carmel Meadows Sewer Replacement Project. In fact, the 2013 Kennedy/Jenks Consultants evaluation determined that a lift pump & gravity pump plan is “fatally flawed” and instead recommended the replacement in kind alternative.

Thank you in advance for your consideration of the foregoing.

Respectfully,
David W. Scopp
2955 Ribera Rd.
Carmel, CA 93923

MINUTES
Carmel Highlands Land Use Advisory Committee
Monday, November 7, 2022



1. Meeting called to order by John Borelli at 4:04 pm

2. Roll Call

Members Present:

John Borelli, Holli Leon, Chip Moreland, Norm Leve, Doug Paul, Clyde Freedman, Dan Keig (7)

Members Absent:

None

3. Approval of Minutes:

A. October 17, 2022 minutes

Motion: Chip Moreland (LUAC Member's Name)

Second: John Borelli (LUAC Member's Name)

Ayes: Moreland, Borelli, Leon, Keig, Freedman (5)

Noes: 0

Absent: 0

Abstain: Paul, Leve (2)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

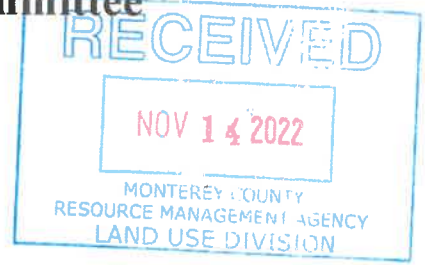
7. Meeting Adjourned: 6:50 pm

Minutes taken by: Holli Leon



Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Carmel Highlands

1. **Project Name:** HEISLER KARL F & MICHELE A HEISLER TRS
File Number: PLN190184
Project Location: 90 CREST RD CARMEL
Assessor's Parcel Number(s): 241-231-010-000
Project Planner: SON PHAM-GALLARDO
Area Plan: CARMEL LAND USE PLAN
Project Description: Combined Development Permit consisting of: 1) Coastal Development Permit for a new test well and 2) Coastal Development Permit for the removal of 4 (four) protected trees (3 Pine & 1 Cypress).

Was the Owner/Applicant/Representative present at meeting? YES _____ NO X

(Please include the names of those present)

Was a County Staff/Representative present at meeting? Phil Angelo & Zoe Zepp (Name)

PUBLIC COMMENT: None

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

Motion by: John Borelli (LUAC Member's Name)

Second by: Chip Moreland (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes
- Continue the Item

Reason for Continuance: No representation present

Continue to what date: _____



Ayes: Borelli, Leon, Moreland, Leve, Paul, Freedman, Keig (7)

Noes: 0

Absent: 0

Abstain: 0

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Carmel Highlands

2. **Project Name:** CARMEL AREA WASTEWATER DISTRICT (VARIOUS OWNERS)
Item continued from 10/17/22 meeting
- File Number:** PLN220055
- Project Location:** 2733 & 2741 CALLE LA CRUZ AND
2765, 2775, 2785, 2795, 2805, 2815, 2825, 2835, 2845, 2855, 2865, 2875, 2885,
2895, 2905, 2915, 2925, 2935 & 2955 RIBERA RD CARMEL
- Assessor's Parcel Number(s):** 243-031-017-000, 243-031-018-000, 243-031-019-000, 243-031-020-000, 243-031-022-000, 243-031-023-000, 243-031-024-000, 243-031-028-000, 243-031-029-000, 243-031-030-000, 243-031-033-000, 243-031-034-000, 243-051-001, 243-051-002-000, 243-051-003-000, 243-051-004-000, 243-051-005-000, 243-051-006-000, 243-051-007-000, 243-051-008-000, 243-051-020-000, 243-051-021-000 & 243-051-022-000
- Project Planner:** PHIL ANGELO
- Area Plan:** CARMEL LAND USE PLAN
- Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow a lift station and sewer replacement project consisting of a new below grade sewage lift station, installation of four residential scale sewage grinder pumps, and rehabilitation/replacement of approximately 1,600 linear feet of sewer line; 2) Coastal Development to allow development within 100 feet of Environmentally Sensitive Habitat Area (Coastal brambles); and 3) Coastal Development Permit to allow Development within 750 feet of known archaeological resources.

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of those present)

Rachel Lather & Barbara Buikema, Carmel Area Wastewater District
Steve Thomas

Rachel Lather made a presentation of the situation and the options

Was a County Staff/Representative present at meeting? Phil Angelo & Zoe Zepp (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
David Scopp	X		Concerned Kennedy/Jenks memo stated the selected option is fatally flawed; they recommend replacement in kind. He is requesting third party analysis.
Deborah Lu	X		<ul style="list-style-type: none"> - Should be different consideration given since it is already there. - Concerned about integrity of hillside for further excavation. - Also, pumps and financial responsibility. - Often smells in a very unpleasant way.
Karen Helton [Per Rachel Lather, not inside the fence line, Carmel Area Wastewater District would repair/replace if damage staging could be moved]	X		<ul style="list-style-type: none"> - Around corner from Mariposa, concerned about disruption to her home & landscaping. Proposal uses lot across the street for the staging area. - Could County apply conditions to enhance this project? (County staff replied "No")
Gail Dryden	X		<ul style="list-style-type: none"> - Supports independent analysis to clarify options. - Would like to talk to someone who has a grinder pump. - Is the Coastal Commission involved? (County staff says it is up to Coastal Commission staff if they approve)
Charles Keller	X		<ul style="list-style-type: none"> - Has County looked into other options? - What kind of environmental review? (County staff has reviewed plan and concluded how to remedy issues. LUAC will make recommendations, then County staff decides)
Larry Purcell	X		<ul style="list-style-type: none"> - Why did 2013 study suggest this option was best? - The current proposal is flawed.
Keith Porter	X		<ul style="list-style-type: none"> - Saw Ribera Road pump station on site inspection. Thinks it was not representative because it was noon, not when people are using the system. - Access & maintenance concerns.



LUAC AREAS OF CONCERN

<p>Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)</p>	<p>Policy/Ordinance Reference (If Known)</p>	<p>Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)</p>
<p>Were there other proposals in the design and what were they?</p>		<p>Many options considered: - Bandage of existing sewer - Replace as it currently (See Kennedy/Jenks report)</p>
<ul style="list-style-type: none"> - Hillside unstable - Lack of access for construction - Riparian habitat/lagoon 		<p>Proposal currently addresses these concerns.</p>
<p>Estimate of cost for independent third party study to opine on best course of action</p>		<ul style="list-style-type: none"> - \$100,000 - 6 months - Carmel Area Wastewater District to cover cost
<p>Would spot repairs be possible?</p>		<p>Already too many issues to be feasible.</p>
<p>200 feet of landslide would have to be dealt with if they were going to replace with in-kind sewer</p>		
<p>Other issues include horizontal directional drilling; could “frack out”</p>		
<p>Do any plan options require no pumps?</p>		<p>All options require pump.</p>
<p>Pump station at end of Mariposa creating odors & noise</p>		<p>During site inspection by John Borelli, Chip Moreland, others from neighborhood & Carmel Area Wastewater District, there were no odors or noise present at that time.</p>



ADDITIONAL LUAC COMMENTS

Recommended changes are:

- Independent third party analysis of alternatives
- Alternative #2 revisited from Kennedy/Jenks report
- Move Mariposa pump away from houses toward lagoon
- Landscape to camouflage any observable components at Mariposa
- Grinder pumps maintenance/replacement costs; financial/maintenance into perpetuity by Carmel Area Wastewater District
- Sound concerns shall be addressed & mitigated
- Odor concerns shall be addressed & mitigated

RECOMMENDATION:

Motion by: Doug Paul (LUAC Member's Name)

Second by: Dan Keig (LUAC Member's Name)

- Support Project as proposed
- Support Project with changes – refer to changes listed under “Additional LUAC Comments”
- Continue the Item

Reason for Continuance: _____

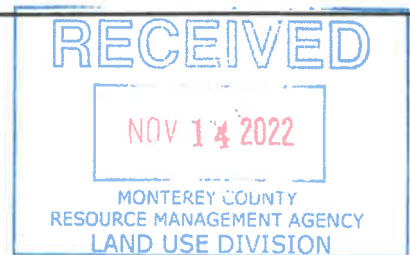
Continue to what date: _____

Ayes: Paul, Borelli, Leon, Keig, Freedman, Leve (6)

Noes: Moreland (1)

Absent: 0

Abstain: 0



CARMEL MEADOWS NEIGHBORS

VIA ELECTRONIC MAIL ONLY

November 1, 2022

Monterey County Housing and Community Development
 c/o Erik V. Lundquist, AICP, Director
 1441 Schilling Place, South 2nd Floor
 Salinas, CA 93901-4527
 Email: lundquist@co.montereyca.us



Carmel Unincorporated/Highlands Land Use Advisory Committee
 c/o John Borelli, Chair
 73 Fern Canyon Road
 Carmel, CA 93923
 Email: JohnjBorelli@gmail.com

Carmel Area Wastewater District
 c/o Daryl Lauer, Collections Superintendent
 3945 Rio Road
 Carmel-By-The-Sea, CA 93922
 Email: lauer@cawd.org

**Re: Carmel Area Wastewater District
 File No. PLN220055**

Dear Mr. Lundquist, Mr. Borelli, and Mr. Lauer:

We appreciate the efforts of Carmel Area Wastewater District (“CAWD”) to improve the sewage system in our neighborhood. Nevertheless, we respectfully oppose the current CAWD plan because it unfairly impacts numerous households and is not the most feasible alternative for the neighborhood. Therefore, we request that a third-party, independent engineering analysis be performed to evaluate the feasibility of alternative plans.

1. Background

The existing sewer line is a simple gravity line that flows west, requiring no pumps or control panels. In contrast, the proposed sewer line would pump wastewater east to the bottom of Mariposa Court, where it would combine with several other pipelines and get pumped up Mariposa Court to a line that flows west again. The new system would include the installation of grinder pumps on four properties—2795, 2805, 2815 and 2825 Ribera Road (together, the “Grinder Pump Properties”)—and a four-foot diameter by 13-foot-deep lift pump and control panel between two properties—2955 and 2935 Ribera Road (together, the “Lift Pump Properties”)—at the bottom (north end) of Mariposa

Re: Carmel Area Wastewater District

November 1, 2022

Page 2

Court. There would also be a sizable control panel for the lift pump at the end of Mariposa Court. The lift pump would service approximately 52 homes.

During the Carmel Unincorporated/Highlands Land Use Advisory Committee (“CULUAC”) meeting on October 17, 2022, CAWD estimated that construction would take approximately three months. In addition to the installation of the grinder pumps and lift pump, the construction would include over 2,000 linear foot alignment of 4-inch diameter HDPE pipe that would require a 4-foot-wide pavement restoration as well as the rebuilding of underground and aerial sewer. The construction would cause audible noise and detectible odors. (Carmel Meadows Final ISMND.) And there would be a “temporary interruption of [sewage] service” to the residents. (SRT Consultants Memorandum dated August 27, 2019 (“SRT Consultants Memo”).)

During the October 17, 2022 meeting, CAWD Principal Engineer Rachel Lather represented that CAWD could replace the laterals on the approximately 13 north Ribera Road homes west of Mariposa Court. During the October 26, 2022 site meeting, however, CAWD retracted this offer.

While we appreciate CAWD’s efforts to improve the sewage system, the imminence of the reliability issues may have been exaggerated, and capacity may be the driving force.¹ In addition, as discussed below, CAWD consultants deemed the current plan “fatally flawed” and recommended replacing the current line instead.

¹ The HDR Engineering opinion letter dated February 5, 2003 concluded: “[I]t is our opinion that the above-grade sections of the pipeline can continue to be operational, and be safe from future catastrophic failure if the current topography of the area, and drainage conditions are maintained.”

The HDR Engineering opinion letter dated April 20, 2003 (“HDR Engineering Letter”) was primarily concerned with future capacity, not reliability. The letter concluded: “The existing sewer line is not in immediate danger of failing.” Further, “[t]he absence of problems with roots and the absence of obvious leakage at the joints suggest that the buried portions of the sewer are in reasonably good condition for their age. . . . [¶] It appears that the elevated sections of the current sewer are relatively stable and that future movement will take place slowly as the result of creep.” *To extend reliability, the HDR Engineering Letter recommended maintenance.*

The Kennedy/Jenks Consultants letter dated June 14, 2013 stated: “We are not aware of any incidents where the pipe needed to be repaired or replaced. Therefore, with regard to the serviceability of the existing pipeline, the system has performed well.”

The Kennedy/Jenks Consultants Final Technical Memorandum dated July 16, 2013 (“the Final Technical Memorandum”) concluded that there was “[v]ery little exterior corrosion on the 6-inch ductile iron pipeline. Furthermore, *“failure is not imminent”* for the framing support structures. (Italics added.) “From the video that was obtained the sewer appeared to be in good condition with a few cracks and general grit accumulation throughout. . . . This investigation failed to locate cracks on the exterior, *leading to the opinion that the pipe is sound.* What appear to be cracks on the interior may be formations created by scum accumulation.” Finally, the “concrete of the existing foundations appeared to be in good condition and did not show signs of deterioration that often include flaking or loss of integrity.” (Italics added.)

Re: Carmel Area Wastewater District
November 1, 2022
Page 3

2. The Plan Unnecessarily Impacts Residents Adversely.

The Mariposa Court lift pump may cause detectable odor, audible sound, and aesthetic nuisances for the Lift Pump Properties. Indeed, the SRT Consultants Memo recognizes that the pump will cause “impact to the adjacent residents.” During the October 17, 2022 CULUAC meeting, Ms. Lather stated that there could be intermittent detectable odors caused by the new pump. She described a pump in Santa Cruz that had odor issues but said that as long as the fluid is moving, it should not be a problem. Nevertheless, when the pump is backed up or other problems inevitably occur, there will be a sewage odor. There would also be a consistent audible noise. (Carmel Meadows Final ISMND.) Finally, the proposed site for the control panel at the bottom of Mariposa Court is obtrusive: it is the first thing seen upon arrival at the Lift Pump Properties and is an immediate reminder that there is a sewage pump below. We are concerned that these issues could devalue the Lift Pump Properties.

The sewage line servicing 2955 Ribera Road would not be repaired or replaced as part of this plan, yet the sewershed, control panel, and lift pump would be adjacent to this property. Thus, the full-time residents with young children would not enjoy the benefits of the new sewage system yet would incur a sizable portion of the costs, including the potential odor, sound, eyesore, and possible devaluation of their greatest asset.

We also oppose the installation of grinder pumps on the Grinder Pump Properties because it would require those households to assume the responsibility for maintenance and costs of a system that they do not desire, there may be odor and sound issues, and it could reduce the value of the properties.

The Grinder Pump Properties would incur the burden of maintaining the grinder pumps.² The grinder pumps have flashing lights and alarms that go off if the system malfunctions. The system requires flushing with water for 10 minutes before absences from the homes. With the current drought and high costs of water, residents attempt to monitor their water use. This burden of maintenance could pose practical problems for part-time residents.

In addition, the Grinder Pump Properties would unfairly incur costs associated with maintenance of the grinder pumps as well as increased electricity bills associated with the pumps. The life expectancy of the grinder pumps is only 15 years, and it appears that residents would be responsible for maintaining them and replacing them after failure. (Carmel Meadows Final ISMND.) In addition, the plans indicate that the deference period would terminate after changes in ownership.

² The SRT Consultants Memo states: “the ownership and maintenance of these pump stations need to be negotiated between the district and the homeowners prior to construction. A possible option would be for the district to install the pump stations, provide instructions/education, and maintain them at no cost to the homeowner for 3 to 5 years. After this transitional period, the residents would take ownership of the pump station and assume responsibility for their maintenance.”

Re: Carmel Area Wastewater District
November 1, 2022
Page 4

This financial responsibility is unfair, even with the proposed deference period for the maintenance responsibility.

Finally, construction would occur in many backyards and could damage landscaping.

3. The Current Plan May Not Be the Most Feasible, and We Therefore Request an Independent Feasibility Analysis.

While we are sympathetic to the fact that CAWD has spent time and money developing the current plan, it may not be the most feasible plan. In addition to the adverse impacts on residents described in this letter, the Kennedy/Jenks Consultants described the plan as “fatally flawed” and instead recommended removal and replacement of pipe in place.

Therefore, we respectfully request that a third-party, independent engineering analysis be performed to evaluate alternative plans, including the alternatives considered in the Final Technical Memorandum and the HDR Engineering Letter:

- Alternative 1: *Spot Repairs to the Existing Gravity Sewer*. This alternative would consist of repairing the highest risk areas of the pipeline. According to the Final Technical Memorandum, “[t]he only area where significant slope movement was observed was along Reach 4, between S622 [N of 2855 Ribera Rd.] and MH S616 [N of 2845 Ribera Rd.]” *This could be remedied with simple plate piles in the existing slope*. This is the least expensive option.
- Alternative 2: *Removal and Replacement of Pipe in Place*. This alternative would remove the entire section of pipe from T603 [N of 2925 Ribera Rd.] to manhole S615 [N of 2785 Ribera Rd.] where the pipe transitions from aerial to buried (approximately 1,300 LF of ductile iron pipe). The pipe would be replaced with new restrained joint pipe and engineered foundation within the current alignment. This is the second-least expensive option, and *it is option recommended in the Final Technical Memorandum*.
- Alternative 3: *New Lift Station and Force Main*. This appears to be the basis for the current plan. In addition to the installation of the lift station and grinder pumps, this alternative includes 2,230 linear foot alignment of 4-inch diameter HDPE pipe that would require a 4-foot-wide pavement restoration (more than any other alternative, which would maximize interruptions in traffic flow). It would also require the rebuilding of 160 linear feet of sewer from T604 [2925 Ribera Rd.] to T608 [Mariposa Ct.] and replacement of the aerial sewer from MH S618 [N of 2805 Ribera Rd.] to MH S615 [N of 2785 Ribera Rd.]. This is the third-most-expensive option for capital cost and is even more expensive when factoring in the annual O&M costs of approximately \$21,000 per year for operating and maintaining a pump

Re: Carmel Area Wastewater District
 November 1, 2022
 Page 5

station. The Final Technical Memorandum concluded that due to the high capital cost of Alternative 3, it is “fatally flawed resulting in removal from further analysis.”

- *We request that the analysis of this alternative include moving the lift station north and west or east, away from the Lift Pump Properties, and concealing the control station in order to alleviate all potential for odor, sound, and aesthetic issues.³ We also request that CAWD assume all responsibility and costs for any needed grinder pumps.*
- **Alternative 4: Horizontal Directional Drill (HDD).** This alternative would include a 2,000 linear foot HDD from T608 [Mariposa Ct.] to the Calle La Cruz wet well. The alignment would be a straight line beneath existing private property to the wet well. It would include re-sloping the sewer line to drain downhill from T604 [N of 2925 Ribera Rd.] to T608 [Mariposa Ct.] and replacement of the aerial section from S618 [N of 2805 Ribera Rd.] to S615 [N of 2785 Ribera Rd.], to convey sewer from MH S617 [2805 Ribera Rd.]. This alternative is the most expensive alternative due to the easement acquisition and the high cost of horizontal directional drilling through bedrock.
- **Gravity Sewer Options 1-4 Described in HDR Engineering Letter**

In addition to the foregoing alternatives, the third-party analysis could include any other alternatives identified by the independent engineer.

4. Notice

Notice for the November 7, 2022 meeting was inadequate since, upon information and belief, only the properties on the north side of Ribera Road received notice. This does not include all of the affected properties, including 2940 Ribera Road, which is across from Mariposa Street and other properties impacted by construction.

5. Conclusion

We request that an independent, third-party analysis of alternatives be performed in order to provide a solution that better balances the interests of the CAWD, the county, the environment, and the neighborhood. The current plan unfairly burdens six homes: the Mariposa Court pump may reduce the value of the Lift Pump Properties because there may be odor and audible noise issues,

³ In fact, the SRT Consultants Memo recommends a siting north of Mariposa Court and away from the homes: “The advantage of this siting is that construction of the paved road can be avoided *and impact to the adjacent residents will be minimized.*” (Italics added.) The memo continues that the disadvantage of doing this would be that CAWD would have to undergo a longer permitting process and more mitigation requirements during construction. Thus, it appears that CAWD has prioritized convenience over impact to residents in choosing the location at the bottom of Mariposa Court.

Re: Carmel Area Wastewater District
May 9, 2011
Page 6

and the control panel will be an eyesore, and the Grinder Pump Properties would be unfairly burdened with the costs and responsibility of maintenance of the grinder pumps, and their properties may also be devalued. In addition, the Final Technical Memorandum concluded that current plan is fatally flawed and, instead, recommended Alternative 2 (Removal and Replacement of Pipe in Place).

Thank you for attention to this matter.

Respectfully,


Name: David Lepp


Name: Kelly Felt


Name: Lee Porter



Name: Tom Porter


Name: Karen Helton


Name: Sue Barnes



Name: Stan and Gail Dryden


Name: Deborah A. Vieille


Name: DEBORAH A. Vieille


Name: Larry Pomeroy


Name: Karen Helton


Name: Karen Helton

cc: Zoe Lepp, Associate Planner at County of Monterey (zlepp@co.monterey.ca.us)
Donna Jensen, Associate Planner at County of Monterey (djensen@co.monterey.ca.us)
Rachel Fisher, Principal Engineer (rfisher@cabd.org)

CARMEL MEADOWS NEIGHBORS

VIA ELECTRONIC MAIL ONLY

November 1, 2022

Monterey County Housing and Community Development
c/o Erik V. Lundquist, AICP, Director
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901-4527
Email: lundquist@co.montereyca.us



Carmel Unincorporated/Highlands Land Use Advisory Committee
c/o John Borelli, Chair
73 Fern Canyon Road
Carmel, CA 93923
Email: JohnjBorelli@gmail.com

Carmel Area Wastewater District
c/o Daryl Lauer, Collections Superintendent
3945 Rio Road
Carmel-By-The-Sea, CA 93922
Email: lauer@cawd.org

**Re: Carmel Area Wastewater District
File No. PLN220055**

Dear Mr. Lundquist, Mr. Borelli, and Mr. Lauer:

We appreciate the efforts of Carmel Area Wastewater District (“CAWD”) to improve the sewage system in our neighborhood. Nevertheless, we respectfully oppose the current CAWD plan because it unfairly impacts numerous households and is not the most feasible alternative for the neighborhood. Therefore, we request that a third-party, independent engineering analysis be performed to evaluate the feasibility of alternative plans.

1. Background

The existing sewer line is a simple gravity line that flows west, requiring no pumps or control panels. In contrast, the proposed sewer line would pump wastewater east to the bottom of Mariposa Court, where it would combine with several other pipelines and get pumped up Mariposa Court to a line that flows west again. The new system would include the installation of grinder pumps on four properties—2795, 2805, 2815 and 2825 Ribera Road (together, the “Grinder Pump Properties”)—and a four-foot diameter by 13-foot-deep lift pump and control panel between two properties—2955 and 2935 Ribera Road (together, the “Lift Pump Properties”)—at the bottom (north end) of Mariposa

Re: Carmel Area Wastewater District

November 1, 2022

Page 2

Court. There would also be a sizable control panel for the lift pump at the end of Mariposa Court. The lift pump would service approximately 52 homes.

During the Carmel Unincorporated/Highlands Land Use Advisory Committee (“CULUAC”) meeting on October 17, 2022, CAWD estimated that construction would take approximately three months. In addition to the installation of the grinder pumps and lift pump, the construction would include over 2,000 linear foot alignment of 4-inch diameter HDPE pipe that would require a 4-foot-wide pavement restoration as well as the rebuilding of underground and aerial sewer. The construction would cause audible noise and detectible odors. (Carmel Meadows Final ISMND.) And there would be a “temporary interruption of [sewage] service” to the residents. (SRT Consultants Memorandum dated August 27, 2019 (“SRT Consultants Memo”).)

During the October 17, 2022 meeting, CAWD Principal Engineer Rachel Lather represented that CAWD could replace the laterals on the approximately 13 north Ribera Road homes west of Mariposa Court. During the October 26, 2022 site meeting, however, CAWD retracted this offer.

While we appreciate CAWD’s efforts to improve the sewage system, the imminence of the reliability issues may have been exaggerated, and capacity may be the driving force.¹ In addition, as discussed below, CAWD consultants deemed the current plan “fatally flawed” and recommended replacing the current line instead.

¹ The HDR Engineering opinion letter dated February 5, 2003 concluded: “[I]t is our opinion that the above-grade sections of the pipeline can continue to be operational, and be safe from future catastrophic failure if the current topography of the area, and drainage conditions are maintained.”

The HDR Engineering opinion letter dated April 20, 2003 (“HDR Engineering Letter”) was primarily concerned with future capacity, not reliability. The letter concluded: “The existing sewer line is not in immediate danger of failing.” Further, “[t]he absence of problems with roots and the absence of obvious leakage at the joints suggest that the buried portions of the sewer are in reasonably good condition for their age. . . . [¶] It appears that the elevated sections of the current sewer are relatively stable and that future movement will take place slowly as the result of creep.” *To extend reliability, the HDR Engineering Letter recommended maintenance.*

The Kennedy/Jenks Consultants letter dated June 14, 2013 stated: “We are not aware of any incidents where the pipe needed to be repaired or replaced. Therefore, with regard to the serviceability of the existing pipeline, the system has performed well.”

The Kennedy/Jenks Consultants Final Technical Memorandum dated July 16, 2013 (“the Final Technical Memorandum”) concluded that there was “[v]ery little exterior corrosion on the 6-inch ductile iron pipeline. Furthermore, *“failure is not imminent”* for the framing support structures. (Italics added.) “From the video that was obtained the sewer appeared to be in good condition with a few cracks and general grit accumulation throughout. . . . This investigation failed to locate cracks on the exterior, *leading to the opinion that the pipe is sound.* What appear to be cracks on the interior may be formations created by scum accumulation.” Finally, the “concrete of the existing foundations appeared to be in good condition and did not show signs of deterioration that often include flaking or loss of integrity.” (Italics added.)

Re: Carmel Area Wastewater District
November 1, 2022
Page 3

2. The Plan Unnecessarily Impacts Residents Adversely.

The Mariposa Court lift pump may cause detectable odor, audible sound, and aesthetic nuisances for the Lift Pump Properties. Indeed, the SRT Consultants Memo recognizes that the pump will cause “impact to the adjacent residents.” During the October 17, 2022 CULUAC meeting, Ms. Lather stated that there could be intermittent detectible odors caused by the new pump. She described a pump in Santa Cruz that had odor issues but said that as long as the fluid is moving, it should not be a problem. Nevertheless, when the pump is backed up or other problems inevitably occur, there will be a sewage odor. There would also be a consistent audible noise. (Carmel Meadows Final ISMND.) Finally, the proposed site for the control panel at the bottom of Mariposa Court is obtrusive: it is the first thing seen upon arrival at the Lift Pump Properties and is an immediate reminder that there is a sewage pump below. We are concerned that these issues could devalue the Lift Pump Properties.

The sewage line servicing 2955 Ribera Road would not be repaired or replaced as part of this plan, yet the sewershed, control panel, and lift pump would be adjacent to this property. Thus, the full-time residents with young children would not enjoy the benefits of the new sewage system yet would incur a sizable portion of the costs, including the potential odor, sound, eyesore, and possible devaluation of their greatest asset.

We also oppose the installation of grinder pumps on the Grinder Pump Properties because it would require those households to assume the responsibility for maintenance and costs of a system that they do not desire, there may be odor and sound issues, and it could reduce the value of the properties.

The Grinder Pump Properties would incur the burden of maintaining the grinder pumps.² The grinder pumps have flashing lights and alarms that go off if the system malfunctions. The system requires flushing with water for 10 minutes before absences from the homes. With the current drought and high costs of water, residents attempt to monitor their water use. This burden of maintenance could pose practical problems for part-time residents.

In addition, the Grinder Pump Properties would unfairly incur costs associated with maintenance of the grinder pumps as well as increased electricity bills associated with the pumps. The life expectancy of the grinder pumps is only 15 years, and it appears that residents would be responsible for maintaining them and replacing them after failure. (Carmel Meadows Final ISMND.) In addition, the plans indicate that the deference period would terminate after changes in ownership.

² The SRT Consultants Memo states: “the ownership and maintenance of these pump stations need to be negotiated between the district and the homeowners prior to construction. A possible option would be for the district to install the pump stations, provide instructions/education, and maintain them at no cost to the homeowner for 3 to 5 years. After this transitional period, the residents would take ownership of the pump station and assume responsibility for their maintenance.”

Re: Carmel Area Wastewater District

November 1, 2022

Page 4

This financial responsibility is unfair, even with the proposed deference period for the maintenance responsibility.

Finally, construction would occur in many backyards and could damage landscaping.

3. The Current Plan May Not Be the Most Feasible, and We Therefore Request an Independent Feasibility Analysis.

While we are sympathetic to the fact that CAWD has spent time and money developing the current plan, it may not be the most feasible plan. In addition to the adverse impacts on residents described in this letter, the Kennedy/Jenks Consultants described the plan as “fatally flawed” and instead recommended removal and replacement of pipe in place.

Therefore, we respectfully request that a third-party, independent engineering analysis be performed to evaluate alternative plans, including the alternatives considered in the Final Technical Memorandum and the HDR Engineering Letter:

- Alternative 1: Spot Repairs to the Existing Gravity Sewer. This alternative would consist of repairing the highest risk areas of the pipeline. According to the Final Technical Memorandum, “[t]he only area where significant slope movement was observed was along Reach 4, between S622 [N of 2855 Ribera Rd.] and MH S616 [N of 2845 Ribera Rd.]” *This could be remedied with simple plate piles in the existing slope.* This is the least expensive option.
- Alternative 2: Removal and Replacement of Pipe in Place. This alternative would remove the entire section of pipe from T603 [N of 2925 Ribera Rd.] to manhole S615 [N of 2785 Ribera Rd.] where the pipe transitions from aerial to buried (approximately 1,300 LF of ductile iron pipe). The pipe would be replaced with new restrained joint pipe and engineered foundation within the current alignment. This is the second-least expensive option, and *it is option recommended in the Final Technical Memorandum.*
- Alternative 3: New Lift Station and Force Main. This appears to be the basis for the current plan. In addition to the installation of the lift station and grinder pumps, this alternative includes 2,230 linear foot alignment of 4-inch diameter HDPE pipe that would require a 4-foot-wide pavement restoration (more than any other alternative, which would maximize interruptions in traffic flow). It would also require the rebuilding of 160 linear feet of sewer from T604 [2925 Ribera Rd.] to T608 [Mariposa Ct.] and replacement of the aerial sewer from MH S618 [N of 2805 Ribera Rd.] to MH S615 [N of 2785 Ribera Rd.]. This is the third-most-expensive option for capital cost and is even more expensive when factoring in the annual O&M costs of approximately \$21,000 per year for operating and maintaining a pump

Re: Carmel Area Wastewater District

November 1, 2022

Page 5

station. The Final Technical Memorandum concluded that due to the high capital cost of Alternative 3, it is “fatally flawed resulting in removal from further analysis.”

- *We request that the analysis of this alternative include moving the lift station north and west or east, away from the Lift Pump Properties, and concealing the control station in order to alleviate all potential for odor, sound, and aesthetic issues.³ We also request that CAWD assume all responsibility and costs for any needed grinder pumps.*
- **Alternative 4: Horizontal Directional Drill (HDD).** This alternative would include a 2,000 linear foot HDD from T608 [Mariposa Ct.] to the Calle La Cruz wet well. The alignment would be a straight line beneath existing private property to the wet well. It would include re-sloping the sewer line to drain downhill from T604 [N of 2925 Ribera Rd.] to T608 [Mariposa Ct.] and replacement of the aerial section from S618 [N of 2805 Ribera Rd.] to S615 [N of 2785 Ribera Rd.], to convey sewer from MH S617 [2805 Ribera Rd.]. This alternative is the most expensive alternative due to the easement acquisition and the high cost of horizontal directional drilling through bedrock.
- **Gravity Sewer Options 1-4 Described in HDR Engineering Letter**

In addition to the foregoing alternatives, the third-party analysis could include any other alternatives identified by the independent engineer.

4. Notice

Notice for the November 7, 2022 meeting was inadequate since, upon information and belief, only the properties on the north side of Ribera Road received notice. This does not include all of the affected properties, including 2940 Ribera Road, which is across from Mariposa Street and other properties impacted by construction.

5. Conclusion

We request that an independent, third-party analysis of alternatives be performed in order to provide a solution that better balances the interests of the CAWD, the county, the environment, and the neighborhood. The current plan unfairly burdens six homes: the Mariposa Court pump may reduce the value of the Lift Pump Properties because there may be odor and audible noise issues,

³ In fact, the SRT Consultants Memo recommends a siting north of Mariposa Court and away from the homes: “The advantage of this siting is that construction of the paved road can be avoided *and impact to the adjacent residents will be minimized.*” (Italics added.) The memo continues that the disadvantage of doing this would be that CAWD would have to undergo a longer permitting process and more mitigation requirements during construction. Thus, it appears that CAWD has prioritized convenience over impact to residents in choosing the location at the bottom of Mariposa Court.

Re: Carmel Area Wastewater District
May 9, 2011
Page 6

and the control panel will be an eyesore, and the Grinder Pump Properties would be unfairly burdened with the costs and responsibility of maintenance of the grinder pumps, and their properties may also be devalued. In addition, the Final Technical Memorandum concluded that current plan is fatally flawed and, instead, recommended Alternative 2 (Removal and Replacement of Pipe in Place).

Thank you for attention to this matter.

Respectfully,

[Signature]
Name: David Zepp

[Signature]
Name: Rachel Luther

[Signature]
Name: Lori Porter

[Signature]
Name: [unclear]

[Signature]
Name: [unclear]

[Signature]
Name: [unclear]

[Signature]
Name: Sue Barnes

[Signature]
Name: Stan and Gail Dryden

[Signature]
Name: Deborah A. Vieille

[Signature]
Name: Deborah A. Vieille

[Signature]
Name: [unclear]

[Signature]
Name: Larry Pomeroy, CMA CH Araman

[Signature]
Name: Karen Helton

[Signature]
Name: Chuck and Carol Keller

cc: Zoe Zepp, Associate Planner at County of Monterey (zoe@co.monterey.ca.us)
Donna Jensen, Associate Planner at County of Monterey (jensend@co.monterey.ca.us)
Rachel Luther, Principal Engineer (luther@carl.org)

Friedrich, Michele

From: Angelo, Philip
Sent: Tuesday, November 8, 2022 9:57 AM
To: Friedrich, Michele
Subject: FW: Ribera wastewater project (CAWD)
Attachments: sewerlinecomments.docx



Highlands LUAC Comments 3/3

Best,



Phil Angelo
Associate Planner
Monterey County - Housing & Community Development
1441 Schilling Place, South 2nd Floor
Direct: (831) 784-5731
AngeloP@co.monterey.ca.us

From: Lundquist, Erik <LundquistE@co.monterey.ca.us>
Sent: Wednesday, November 2, 2022 5:07 PM
To: Angelo, Philip <AngeloP@co.monterey.ca.us>
Cc: Spencer, Craig <SpencerC@co.monterey.ca.us>; Quenga, Anna V. <QuengaAV@co.monterey.ca.us>
Subject: FW: Ribera wastewater project (CAWD)

Phil

It looks like another letter was received, see attached.

Thank you
-Erik

Erik V. Lundquist, AICP
Director of Housing & Community Development
County of Monterey Housing & Community Development
831-755-5154 | lundquiste@co.monterey.ca.us



From: Gail Dryden <gddryden@gmail.com>
Sent: Wednesday, November 2, 2022 1:45 PM
To: Lundquist, Erik <LundquistE@co.monterey.ca.us>
Subject: Ribera wastewater project

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

I had your email incorrect in the first email that went to several others.

This email pertains to File No. PLN220055.
Please find attached my comments.
Gail Dryden
homeowner, 2795 Ribera Road, Carmel, CA

--

A balanced diet is dark chocolate in both hands.

Comments from Gail (Stan) Dryden, homeowner at 2795 Ribera Road, Carmel, CA regarding the CAWD plan to replace the sewer line as per File No. PLN220055

We were notified of a meeting to introduce neighbors to the need for a sewer replacement line in April 2022. We attended the meeting via Zoom to have the plan explained and subsequently, David Lauer came to our property to show us what was planned. We were under the impression from the Zoom meeting and the site visit that this was the only acceptable way to replace the existing sewer line and that it was critically necessary to move forward with this as soon as possible.

We trusted the District in this finding. There is a term, "Trust, but verify." Thankfully, a neighbor, David Scopps, has done some research trying to verify the need and efficacy of this project. The project as presented to affected neighbors has been shown to be lacking in transparency and is most likely NOT the best solution for our neighborhood.

As outlined in the letter of October 31, 2022 signed by affected neighbors there are alternatives that need to be considered thoroughly before anything as disruptive and permanently obtrusive is undertaken. There are, at a minimum, three alternatives that need to be explored more completely by CAWD with notification and input from neighbors before a final plan is put forward.

In the spring I was lead to believe that this project was needed very soon and that there was no other good choice. Clearly, that is not the case. An up-to-date, independent analysis of the current situation is necessary prior to any sewer line construction work in our neighborhood.

Friedrich, Michele

From: Rachel Lather <Lather@cawd.org>
Sent: Friday, November 4, 2022 10:36 AM
To: JohnjBorelli@gmail.com
Cc: Buikema; Steve Thomas; Angelo, Philip
Subject: Carmel Meadows Pipeline Project - Highlands Land Use Advisory Committee

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Chair Borelli,

In an effort to provide the committee the opportunity to review the complete record of the Carmel Area Wastewater District's application PLN220055 and for the District to provide the full technical record referenced in an email correspondence sent on 11/1/22, from a resident to your committee and our staff, the District is requesting a postponement of the scheduled review of our application. Please let me know if this is possible so we can plan accordingly.

We look forward to the opportunity to present this critical infrastructure project to your committee in the near future.

Rachél Lather, MS, PE
Principal Engineer
(831)624-1248 (office)
831-917-1423



Friedrich, Michele

From: Angelo, Philip
Sent: Tuesday, November 8, 2022 9:55 AM
To: Friedrich, Michele
Subject: FW: CAWD PLN220055 Carmel Meadows Project
Attachments: PLN220055 CAWD Carmel Meadows Lift Station Project.pdf

Highlands LUAC Comments 2/3

Best,



Phil Angelo
Associate Planner
Monterey County - Housing & Community Development
1441 Schilling Place, South 2nd Floor
Direct: (831) 784-5731
AngeloP@co.monterey.ca.us



From: Lundquist, Erik <LundquistE@co.monterey.ca.us>
Sent: Monday, November 7, 2022 7:12 AM
To: Angelo, Philip <AngeloP@co.monterey.ca.us>
Cc: Zepp, Zoe <ZeppZ@co.monterey.ca.us>; Spencer, Craig <SpencerC@co.monterey.ca.us>; Quenga, Anna V. <QuengaAV@co.monterey.ca.us>
Subject: FW: CAWD PLN220055 Carmel Meadows Project

FYI

From: Karen H <kmbhph.18@gmail.com>
Sent: Friday, November 4, 2022 4:06 PM
To: Lundquist, Erik <LundquistE@co.monterey.ca.us>; johnjborelli@gmail.com; lauer@cawd.org
Subject: CAWD PLN220055 Carmel Meadows Project

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

[Note: This may be a duplicate email due to an error of one address. My apologies. KMBH.]

November 3, 2022

To: Monterey County Housing and Community Development

c/o Erik V. Lundquist, AICP, Director

1441 Schilling Place, South 2nd Floor
Salinas, CA. 93901-4527

Email: lundquiste@co.monterey.ca.us

Carmel Unincorporated/Highlands Land Use Advisory Committee

c/o John Borelli, Chair
73 Fern Canyon Road
Carmel, CA. 93923

Email: JohnJBorelli@gmail.com

Carmel Area Wastewater District
c/o Daryl Lauer, Collections Superintendent 3945 Rio Road
Carmel-by-the-Sea, CA. 93922

Email: lauer@cawd.org

Re: Carmel Area Wastewater District File No. PLN220055

Dear Mr. Lundquist, Mr. Borelli, and Mr. Lauer:

Thank you for this opportunity to express my appreciation of CAWD's efforts to offer us a state-of-the-art sewage system. However, while I appreciate the efforts, I am not convinced that the option chosen for replacement is the best one. Therefore, in addition to the contents of the letter of October 31, 2022, signed by Carmel Meadows neighbors, I would like to add some points not mentioned.

I will preface my comments below that I want to make clear that I do not object to the replacement or lack appreciation to the extent of maintenance that needs to be completed to make our sewage system safe, sustainable, and efficient in operation as well as considering the costs. There is a spectrum of considerations from lasting major maintenance and repairs on one end to full technologically innovative potential for a new state-of-the-art sewage system. For myself, I am for a balance on that spectrum.

If, as mentioned at the last meeting, failure of the system is imminent because of its aging infrastructure, then I would suggest it be shored up as soon as possible so that we can approach

1

the problem in a practical manner. If the system fails, why wasn't the problem addressed well before it came to the point of failure? Why were residents of Carmel Meadows not given options well before imminent failure was even mentioned? The liability, it would seem, would be on CAWD.

That said, I am also in complete agreement with the points made in the above-mentioned letter and have added my signature to it. I must say that I don't understand why CAWD has chosen such an expensive, intrusive, and intensive option to the maintenance/replacement of the Carmel Meadows sewage system. I wish that this proposal would have been more considerate of residents' daily lives when work is underway. I am also very distressed over the intrusion into resident properties (including mine) and the maintenance responsibilities that will be required by a few. These responsibilities should be with the utility company (CAWD) and not the users of those utilities beyond their own dedicated lines. We don't maintain P G & E power poles, or the phone companies' equipment, and select individuals should not be required to maintain the community's sewage system.

Additionally, this project, as proposed, would seriously disrupt the traffic flow of Ribera Road. Besides the residents' comings and goings, and even without this project, there are very few days at any given time in which construction workers, gardeners, maintenance professionals, and delivery trucks are not routinely driving, parking, and working in Carmel Meadows. Ribera Road is also a beach and trailhead access area. Tourist traffic ebbs and flows here as well. A 6- week to 3-month disruption of the current traffic situation will be incredibly disruptive.

Consider the Impact: Carmel Meadows is enjoyed by residents as a place of peace and quiet, consideration for others, and for the enjoyment of the incredibly beautiful environment that surrounds us. It seems that this particular project "Alternative 3: New Lift Station and Force Main" will disrupt lives in many ways.

1.

The short-term disruption might be tolerated to a degree; however, the permanent installation of grinder pumps and sewage lines in residents' backyards, with the requirement that they maintain them has the potential to lower property values and destroy the whole reason people desire to live in this neighborhood. Additionally, installing equipment that obscures the general environment enjoyed by residents (i.e., the Lift Station structure in Mariposa Court), or makes noise (pumps and grinders), or has the potential to cause foul odors near our homes will have the same general affect (who wants to buy a new responsibility when looking for a retirement home, a family home, or any number of other reasons for buying a new home)? It is unreasonable to expect residents to maintain any part of a sewage system other than that part which joins and serves their house only.

Staging Area will be a nuisance: The proposed staging area is a privately owned downhill-sloped lot that is currently covered with green and healthy ice plant. It is across Ribera Road from Mariposa Court. Trucks will be crossing back and forth in an area where traffic is most frequent. The very thought of this spot being used daily by trucks and large equipment will cause 8 hours of noise, mud and/or dust, potential debris flow and erosion onto the streets, destruction of critter habitat (from ants and

2.

spiders to quail and rabbits, etc.) who may decide to take up residence in or nearer to our homes. Vehicles will be tracking debris back and forth and across Ribera to Mariposa Court. In the meantime, residents, workers, and tourists will be making efforts to come and go from their driveways or parking spots and crossing the Staging location constantly during the day. The scar that will be left when the work is complete will be an unacceptable eyesore at the least, and an environmental disaster at its worst.

3. **"Minimal Excavation"** – The proposed trench for affected backyards is 3-feet wide by 3- 5 feet deep where the relocated and larger 8" pipe is to be installed, and for four residents the additional installation of grinder pumps. Tearing up our backyards and landscaping, even with the promise of full replacement "as it was before" nevertheless will potentially create breaks or obstruct landscape irrigation lines, destruction of fences, landscape & hardscape, disruption of owners' current or planned projects, potential unintended damage, and a general angst of uncertainty. Additionally, those residents with pets will have to have alternatives to their pets' care and supervision during workdays. These points seem unreasonable on many levels; and why would CAWD want these added costs and potential problems when the existing location of the sewer pipe obstructs no one's private property?

4. **Timing is Important** – Carmel Meadows is used by tourists using the trailheads of Carmel River State Park, part time owners, and vacation renters. Several times during the year traffic on Ribera Road ebbs and flows because of summer vacations, long holidays, and local events such as Car Week, Jazz Festival, golf tournaments, Laguna Seca events, etc. To add this project’s activities to Ribera Road traffic during these times would also be a huge disruption. With increased activities also come emergencies – accidents at Highway 1 and Ribera Road, obstructed routes to the trailheads, and resident emergencies: Our first responders must have access to all crises.
5. **Isn’t this one of the most expensive of the proposals?** As mentioned in the Carmel Meadows Neighbors letter of October 31, the “Alternative 2” proposal seems much more cost effective and practical. “Removal & Replacement of Pipe in Place” was, according to the letter, recommended in the Final Technical Memorandum. The current project, “Alternative 3: New Lift Station and Force Main” might be state-of-the-art, but at what cost? Some costs are unknown as mentioned above in #3. It also includes adding extra costs to homeowners for the care and maintenance of grinder pumps and sewage pipes – why should they bear the brunt of those incurred expenses? It also includes the obstruction of view with the not so unobtrusive Lift Station sitting in Mariposa Court. It includes possible foul odors and malfunctions of machinery.

In conclusion, I believe that, at the very least, the current proposal could be amended to offer better options so that destruction of residents’ properties can be avoided. While the technical engineering and technology of the proposed project are impressive, upon closer scrutiny of its impact, I respectfully request that CAWD choose a more practical, cost effective, environmental, AND neighborhood-friendly alternative to the current proposal.

Thank you for listening.

Respectfully,
Karen M. B. Helton

Carmel Meadows Resident

2925 Ribera Road, Carmel, CA. 93923

kmbhph.18@gmail.com

Karen M B Helton
Carmel Meadows Resident
2925 Ribera Road, Carmel, CA. 93923
Kmbhph.18@gmail.com

October 31, 2022

Monterey County Housing and Community Development
c/o Erik V. Lundquist, AICP, Director
1441 Schilling Place, South 2nd Floor
Salinas, CA. 93901-4527
Email: lundquist@co.monterey.ca.us

Carmel Unincorporated/Highlands Land Use Advisory Committee
c/o John Borelli, Chair
73 Fern Canyon Road
Carmel, CA. 93923
Email: JohnjBorelli@gmail.com

Carmel Area Wastewater District
c/o Daryl Lauer, Collections Superintendent
3945 Rio Road
Carmel-by-the-Sea, CA. 93922
Email: lauer@cawd.org

**Re: Carmel Area Wastewater District
File No. PLN220055**

Dear Mr. Lundquist, Mr. Borelli, and Mr. Lauer:

Thank you for this opportunity to express my appreciation of CAWD's efforts to offer us a state-of-the-art sewage system. However, while I appreciate the efforts, I am not convinced that the option chosen for replacement is the best one. Therefore, in addition to the contents of the letter of October 31, 2022, signed by Carmel Meadows neighbors, I would like to add some points not mentioned.

I will preface my comments below that I want to make clear that I do not object to the replacement or lack appreciation to the extent of maintenance that needs to be completed to make our sewage system safe, sustainable, and efficient in operation as well as considering the costs. There is a spectrum of considerations from lasting major maintenance and repairs on one end to full technologically innovative potential for a new state-of-the-art sewage system. For myself, I am for a balance on that spectrum.

If, as mentioned at the last meeting, failure of the system is imminent because of its aging infrastructure, then I would suggest it be shored up as soon as possible so that we can approach

the problem in a practical manner. If the system fails, why wasn't the problem addressed well before it came to the point of failure? Why were residents of Carmel Meadows not given options well before imminent failure was even mentioned? The liability, it would seem, would be on CAWD.

That said, I am also in complete agreement with the points made in the above-mentioned letter and have added my signature to it. I must say that I don't understand why CAWD has chosen such an expensive, intrusive, and intensive option to the maintenance/replacement of the Carmel Meadows sewage system. I wish that this proposal would have been more considerate of residents' daily lives when work is underway. I am also very distressed over the intrusion into resident properties (including mine) and the maintenance responsibilities that will be required by a few. These responsibilities should be with the utility company (CAWD) and not the users of those utilities beyond their own dedicated lines. We don't maintain P G & E power poles, or the phone companies' equipment, and select individuals should not be required to maintain the community's sewage system.

Additionally, this project, as proposed, would seriously disrupt the traffic flow of Ribera Road. Besides the residents' comings and goings, and even without this project, there are very few days at any given time in which construction workers, gardeners, maintenance professionals, and delivery trucks are not routinely driving, parking, and working in Carmel Meadows. Ribera Road is also a beach and trailhead access area. Tourist traffic ebbs and flows here as well. A 6-week to 3-month disruption of the current traffic situation will be incredibly disruptive.

Consider the Impact: Carmel Meadows is enjoyed by residents as a place of peace and quiet, consideration for others, and for the enjoyment of the incredibly beautiful environment that surrounds us. It seems that this particular project "Alternative 3: New Lift Station and Force Main" will disrupt lives in many ways.

1. The short-term disruption might be tolerated to a degree; however, the permanent installation of grinder pumps and sewage lines in residents' backyards, with the requirement that they maintain them has the potential to lower property values and destroy the whole reason people desire to live in this neighborhood. Additionally, installing equipment that obscures the general environment enjoyed by residents (i.e., the Lift Station structure in Mariposa Court), or makes noise (pumps and grinders), or has the potential to cause foul odors near our homes will have the same general affect (who wants to buy a new responsibility when looking for a retirement home, a family home, or any number of other reasons for buying a new home)? It is unreasonable to expect residents to maintain any part of a sewage system other than that part which joins and serves their house only.
2. **Staging Area will be a nuisance:** The proposed staging area is a privately owned downhill-sloped lot that is currently covered with green and healthy ice plant. It is across Ribera Road from Mariposa Court. Trucks will be crossing back and forth in an area where traffic is most frequent. The very thought of this spot being used daily by trucks and large equipment will cause 8 hours of noise, mud and/or dust, potential debris flow and erosion onto the streets, destruction of critter habitat (from ants and

- spiders to quail and rabbits, etc.) who may decide to take up residence in or nearer to our homes. Vehicles will be tracking debris back and forth and across Ribera to Mariposa Court. In the meantime, residents, workers, and tourists will be making efforts to come and go from their driveways or parking spots and crossing the Staging location constantly during the day. The scar that will be left when the work is complete will be an unacceptable eyesore at the least, and an environmental disaster at its worst.
3. **"Minimal Excavation"** – The proposed trench for affected backyards is 3-feet wide by 3-5 feet deep where the relocated and larger 8" pipe is to be installed, and for four residents the additional installation of grinder pumps. Tearing up our backyards and landscaping, even with the promise of full replacement "as it was before" nevertheless will potentially create breaks or obstruct landscape irrigation lines, destruction of fences, landscape & hardscape, disruption of owners' current or planned projects, potential unintended damage, and a general angst of uncertainty. Additionally, those residents with pets will have to have alternatives to their pets' care and supervision during workdays. These points seem unreasonable on many levels; and why would CAWD want these added costs and potential problems when the existing location of the sewer pipe obstructs no one's private property?
 4. **Timing is Important** – Carmel Meadows is used by tourists using the trailheads of Carmel River State Park, part time owners, and vacation renters. Several times during the year traffic on Ribera Road ebbs and flows because of summer vacations, long holidays, and local events such as Car Week, Jazz Festival, golf tournaments, Laguna Seca events, etc. To add this project's activities to Ribera Road traffic during these times would also be a huge disruption. With increased activities also come emergencies – accidents at Highway 1 and Ribera Road, obstructed routes to the trailheads, and resident emergencies: Our first responders must have access to all crises.
 5. **Isn't this one of the most expensive of the proposals?** As mentioned in the Carmel Meadows Neighbors letter of October 31, the "Alternative 2" proposal seems much more cost effective and practical. "Removal & Replacement of Pipe in Place" was, according to the letter, recommended in the Final Technical Memorandum. The current project, "Alternative 3: New Lift Station and Force Main" might be state-of-the-art, but at what cost? Some costs are unknown as mentioned above in #3. It also includes adding extra costs to homeowners for the care and maintenance of grinder pumps and sewage pipes – why should they bear the brunt of those incurred expenses? It also includes the obstruction of view with the not so unobtrusive Lift Station sitting in Mariposa Court. It includes possible foul odors and malfunctions of machinery.

In conclusion, I believe that, at the very least, the current proposal could be amended to offer better options so that destruction of residents' properties can be avoided. While the technical engineering and technology of the proposed project are impressive, upon closer scrutiny of its impact, I respectfully request that CAWD choose a more practical, cost effective, environmental, AND neighborhood-friendly alternative to the current proposal.

Thank you for listening.

Respectfully,
Karen M. B. Helton

