

Corona Road Area Sewer Extension Project

JULY 28, 2020

Welcome & Introductions

KATE DANIELS

Why Care About Sewers?

Nicole Fowler, Monterey County

- What happens if septic fails?
- What are the regulations regarding failed septic systems?
- What are the benefits to having sewers?



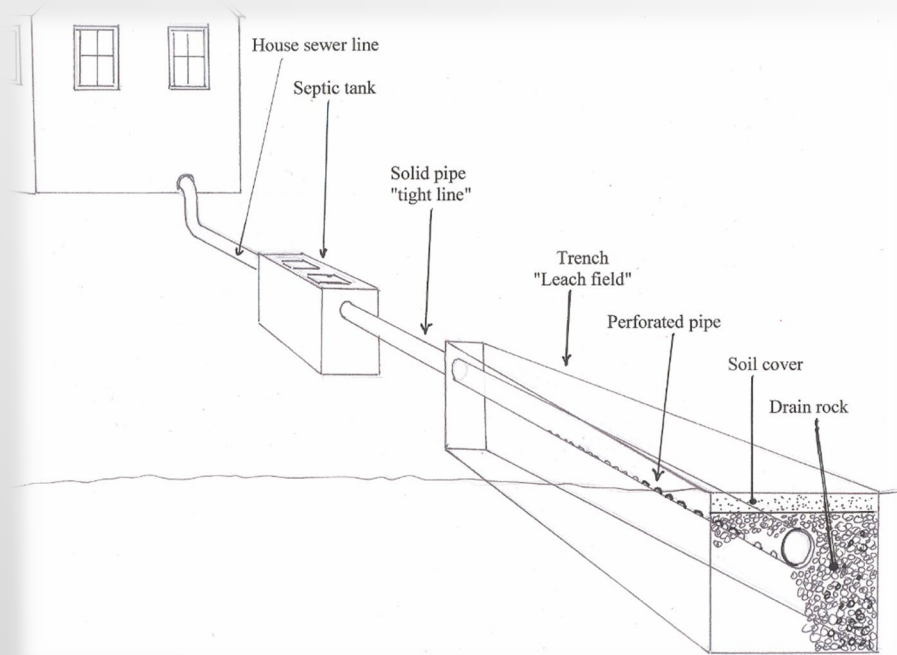
Onsite Wastewater Treatment Systems (OWTS, also referred to as Septic Systems)

CAWD – Corona Road Annexation Meeting
July 28, 2020

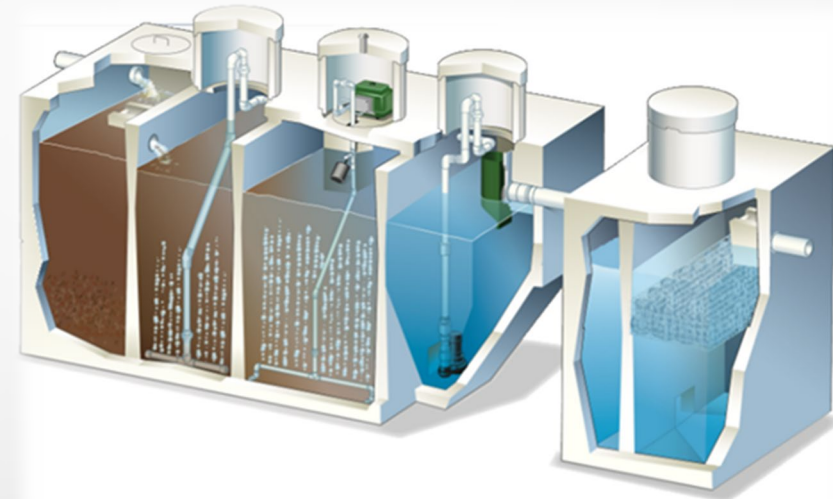
Nicki Fowler, Supervisor
Monterey County Health Department
Environmental Health Bureau

Type of OWTS

CONVENTIONAL



ALTERNATIVE (SUPPLEMENTAL)



norweco
Engineering the future of water
and wastewater treatment

Effluent Quality 

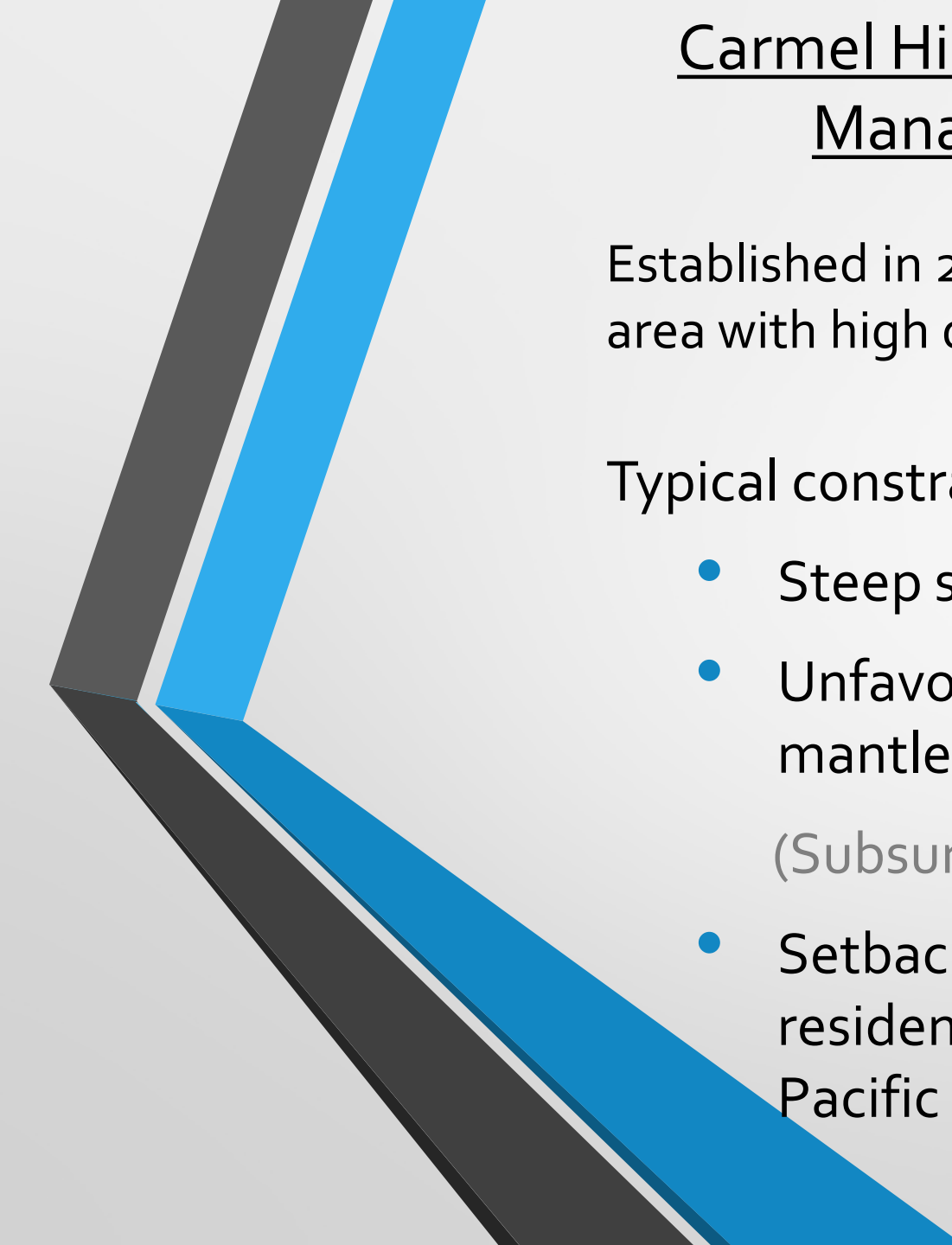
Construction Costs 

O & M Costs 

Effluent Quality 

Construction Costs 

O & M Costs 



Carmel Highlands Onsite Wastewater Management Plan (OWMP)

Established in 2009 due to proliferation of private wells in area with high density of OWTS.

Typical constraints in Carmel Highland:

- Steep slopes (in excess of 20 to 30%)
- Unfavorable geologic conditions (thin soil mantle overlying fractured granitic bedrock)
(Subsurface sheeting water)
- Setbacks to slopes, creeks, property lines, residential dwellings, domestic wells and the Pacific Ocean.

Requirements for Existing OWTS

None, provided the system is in good working order and there is no plan to increase in wastewater volume or strength.

- *Existing, non-compliant systems will need to be upgraded or replaced before accepting more or stronger wastewater.*

(Includes seepage pits, dispersal systems installed under impermeable surfaces)

Liquid Waste Haulers are required to file a report with the EHB of all septic tank pump-outs in Monterey County

- *Not for enforcement purposes, rather to be incorporated into EHB septic records and referenced at time of future OWTS or construction permit review.*

New and Replacement OWTS Permits

- A property must connect to sewer unless:
 - Structure to be served is more than 300' from sewer main.
 - Sewer purveyor refuses connection or annexation.
 - Property owner is unable to obtain necessary easement for connection pipe.
 - For replacements only, when the connection fees and construction costs to connect to sewer are greater than twice (2x) the cost of the replacement OWTS (either conventional or alternative, as applicable), provided continued use of an OWTS will not impact groundwater or surface water.

OWTS Permit Site Evaluation

Items to be completed and submitted with OWTS Permit Application:

- Deep, groundwater verification boring, including soil profile description.
- Percolation testing to establish Soil Application Rate
- Distance to sanitary sewer system (in feet)

EHB staff conducts site inspection with the Qualified Professional to determine adequacy of proposal.

OWTS Design Criteria

- Variable dispersal system capacity requirements, depending on measured percolation rate of soil
- Shallow dispersal systems required (no seepage pits)
 - New systems: 2' rock depth
 - Replacement systems: Up to 5' rock depth
- Must consider vertical setback to impermeable layer and groundwater
- Cannot be covered by impermeable surface unless supplemental treatment incorporated
- Must be designed by a qualified professional

Coming Soon

EHB is preparing an amendment Monterey County Code, Chapter 15.20, Sewage Disposal, to make it congruent with the Local Agency Management Program (LAMP) that was approved in May 2018.

- Allows alternative OWTS with supplemental treatment to overcome lot size limitations (add bedrooms, ADU, etc.)
- Implement operating permits

Why Form an Assessment District?

Scott Ferguson, Jones Hall Bond Attorney

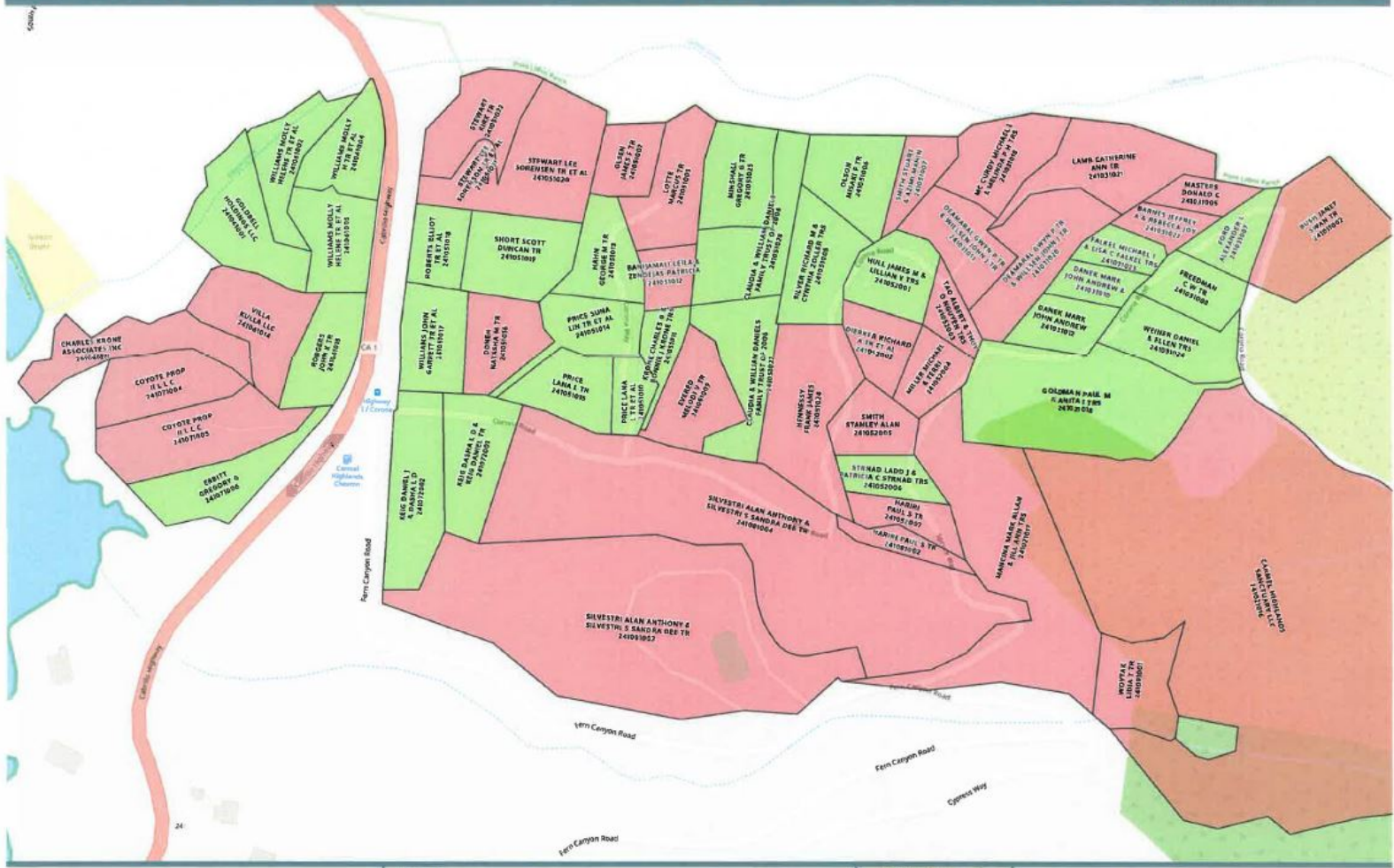
Rachél Lather, CAWD Principal Engineer

- Shared Cost for construction among benefitting parcels
- Costs are paid through a bond and repaid over 20 years on tax roll
- Payments stay with the property
- Joining later requires a lump sum payment.

Current Status of Bringing Sewer to the Area

Rachél Lather, CAWD Principal Engineer

1. ANNEXATION OF PROPERTIES INTO CAWD
2. SIGNED PETITION



Annexation

Environmental Review of Annexation project (2020 Initial Study) is complete.

Eight (8) upper Corona Road neighbors requested to be added to annexation.

Next step is to get annexation approved by LAFCO-Fall 2020

CARMEL AREA WASTEWATER DISTRICT
 3945 RIO RD, CARMEL CA 93922
 TELEPHONE (831) 624-1248
 downstream@CAWD.org
 NAD83 State Plane CA Zone 4 US Feet

LEGEND
 [Green Box] Signed
 [Red Box] Not Signed
 1 inch = 150 feet



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 Created by: TGED for CAWD Project Manager
 Checked by:
 Date: 7/9/2020 Sheet No. 1 of 1 Project: Corona Road Annexation







Carmel Area Wastewater District - Corona Road Annexation Survey



Signed Petition

- 30 parcels in support of project (green)
- Surrounding Parcels with potential for connecting in future (pink)
- CAWD Board wants to see a strong majority wanting sewers. Currently have 75% among core parcels (41)


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Assessment District Formation Process

Scott Ferguson, Jones Hall Bond Attorney

- Process Summary
- 51% Yes Votes Minimum-each parcel's vote is weighted by its share of the total assessments
- Assessment Engineer determines the share of and amount of assessment
- Current Bond Environment
- <https://www.cawd.org/files/oodcf1721/Assessment+District+Proceedings+Outline.pdf>

Next Steps

- Submit final petition to CAWD Board and get support (Rachél Lather, CAWD)
 - Need to know who may be interested out of the potential 50+ parcel
 - Need to determine design limits and total parcels within 300 feet of proposed sewer
 - Need to demonstrate a strong interest in the Assessment District
- Conduct project level Environmental Review– tier from Annexation Initial Study by DDA
- Obtain Coastal and Grading Permits for construction – (Kate Daniels)
- Assessment Engineer’s Report – (Steve Wilson, Monterey Bay Engineering)
- Plans and Specifications for Construction – (Steve Wilson, Monterey Bay Engineering)

Questions & Answers

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