

2021 Annexation Project

FEBRUARY 25, 2021



MEETING PURPOSE

- Purpose for today is **Public Information and Discussion** regarding the Proposed 2021 Sphere of Influence Amendment and Annexation Proposal. This meeting is for informational purposes only; no action is being taken at this time.
 - Inform public of process
 - Encourage public discussion of proposed annexation
 - Clarify any aspects of the proposed annexation, including:
 - Reasons for Annexation
 - Proposed Annexation Areas
 - Annexation Process
 - Environmental Review
 - Agency Approvals

CARMEL AREA WASTEWATER DISTRICT

CAWD

- Established in 1908
- Dedicated to protect the public health and the environment by cost-effective collection and treatment of wastewater & the return of clean water to the environment

Services Provided by CAWD

- Wastewater Collection System Maintenance & Operation
- Wastewater Treatment
- Reclamation Treatment Facility – recycled water sent to Pebble Beach

Capacity

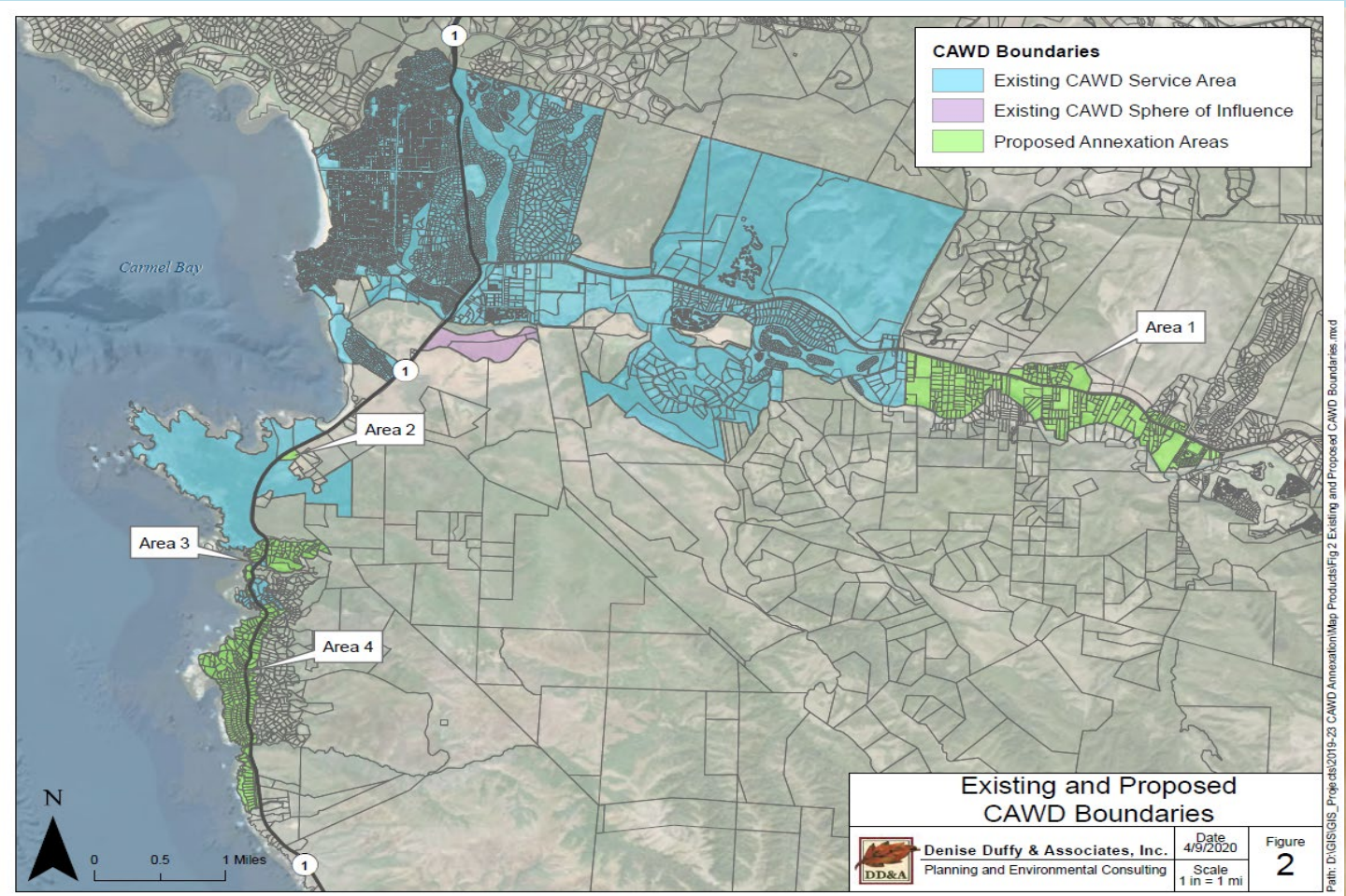
- 3.0 MGD dry weather capacity, currently have 1.1 MGD dry weather flow

WHY ANNEXATION?

The project proposes annexation of approximately 925 acres of developed land in locations where the District either anticipates, or has received applications for, near-term sewer service connection requests.

- Failed Septic System at Carmel Valley Manor
- Corona Road Area Septic Issues
- Larsen Property Septic Issues
- Yankee Point Area Septic Issues
- Carmel Valley Manor will be installing a collector line along Carmel Valley Road
 - The parcels along this corridor will have access to sewer
- Local Agency Management Program for new or replacement systems is encouraging use of sewer over septic, where possible

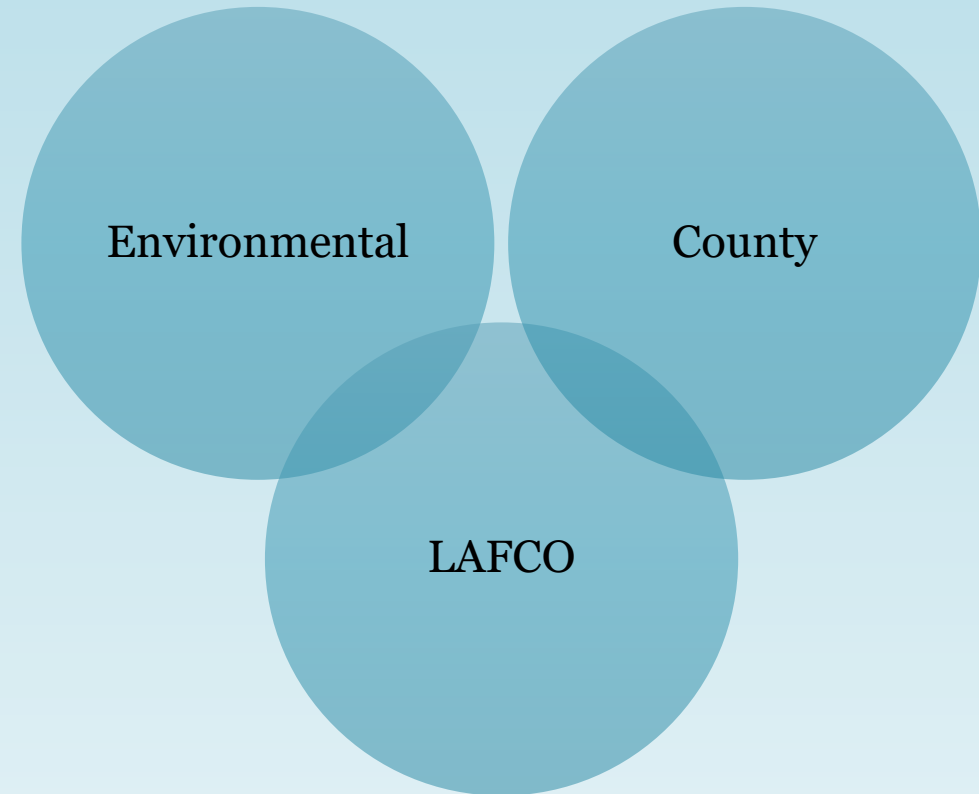
Proposed Annexation Areas



- Area 1 – Areas downstream of Carmel Valley Manor
- Area 2 – Larsen Property
- Area 3 – Corona Road Area
- Area 4 – Yankee Point/Otter Cove

PROCESS FOR ANNEXATION

- Environmental Review
 - Conducted by the District
- County Support re: Septic to Sewer
 - County Environmental Health
- Local Agency Formation Commission (LAFCO) Approval
 - Approval required for Annexation Application
 - LAFCO also conducts Service Review



ENVIRONMENTAL REVIEW

MITIGATED NEGATIVE DECLARATION APPROVED BY CAWD BOARD ON JULY 30, 2020

<HTTPS://WWW.CAWD.ORG/FILES/DoB53E6oC/CONSOLIDATED+FINAL+IS+CAWD+2020+ANNEXATION-RS.PDF>

- The proposed District boundaries include mostly residential land uses, as well as some commercial uses and significant open spaces. Most lands within the District's existing and proposed sphere are already developed.
- The Draft Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for public review from June 1, 2020 to June 30, 2020.
- A Final IS/MND was prepared to address received from the public. The Final IS/MND was combined with the Draft IS/MND to create the compiled IS/MND for the project.
- The compiled IS/MND was adopted on July 30, 2020, at the District's regularly scheduled board meeting.
- The District also approved a resolution for submittal of application to LAFCO for approval of the annexation territory.

COUNTY ENVIRONMENTAL HEALTH BUREAU

New and Replacement Septic 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 the cost of the replacement septic system (either conventional or alternative, as applicable), provided continued use of a septic system will not impact groundwater or surface water.

LAFCO APPROVAL

- Next step for annexation - a municipal service review (MSR), sphere of influence study and approval of the proposed amendment to the CAWD boundary
 - An MSR evaluates the structure and operation of an agency and discusses possible areas for improvement and coordination.
 - An MSR is used by LAFCO when updating a sphere of influence, and can also be used by the subject agencies when considering changes in their operations.
 - Item will be noticed a local newspaper, as required by state law
 - LAFCO's intention is to waive protest proceedings for the approval
 - If written protest is received, protest hearing would occur about 60 days after public hearing
 - Determination of approval anticipated at LAFCO hearing in March, 22nd 2021

OTHER APPROVALS

- State Board of Equalization – 30 Days
- Department of Justice Approval of Boundary Change – 60 Days
- In Areas 2, 3, & 4: Coastal Commission Approval to Amend the District Treatment Facility Permit

Next Steps

- If you are interested in working with your neighbors to get sewer, please call the District and talk to the Principal Engineer about getting in contact with other interested parties. We are starting a contact list for the following:
 - There is interest in the Los Arboles/Camino Estrada area
 - There is interest in the Yankee Point/Otter Cove/Spindrift areas
- Review the information on CAWD website regarding proposed Assessment Districts
 - Corona Road neighbors have moved forward with selecting an engineer & environmental consultant for design. They are working on funding for these items.
 - This is the process needed to construct sewer facilities.

Questions?

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