



Carmel Area Wastewater District

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July 13, 2020

**SUBJECT: Corona Road Area Annexation and Assessment District Community Meeting
Via Zoom Platform on Tuesday, July 28th at 4 p.m.**

Dear Corona Road Area Property Owner:

As you may know, because of environmental issues due to failing septic systems, the State of California has voted for stronger regulations for septic system replacements. This will make it very expensive to replace a septic system.

Many of your neighbors are interested in pursuing construction of a sewer collection system to replace septic in the neighborhood. Our goal is to work with you to form an Assessment District for the lower Corona Road community to facilitate the transition from septic to sewer. There was a community meeting in 2019 and a petition circulated within your neighborhood since that time.

What is an Assessment District?

An Assessment District is a financing mechanism under the California Streets and Highways Code, Division 10 and 12 which enables special districts to help property owners pay for the construction of improvements that benefit them, within the special district. Approval by a majority of landowners based on financial obligations is required. Typically, a bond is issued to pay for the construction of the improvements and ultimately each property owner will pay their fair share of the costs over a period of years at a reasonable interest rate. This ensures that the cost will be spread to all properties that receive direct and special benefit by the improvements constructed.

What are the benefits of participating in an Assessment District?

Building a sewer through an Assessment District allows property owners to group together to pay for the sewer over time. The payments are included in the property taxes and stay with the property if it is sold. If a property owner does not participate in the Assessment District and connects, the connection fee will be a lump sum amount to the Assessment District. This "lump sum" payment will be used to lower the fund balance for the Assessment District and reduce payments by the participants.

What has been done so far?

In 2019, there were 3 actions that needed to be completed in order to move forward:

1. Hire an engineer to prepare a preliminary plan and an Assessment Engineer's Report.

The Daniel's, Keig's and the Hull's have found a qualified engineer from Monterey Bay Engineering who is willing to prepare an assessment engineer's report, contingent on being paid through the Assessment District that may be formed. His report will provide an estimated cost for the project that will be used for the purposes of forming the Assessment District.

2. Annexation of the parcels in the area to the Carmel Area Wastewater District.

The District is in the process of annexing the Corona Road area and the annexation should be approved by the Local Agency Formation Commission (LAFCO) this fall. Once that is completed, the process for forming an Assessment District can be completed.

3. Circulate a petition to request the formation of an Assessment District and get 75% support.

Since our meeting in 2019, ten additional property owners have requested to be included in the proposed Assessment District which now totals 41 properties. A petition supporting the formation of an Assessment District to pay for the costs of constructing a sewer system has been signed by 30 out of 41 property owners.

What is the next step?

We are hosting a meeting to provide further information regarding the Assessment District formation process, our experience with Assessment Districts in the past, and to answer questions that you may have. In attendance will be the Assessment Engineer, Bond Counsel, and the Principal Engineer for Carmel Area Wastewater District. The meeting date is 4 p.m. on Tuesday July 28, 2020. You may join on your computer or phone by following the link or phone:

Zoom Meeting: Tuesday, July 28th at 4 p.m.

Please click this URL to join. <https://us02web.zoom.us/j/85838714431>

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

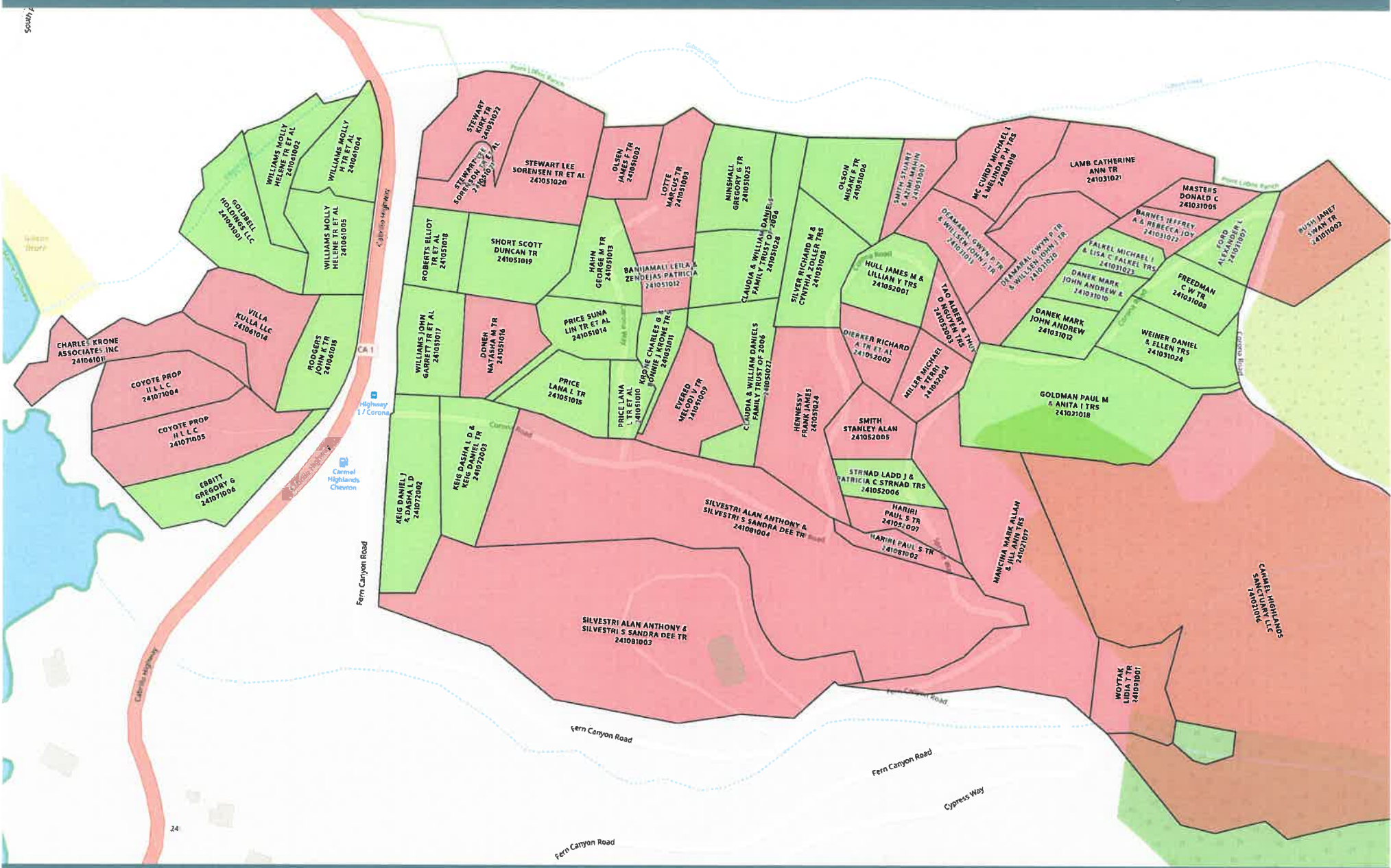
US: +1 669 900 9128 or +1 346 248 7799

If you have any questions or concerns about the information provided above or its effect on your property, you may contact Rachél Lather, Principal Engineer of the Carmel Area Wastewater District at (831) 624-1248 ext. 203 or by e-mail at lather@cawd.org.

Sincerely,

Barbara Buikema
General Manager
Carmel Area Wastewater District

Carmel Area Wastewater District - Corona Road Annexation Survey



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 NAD83 State Plane CA Zone 4 US Feet

LEGEND

- Signed
- Not Signed



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

