

Summer Update - Proposed Woodacre Flats Wastewater Project

Dear Neighbor,

The Woodacre Flats Wastewater Group (WFWG) is reaching out to you and all property owners within the Woodacre Flats Feasibility Study area, especially those who have not attended community meetings, to make sure that you are engaged in the community decision making process regarding a possible wastewater project. The goal of this process is to prepare property owners to make a decision about taking the next step – whether to do an Environmental Impact Report (EIR). An EIR would take over a year to complete, and would facilitate full consideration of all the issues related to the project. It would enable the community to make a decision about whether or not to do a wastewater project. Please see the back of this page and attachments for more background information.

It is anticipated that in late 2011 each property owner will be asked in a survey or petition what they think about this next step – an EIR – so it is essential that you be informed.

What is the ultimate objective?

The objective of this effort is to assist homeowners with improved management of wastewater, and to reduce the costs of repairing and replacing individual septic systems by working together. It may be possible to emulate the Marshall wastewater project, which was able to get grants to reduce homeowner costs by half (from a per home cost of \$45,000 to \$20,000 each) and to get low interest loans to finance the balance over 20 years. A management district was formed and homeowners assessed themselves to repay the loan. The payments are made through property tax bills, like a school or library assessment.

Here's an update about WFWG's recent efforts.

May 10 meeting – Woodacre community meeting to present the results of the Feasibility Study.

Four main alternatives are considered (see attached packet for more info):

- #1 - No project
- #2 - Upgrade existing onsite systems in a group program
- #3 a,b,c - Fire Road "Step" system with additional treatment, could serve up to 150 homes
- #4 - Golf Course Wastewater Recycling system, could serve up to 250 homes and is expandable

June 6 meeting – Community meeting RE process, financing, forming a district to fund the project

- Presentation from Tom Flynn about the Marshall project – a model for Woodacre
- Financing: Review of costs; WFWG is reaching out to the Marin Municipal Water District regarding possible assistance, including funding for the project
- Forming a district: State law requires a public entity to finance, build and operate a system and delineate a boundary which includes homes which benefit from the system. Various options were presented

Next Community Meeting – September 29 – We will consider environmental impacts and development implications that may come with the project, and lay out some scenarios for the future of our community. Review community decision process.

Winter 2011/12 – Anticipated community "referendum" via a petition or survey to decide whether we want to take the next step – an EIR. An EIR would cost \$200,000. If there is a decision to go forward, each property owner will be asked to make a reasonable and voluntary financial contribution to the EIR. It is anticipated that local funds will be combined with grants to raise the total, similar to the successful funding of the Feasibility Study, in which 37 property owners each contributed \$300, and raised nearly \$12,000. Matching grants then funded the total cost of the study, \$100,000.

It is vitally important that each property owner be informed, so please attend the September meeting. For more information go to SGVPG.org or call Liz Vial at 488-1308.