




# AGENDA

MAY 25, 2021

5:30 PM – 6:30 PM

- WELCOME AND INTRODUCTIONS
  - PRESENTATION
  - VIRTUAL TOUR OF SMITH RIVER MBR SYSTEM
  - DISCUSSION PANEL Q & A
- 

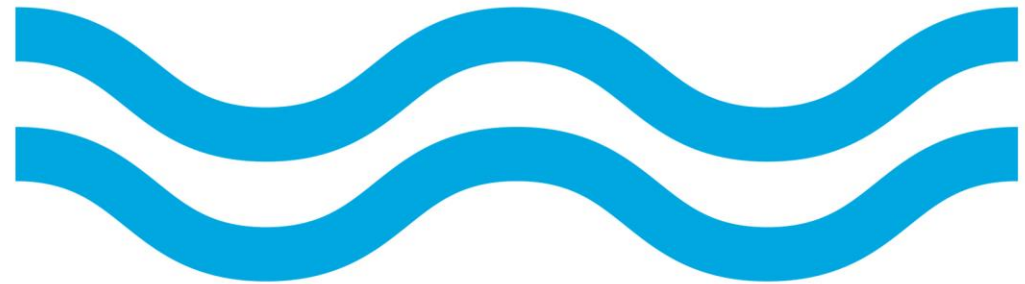
California State Water Resources Control Board

Proposition 1 Water Bond  
Comprehensive Assistance to Tribal and Small  
Systems

Project Agreement Number: D1612801

Technical Assistance Work Plan Number: 6082-B

# PROP 1



GOVERNOR EDMUND G. BROWN, JR.

## WATER BOND 2014

RELIABILITY | RESTORATION | RESILIENCE

# YOUR FACILITATOR



KIM BENNETT

RURAL DEVELOPMENT SPECIALIST

RCAC

- KBENNETT@RCAC.ORG
- CELL: 916-508-3031





# ANDERSON VALLEY COMMUNITY SERVICES DISTRICT BOONVILLE WASTEWATER TREATMENT PROPOSAL

# MISSION STATEMENT

*THE MISSION OF THE COMMUNITY SERVICES DISTRICT IS TO PROVIDE PUBLIC SERVICES AND PROGRAMS, SUCH AS FIRE PROTECTION, AIRPORT ACCESS, STREET LIGHTING, RECREATION AND OTHER COMMUNITY NEEDS SUPPORTED BY THE PEOPLE OF ANDERSON VALLEY.*



Director: Larry Mailliard

Director: Valerie Hanelt

Director: Kathleen McKenna

Director: Paul Soderman

Director: Francois Christen

Fire Chief: Andres Avila

General Manager: Joy Andrews

Secretary: Patty Liddy

Staff Asst: Angela Dewitt

EMS Officer: Clay Eubank

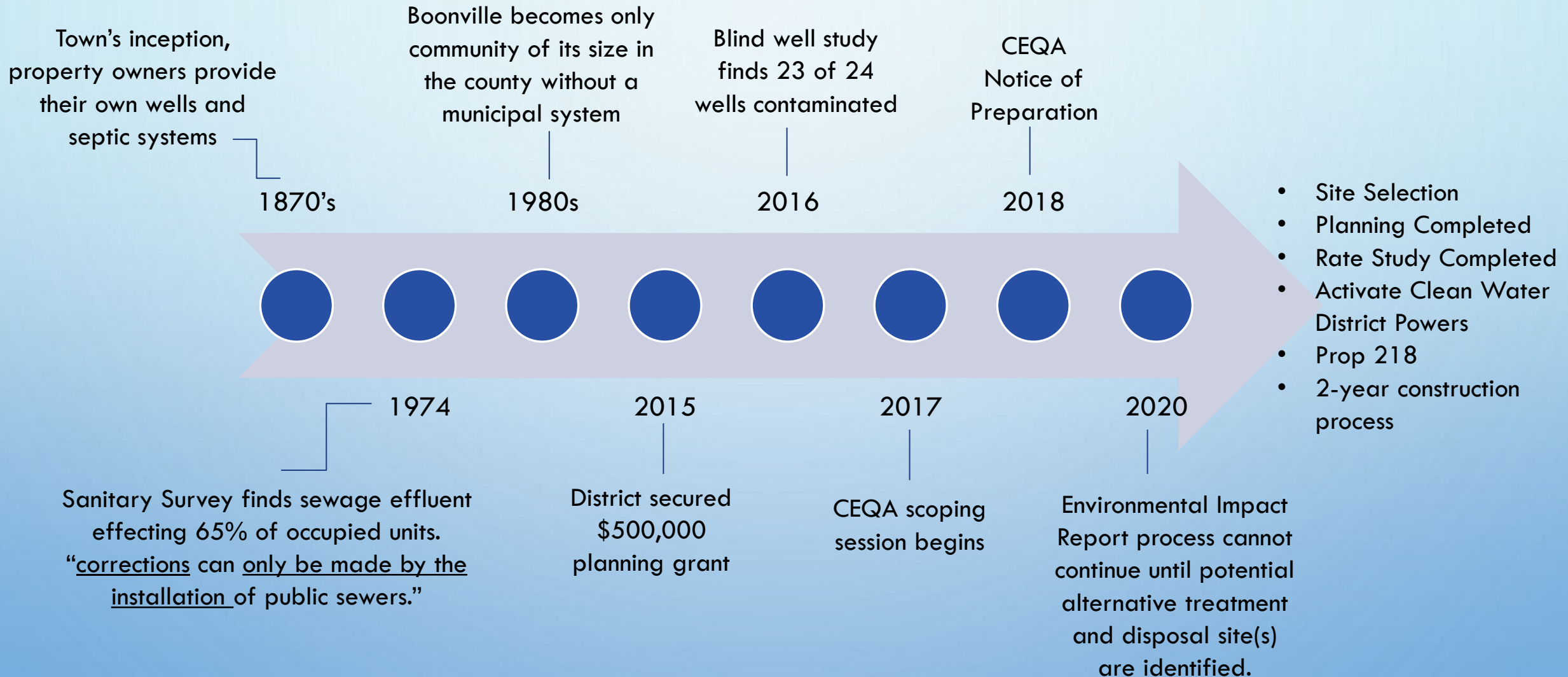
[WWW.AVCSD.ORG](http://WWW.AVCSD.ORG)

PO BOX 398 – 14281 HIGHWAY 128  
BOONVILLE, CA 95415

(707) 895-2075

DISTRICTMGR.AVCSD@GMAIL.COM





# OUR DISTRICT

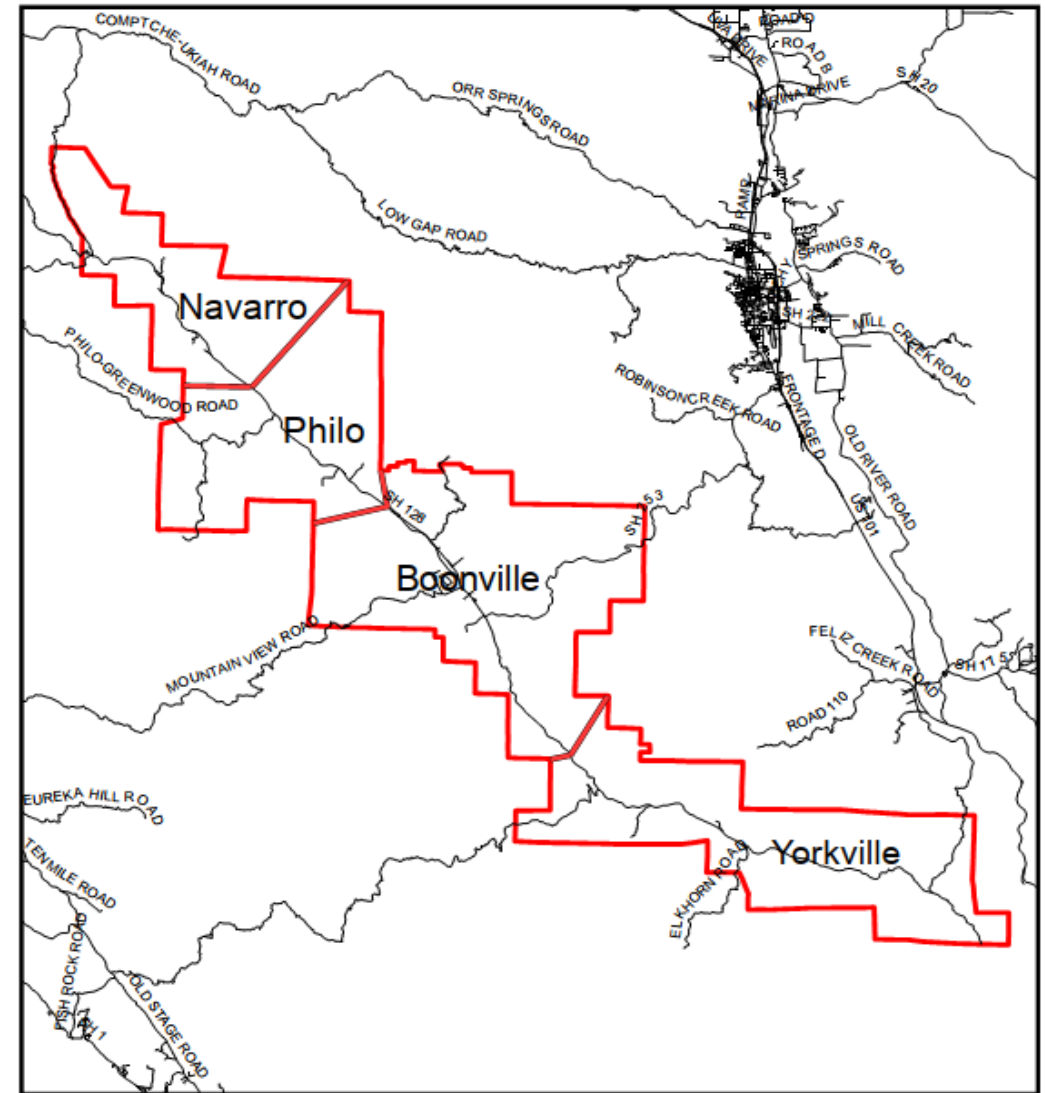
Boonville is the principal town in our district.

Boonville has never had public water or sewer systems. Currently, all parcels still operate on private wells and septic systems.

In the 1980's, when most similarly sized communities developed public sewer systems, it left Boonville as the only community of its size in Mendocino County without a municipal system.

Boonville is one of only four communities in the Northern District of the State without a public sewer system. For this reason, the State Water Board prioritizes Boonville as a prime candidate for funding.

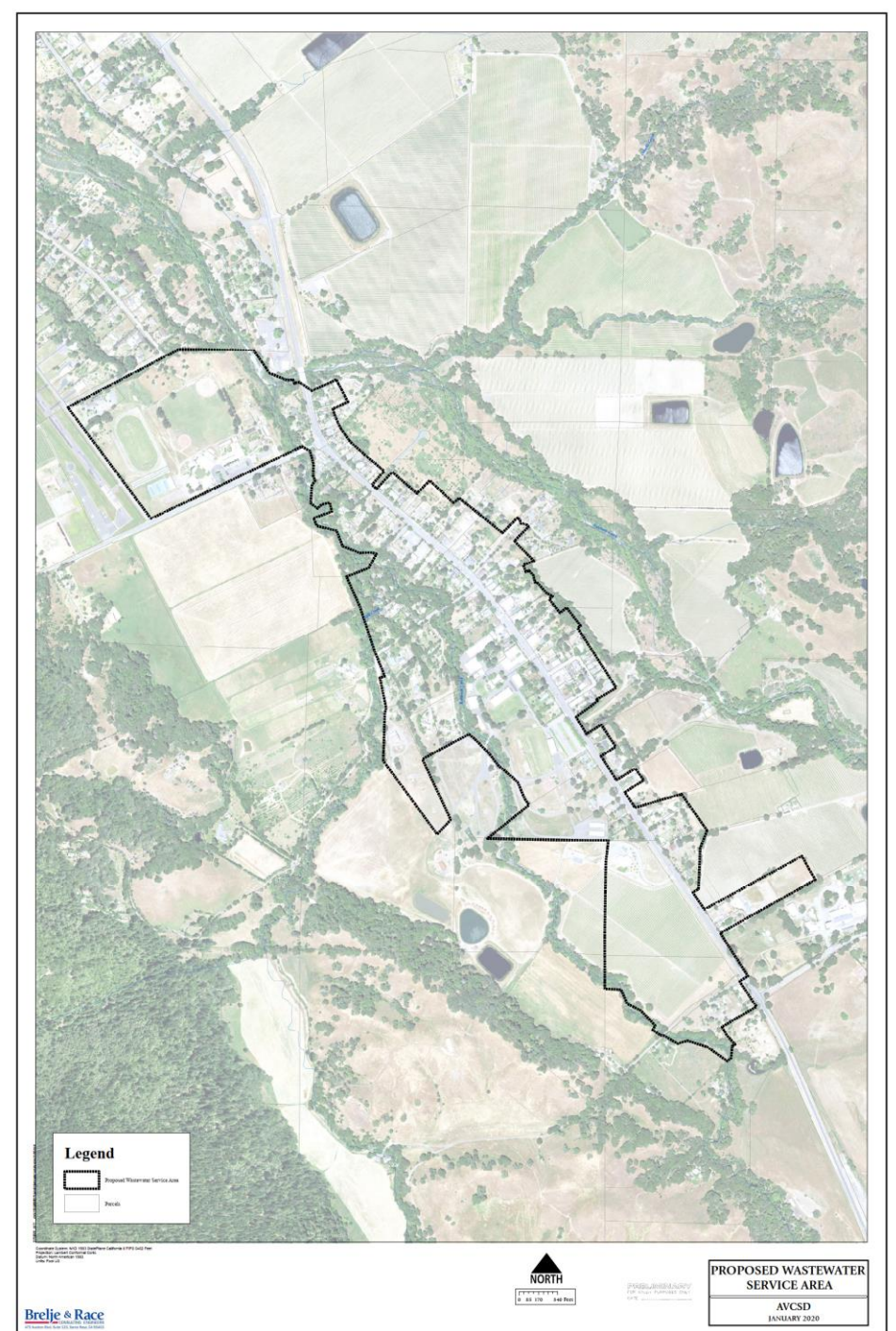
AVFD Community Boundaries



# PROPOSED WASTEWATER PROJECT BOUNDARY

The wastewater system service area would extend from Hutsell Road northerly to the Mountain View Road intersection area, including side streets, the fairgrounds, the high school and the AV Health Center.

The service area currently includes 99 residential connections, 34 commercial connections, the high school and the fairgrounds.





## EXAMPLE OF PACKAGE PLANT SYSTEM PROPOSED FOR BOONVILLE



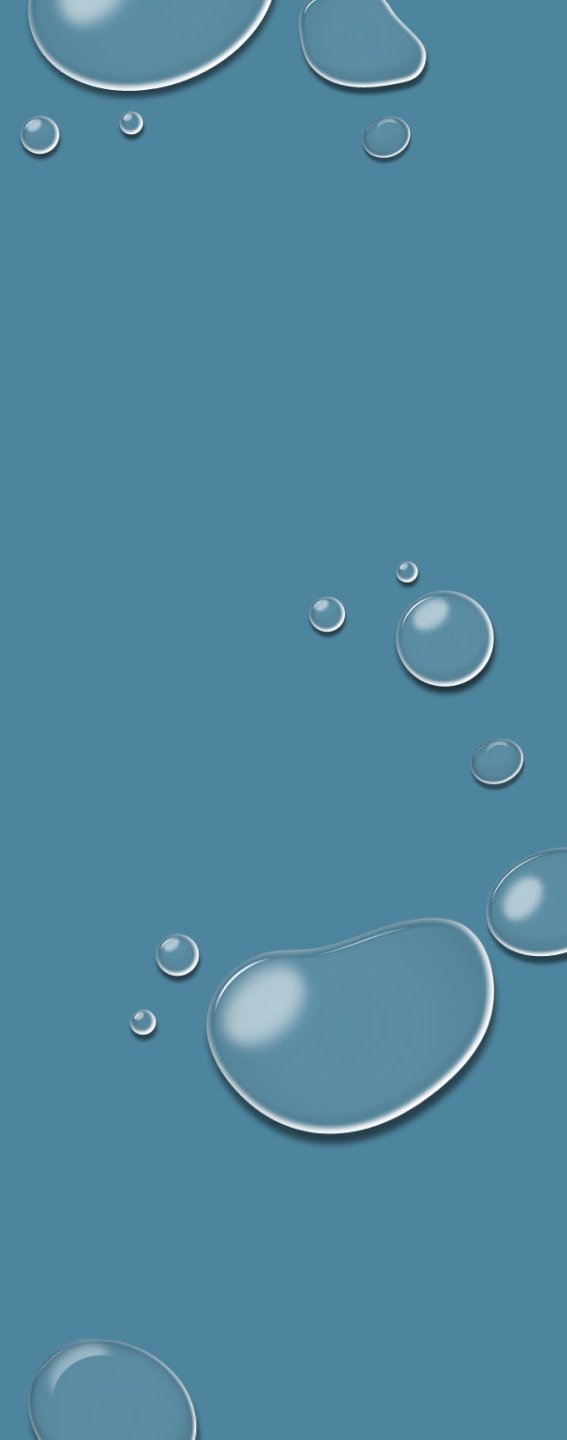
Membrane Bioreactor Systems (MBR) around Northern CA

- ° Silver Oak Winery ° Coppola ° Smith River °
- ° Cher-A Heights, Trinidad ° Healdsburg °

-“It doesn’t smell”-Yoriko Kishimoto, Boonville Resident

- **PRODUCES HIGH QUALITY EFFLUENT SUITABLE FOR AGRICULTURAL AND LANDSCAPE IRRIGATION.**
- **AEROBIC SYSTEM – NO SEPTIC SMELL**
- **HOUSED IN A 50’ X 100’ BUILDING AND THE BUILDING AESTHETICS CAN BE DESIGNED TO MATCH SURROUNDING AREA**

# CUSTOMER OUTREACH





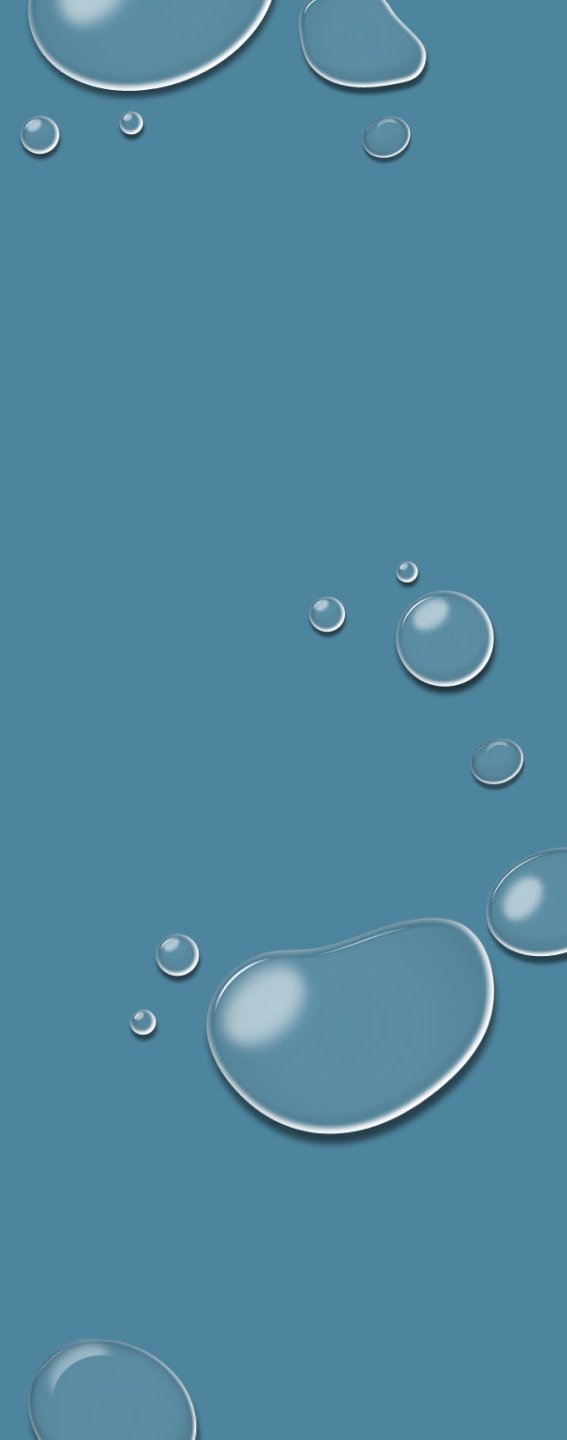


[www.avcsd.org](http://www.avcsd.org)

**SOCIAL MEDIA?  
NEWSPAPER ARTICLES?  
YOUR NEIGHBOR?  
...GET IT FROM THE SOURCE**

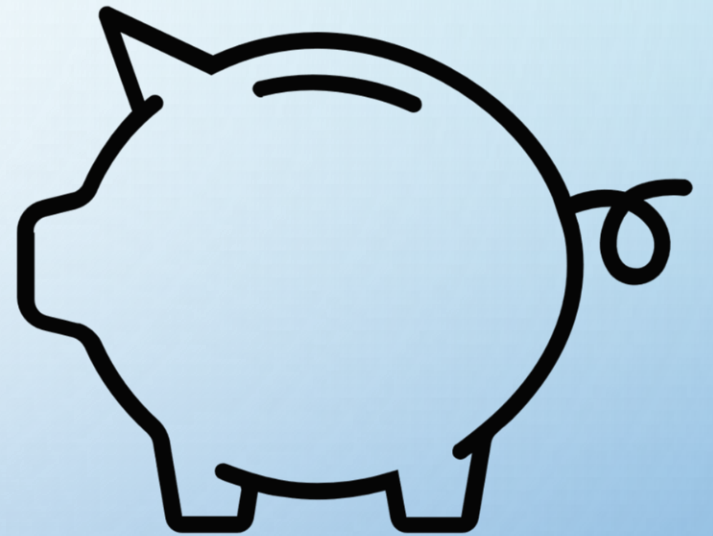
**Attend  
Board Meetings  
5:30pm / 3<sup>rd</sup> Wed. each month  
OR  
Water-Wastewater Committee  
Meetings  
10:30am/1<sup>st</sup> Thur. each month**

# FUNDING

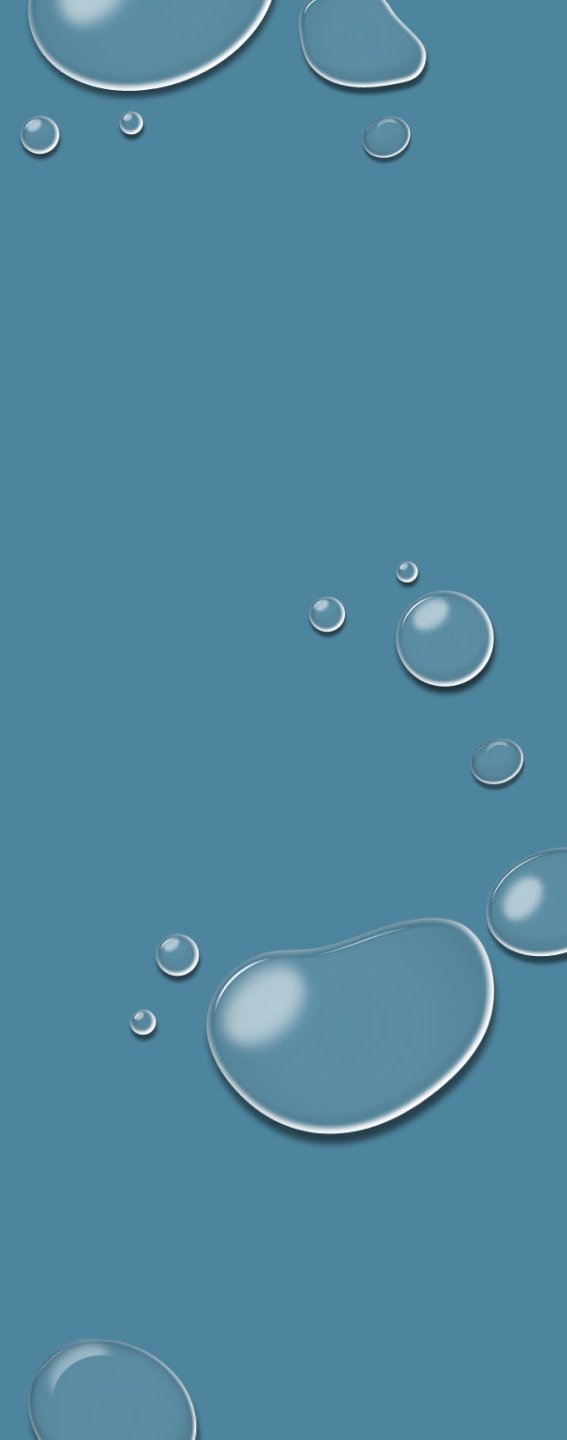




- Unprecedented opportunity to have 100% grant to fund the project.
- Boonville is a Severely Disadvantaged Community (sDAC) according to the American Community Survey (ACS). This gives the community an advantage for funding opportunities.
- In 2015, the District secured two \$500,000 planning grants for both systems: Drinking Water and Clean Water (wastewater) from the SWRCB Financing Division. The District hired, Brelje & Race, Engineers for the planning process.
- The District is provisionally approved for construction grants of \$19M for Drinking Water and \$16M for Clean Water.
- If we do not act soon, the funding will disappear.
- Projects could potentially bring in business to the County if the project moves to the implementation phase (subject to Public Bidding rules).
- There would be virtually no up front cost to the community members affected by the project.



# MENDOCINO COUNTY GENERAL PLAN GOALS AND POLICIES







# GOALS

HOW THIS PROJECT  
MEETS THE GOALS OF  
THE MENDOCINO  
COUNTY GENERAL PLAN  
FOR ANDERSON VALLEY

GOAL  
CP-AV-2

Expand economic and housing opportunities in Anderson Valley consistent with the rural agrarian character of the valley.

GOAL  
CP-AV-3

Enhance the aesthetic appeal and economic viability of towns along the State Route 128 corridor.

GOAL  
CP-AV-4

Focus development and community services in and around the four existing communities-Yorkville, Boonville, Philo and Navarro – in a manner compatible with physical features and natural resources.

GOAL  
CP-AV-8

Expand and diversify existing economic ventures.





## POLICIES

HOW THIS PROJECT  
FOLLOWS THE  
POLICIES OF THE  
MENDOCINO COUNTY  
GENERAL PLAN  
FOR ANDERSON VALLEY

# Policy CP-AV-1 1

SERVICES AND INFRASTRUCTURE IN ANDERSON VALLEY SHOULD BE AVAILABLE TO SERVE THE LEVEL OF DEVELOPMENT PLANNED FOR THE AREA. AND TO REDUCE COSTS AND PRECLUDE UNPLANNED GROWTH SHOULD BE SIZED TO ACCOMMODATE ONLY THE LEVEL OF DEVELOPMENT SHOWN IN THE DEVELOPMENT MANAGEMENT ELEMENT AND DESCRIBED IN THESE COMMUNITY POLICIES.

- ACTION ITEM CP-AV-1 1.1: THE COUNTY WILL ASSIST THE YORKVILLE, BOONVILLE, PHILO AND NAVARRO COMMUNITIES IN THEIR EFFORTS TO PROVIDE A SMALL, DECENTRALIZED WATER AND WASTEWATER TREATMENT SERVICES DEEMED NECESSARY TO SUPPORT GROWTH CONSISTENT WITH THE LAND USE PATTERNS AND DENSITIES ESTABLISHED IN THE GENERAL PLAN

# Policy CP-AV-1 2

THE COUNTY ENCOURAGES THE ANDERSON VALLEY COMMUNITY SERVICES DISTRICT TO PURSUE THE PROVISION OR MANAGEMENT OF WATER AND WASTEWATER TREATMENT SERVICES.

# Policy CP-AV-16

THE COUNTY SUPPORTS EFFORTS TO DEVELOP AND PROTECT SUSTAINABLE, RELIABLE WATER SUPPLIES FOR RESIDENTIAL, COMMERCIAL AND AGRICULTURAL USES WITHOUT DETRACTING FROM A HEALTH ECOSYSTEM.

- Because the parcels in the Boonville corridor tend to be small, problems have continued with siting septic systems and wells.
- Most of the 50' frontage parcels are out of compliance (developed before lot size ordinances) and have no space to remedy failing septic systems.
- In 2016, a blind study of 24 wells in the most densely populated parcels was conducted and alarming results of E Coli and Nitrates contamination were identified.
- Installing both municipal systems, a municipal drinking water and wastewater system, will alleviate the contamination issues and will also allow better use of parcels for providing housing.
- Residents don't want to have to be liable for their own clean up. See the State Resources Control Boards Onsite Wastewater Treatment Systems (OWTS) policies, timelines and requirements (link at end of presentation).

For a summary of Alpha Labs Testing, visit:  
[www.avcsd.org/watersewer.php](http://www.avcsd.org/watersewer.php)





# Policy CP-AV-1

THE COUNTY SHALL CONCENTRATE NEW DEVELOPMENT IN FOUR TOWNS IN ANDERSON VALLEY (YORKVILLE, BOONVILLE, PHILO, AND NAVARRO) AND THEIR IMMEDIATE VICINITIES, AND DISCOURAGE NEW RETAIL DEVELOPMENT OUTSIDE OF THE FOUR TOWNS.

- The proposed service area of the system would be centered on downtown Boonville which would encourage new retail development within the town.

# Policy CP-AV-10

ESTABLISH AND EXPAND COMMERCIAL USES SUITABLE TO MEET THE NEEDS OF RESIDENTS AND VISITORS.

- Commercial parcels, such as the Ricard building, currently do not have enough space and can not be developed without a municipal waste system.



*"When a water supply system and a wastewater system are provided, the restrictive lot design and configuration requirements are reduced, thereby allowing a property to realize maximum potential for development." – Jesse Davis, Mendocino Building and Planning*

# Environmental Health and the Potential for Expansion of Housing



MCEH will not require any upgrades to existing homes or structures.



AVCSD would be a special district operating free of MCEH.



Expands opportunities for development on each parcel that connects.



# Policy CP-AV-5

RETAIN AND EXPAND DOWNTOWN BOONVILLE AS THE COMMERCIAL AND SOCIAL CENTER OF THE COMMUNITY.

- A centralized sewer system would increase the ability for commercial properties to expand.
- In 2019, a major building burned down in the center of town.
- Sadly, Boonville lost a restaurant/bar, convenience store, laundromat and several apartments. These businesses cannot be rebuilt without a municipal sewer system and residents are forced to travel out of town for these essential services.



All that remains after a devastating fire



# Policy CP-AV-3

## ESTABLISH PLACES AND FACILITIES THAT CREATE A SENSE OF COMMUNITY...

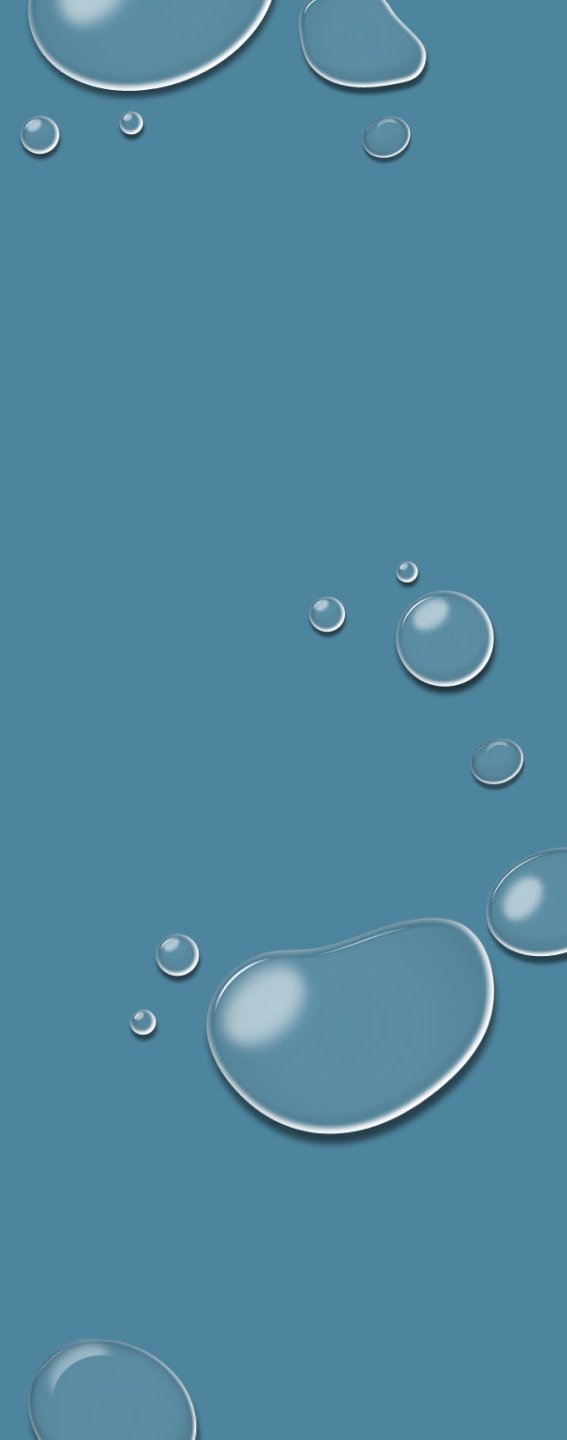
- A centralized sewer system would increase the ability for parks, recreation etc.
- AVCSD recreation department is currently researching a long-term lease of the community park.
- One of our goals is to add a public restroom as none currently exist in all of Anderson Valley, which creates a burden on local businesses during the tourism season.
- A municipal wastewater system will benefit the fairgrounds by allowing them to hold more community events.



### Benefits to the Fair Grounds:

- ✓ Removes the need to manage their own septic systems
- ✓ Provides remuneration for use of the property
- ✓ Makes it possible to hold more events at the Fair Grounds without fear of exacerbating the contamination problem in Boonville.

NEXT STEPS



Finalize assessment of potential sites for the wastewater treatment plant.

Complete the CEQA process.

Perform rate study and activate the District's wastewater powers.

Conduct the Proposition 218 hearing

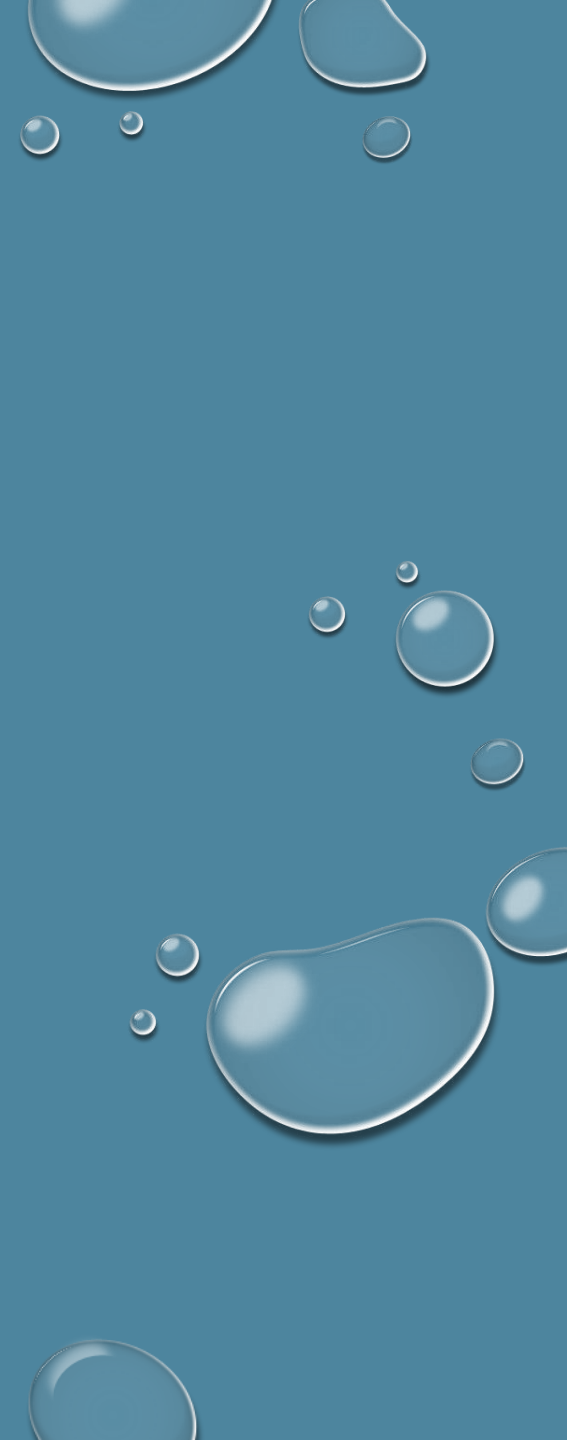
- *According to State rules, only the owners of properties within a proposed utility service area will have the opportunity to vote on any proposed rates. The process to set and adopt fees for property related services is set forth in Proposition 218. The definition of a majority protest is defined as occurring when 50% + 1 of all properly noticed property owners file a written protest.*

Secure funding to begin construction





# RESOURCES



- Groundwater and Hydrology:

<https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/>

- Healdsburg Wastewater Facility:

<https://www.ci.healdsburg.ca.us/DocumentCenter/View/1039/New-State-of-the-Art-Facility-PDF?bidId=>

- MBR System Info:

<https://smithandloveless.com/products/membrane-bioreactors-mbr/titan-mbr-membrane-bioreactor>

- State Resources Control Boards Onsite Wastewater Treatment Systems (OWTS):

[https://www.waterboards.ca.gov/water\\_issues/programs/owts/Policy](https://www.waterboards.ca.gov/water_issues/programs/owts/Policy)

- Public Health Survey 1974:

<http://www.avcsd.org/docs/PH1974.pdf>

