COUNTY OF MARIN

COMMUNITY DEVELOPMENT AGENCY
ENVIRONMENTAL HEALTH SERVICES DIVISION

May 25, 2023

Dear Woodacre Community,

We are pleased to provide you with an update on the feasibility study for the development of a service area and wastewater management system in Woodacre. Since our last meeting in March 2023, we have made significant progress on several tasks.

Please take a moment to review the attached flyer for more information regarding the meeting. The flyer provides details about the date, time, and virtual platform (Zoom) on which the meeting will be held. Recently property owners have received a confidential survey from Questa Engineering. Your participation in this survey is crucial as we seek to gather valuable technical and other information to aid us in the evaluation of a project. We greatly appreciate your input as we strive to identify optimal solutions for addressing Woodcare's wastewater challenges. We will extend the deadline of the survey from June 9th to June 30th.

Please rest assured that all the information you provide in the survey will be treated with the utmost confidentiality by Questa Engineering. Your privacy is of utmost importance, and Questa will handle your responses with the highest level of discretion.

The ongoing efforts by Woodacre residents spanning 15 years have been instrumental in addressing the persistent challenges related to septic systems on the Woodacre Flats. This is indicative of the significant and robust local support for the project, highlighting the fact that it is not solely a government-led initiative but rather a collaborative effort between various stakeholders. The feasibility study aims to target a cluster of homes located in a specific area of Woodacre that is characterized by particularly challenging soil conditions and a high incidence of failing septic systems.

Our team has been working on developing a service area and analyzing wastewater flows associated with it. We have also updated information on existing septic system practices and conditions in the area. We have formulated alternatives for wastewater management systems and conducted field studies in the Dickson Ridge Leach Field area. To assess the impact of any construction on surrounding trees, we consulted with an arborist, Kent Julin. Additionally, we reviewed and updated information on on-site wastewater treatment technologies, developed preliminary cost information for the different alternatives, and conducted public outreach through meetings to keep you informed and gather your feedback.

The tentative project service area includes approximately 270 developed parcels, with the potential to reduce the size of the service area or include some additional parcels as appropriate. Our team inventory of the parcels in the area shows that 4% have a Class 1 code system for new construction, 20% have a Class 2 repair system, 14% have a system permitted before 1984, and 62% have no septic system documentation on file with the county. We also identified 23 vacant parcels that are not being considered for inclusion in community wastewater facilities.

Our team is exploring various alternatives for the wastewater management system, ranging from the baseline condition, where everyone handles their own system, to community systems with primary, secondary, and tertiary treatment options. For the Dickson Ridge area, we estimate a capacity of about 100 to 150 connections for primary treatment and if secondary treatment is included in the project the system could serve up to 250-300 connections. We are also exploring the possibility of a tertiary treatment system for greater opportunities for use of recycled wastewater, which may potentially include the Spirit Rock Center and other lands. Our team, in cooperation with the Dickson family, has identified a preferred location for the water recycling facility on the Dickson Ranch site. Potential recycled water uses under consideration include pasture and landscape irrigation, manure composting, dust control, fire protection and carbon farming.

If the water recycling facility is developed in this location, it could potentially reduce or even eliminate the effluent going to the leach field in the summer, allowing the leach field at Dickson Ridge to be used only for winter operation. This would reduce energy requirements and costs, simplify wastewater management operations, and reduce environmental impacts.

We will continue to keep you informed of any further developments and progress. Thank you for your continued support and cooperation in this important endeavor.

Sincerely,
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