

**Community Meeting
October 3, 2019**

**Point Reyes Station
Creating a Community Water Story**





Survey Responses

- 105 responses (26%)
- Live in Point Reyes Station – 79%
 - Primary residence – 68%
 - Seasonal – 11%
- Don't live in Point Reyes Station - 21%



Survey Responses

Where do you live? (84 responses)

- The Mesa Area – 41.7%
- Historic downtown – 23.8%
- Remaining Point Reyes Station – 23.8%
(Between the Mesa and historic downtown)
- South of Green Bridge – 10.7%



Survey Responses (105 responses)

- Do you own a business?
 - No - 65%
 - Yes - 35% (40)
 - Historic downtown - 68%
 - Mesa Area - 15%
 - South of Green Bridge – 2.5%
 - Remaining Point Reyes Station 15%



Survey Responses (98 responses)

- Own property – 78%
- Rent - 22%



Community Strengths (105 responses)

- Community character, e.g. rural, historic - 85%
- Natural beauty - 82%
- Strong community involvement - 59%
- Stewards of the environment - 51%
- Support one another - 51%
- Thoughtful 2001 Community Plan - 29%
- Think outside the box - 27%
- Work well together - 23%



How to Enhance Strengths (103 responses)

- Add more public restrooms - 58%
- More affordable housing - 50%
- Install innovative community wastewater - 42%
- Add more public drinking fountains/bottle refill stations - 39%
- Limit development to Community Plan - 38%
- Leave it alone - 34%
- Improve parking - 22%



What's Going Well with Water

(96 responses)

- Drinking water – 60%
- All is fine – 45%
- On-site septic systems - 27%



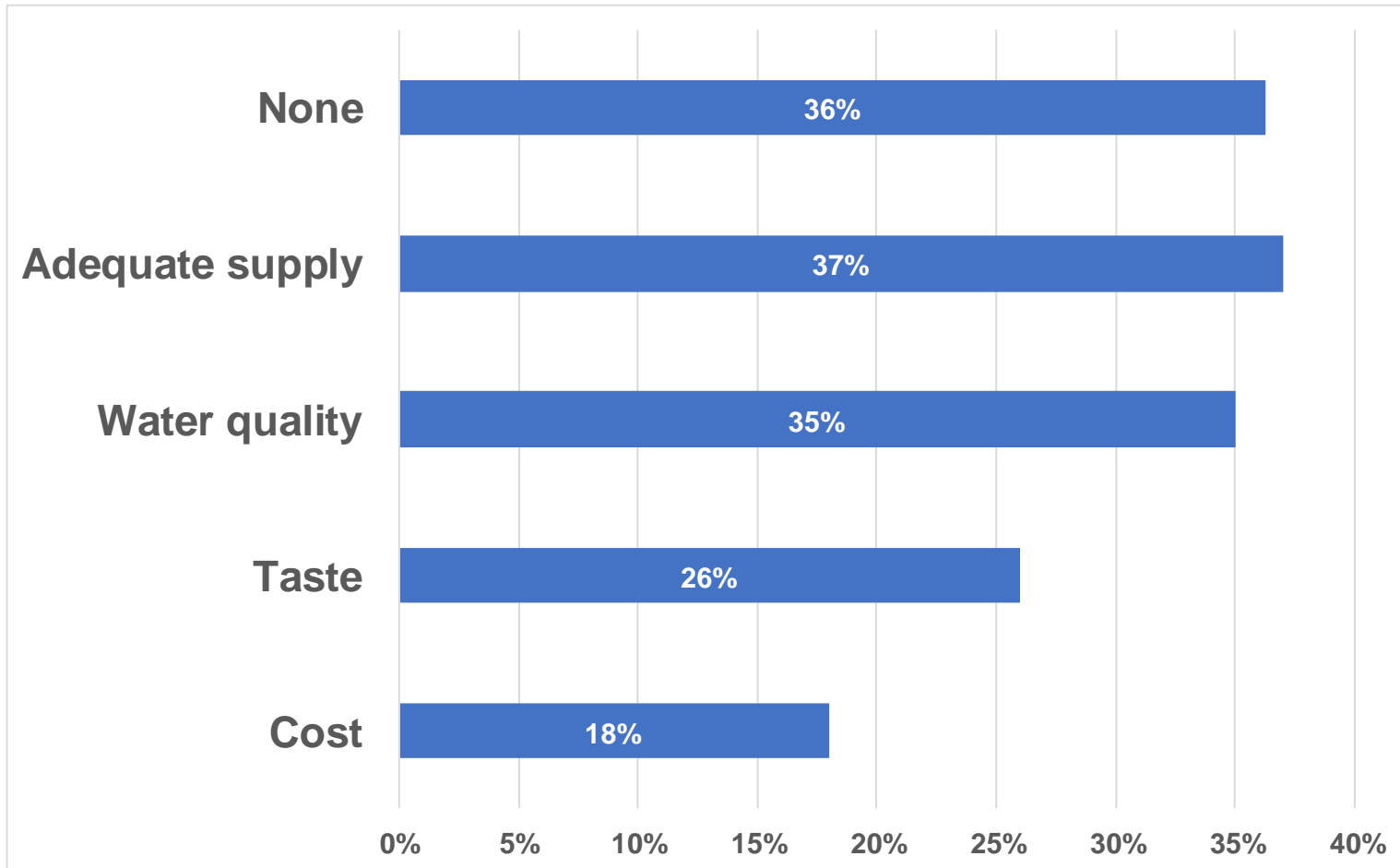
Water you drink in Point Reyes Station

(104 responses)

- Tap water - 70%
- Filtered tap water - 38%
- Bottled water - 11%



What are your concerns about drinking water? (102 responses)





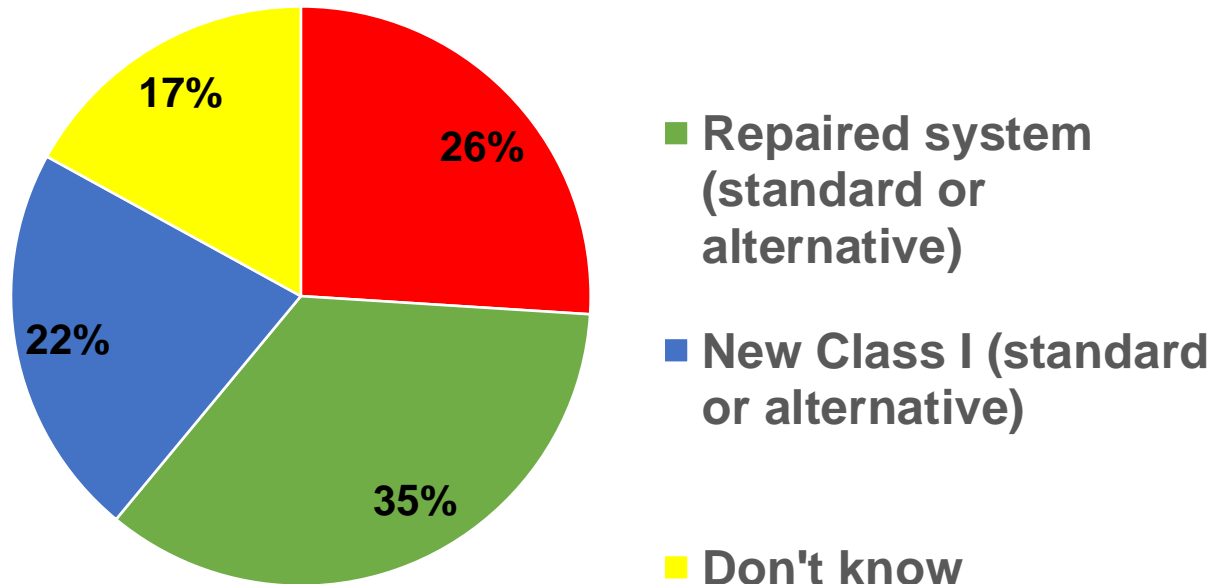
Water Quality Concerns (41 responses)

- Purity - 61%
- Chlorine residual - 54%
- Natural occurring elements - 17%
- Salt water intrusion - 2%



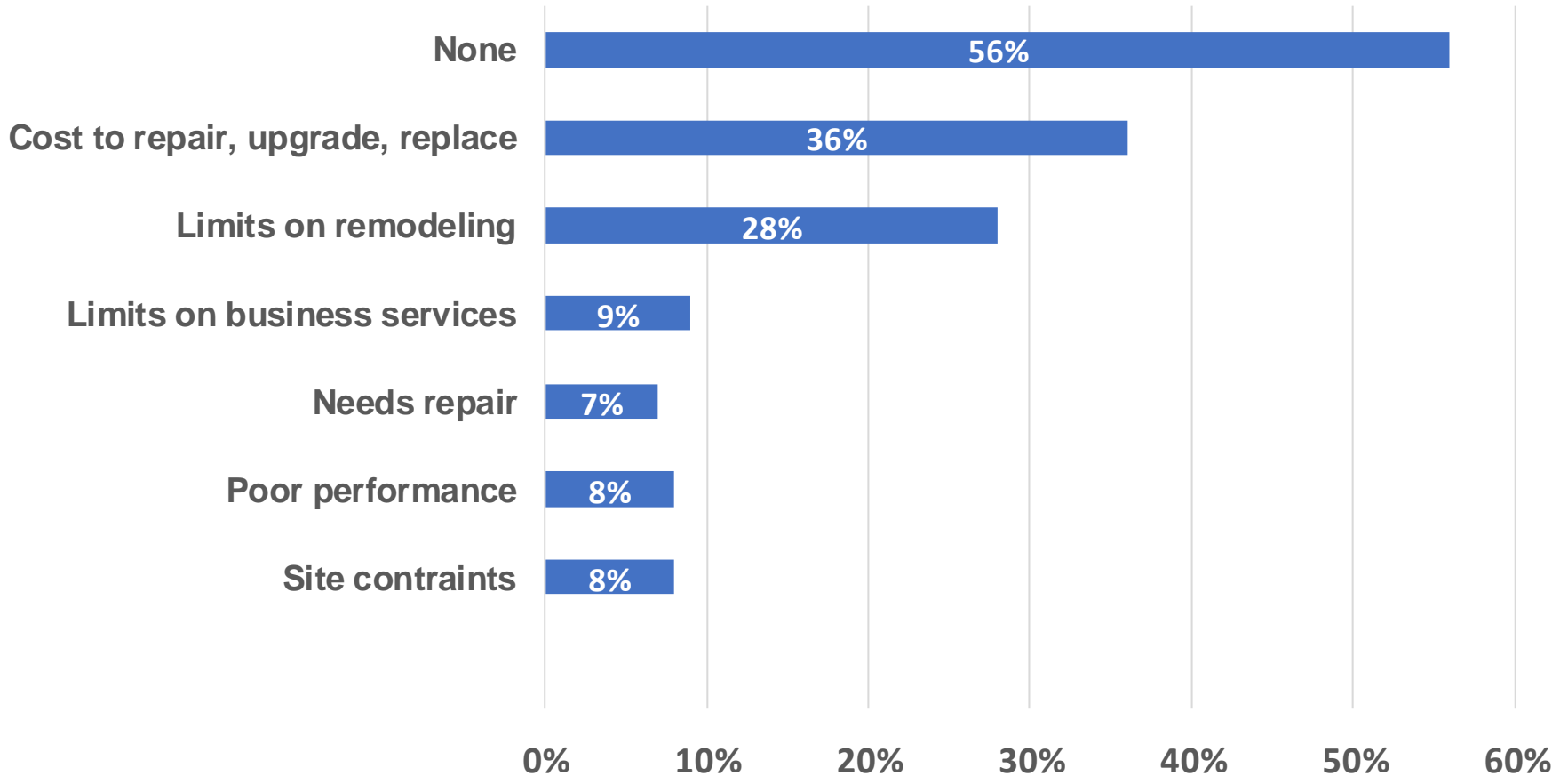
Type of Wastewater System

(102 responses)





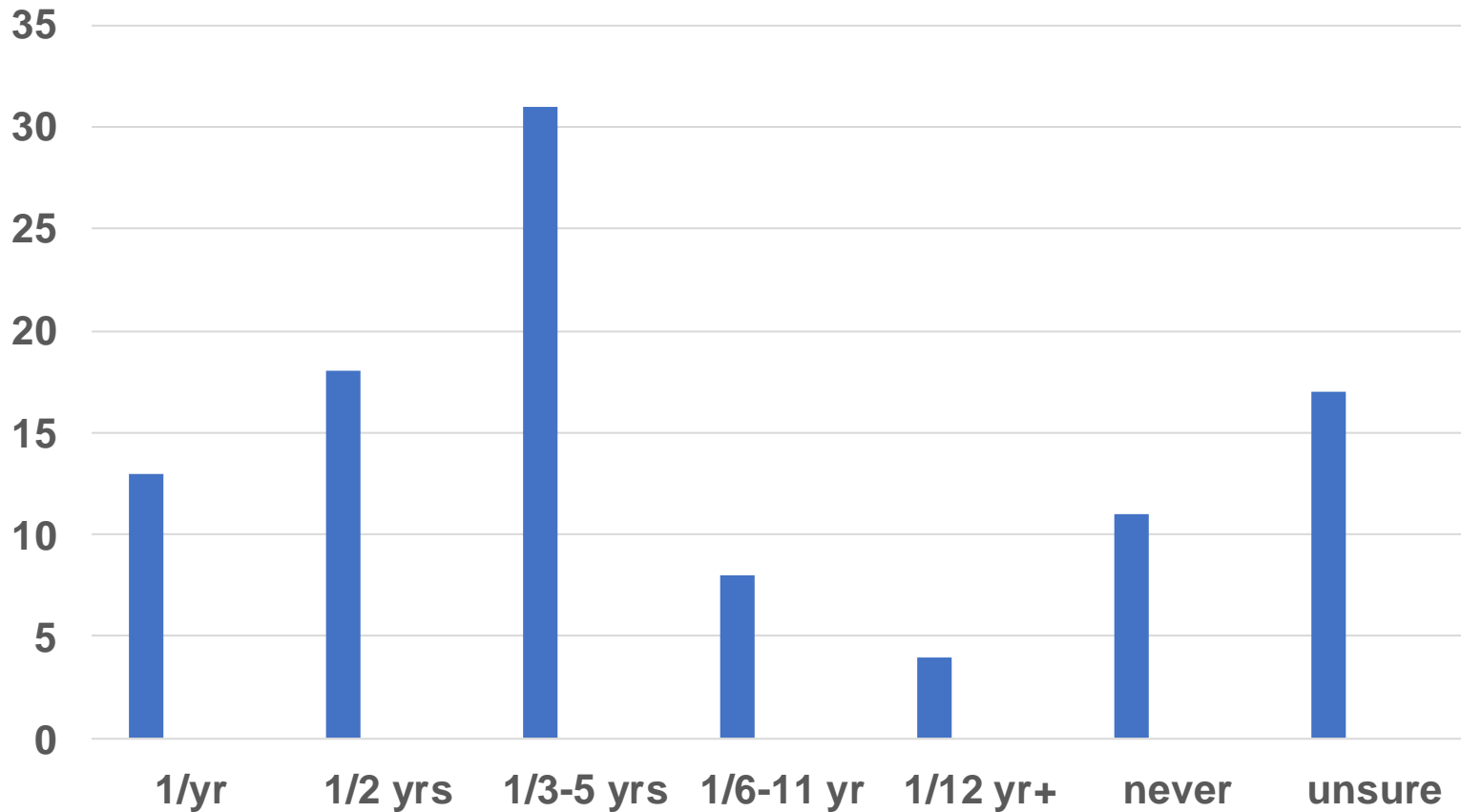
What are your concerns about your septic system? (100 responses)





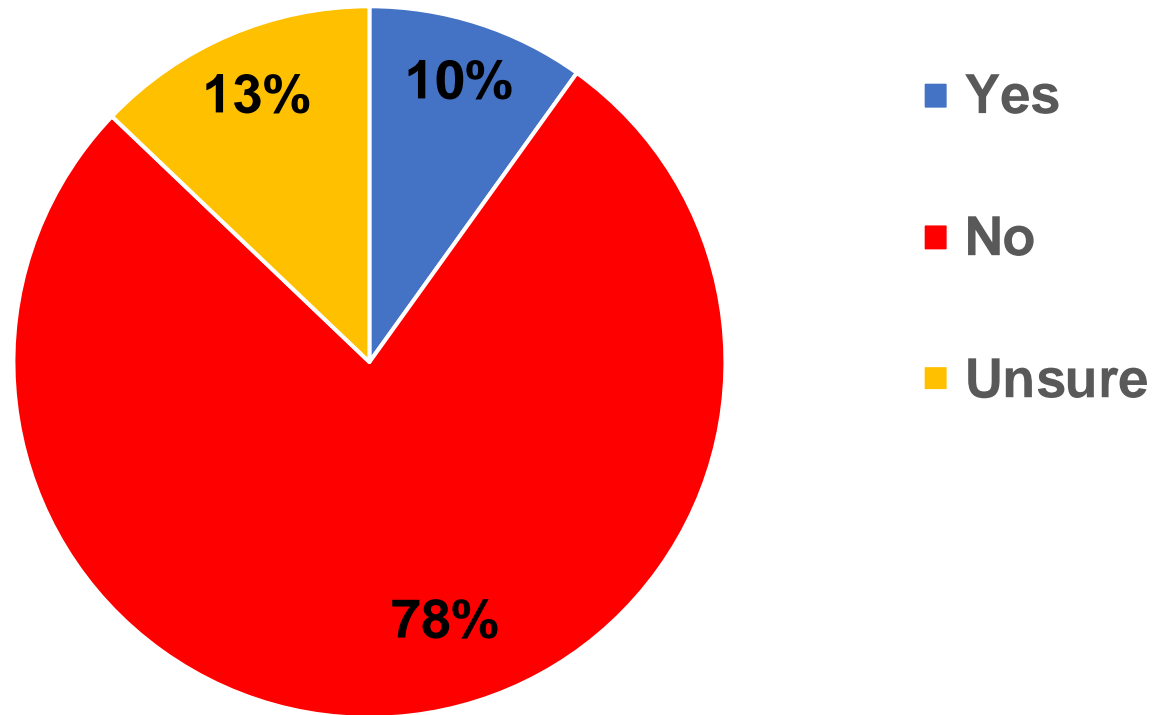
How often do you pump your septic tank? (103 responses)

Pumping Frequency



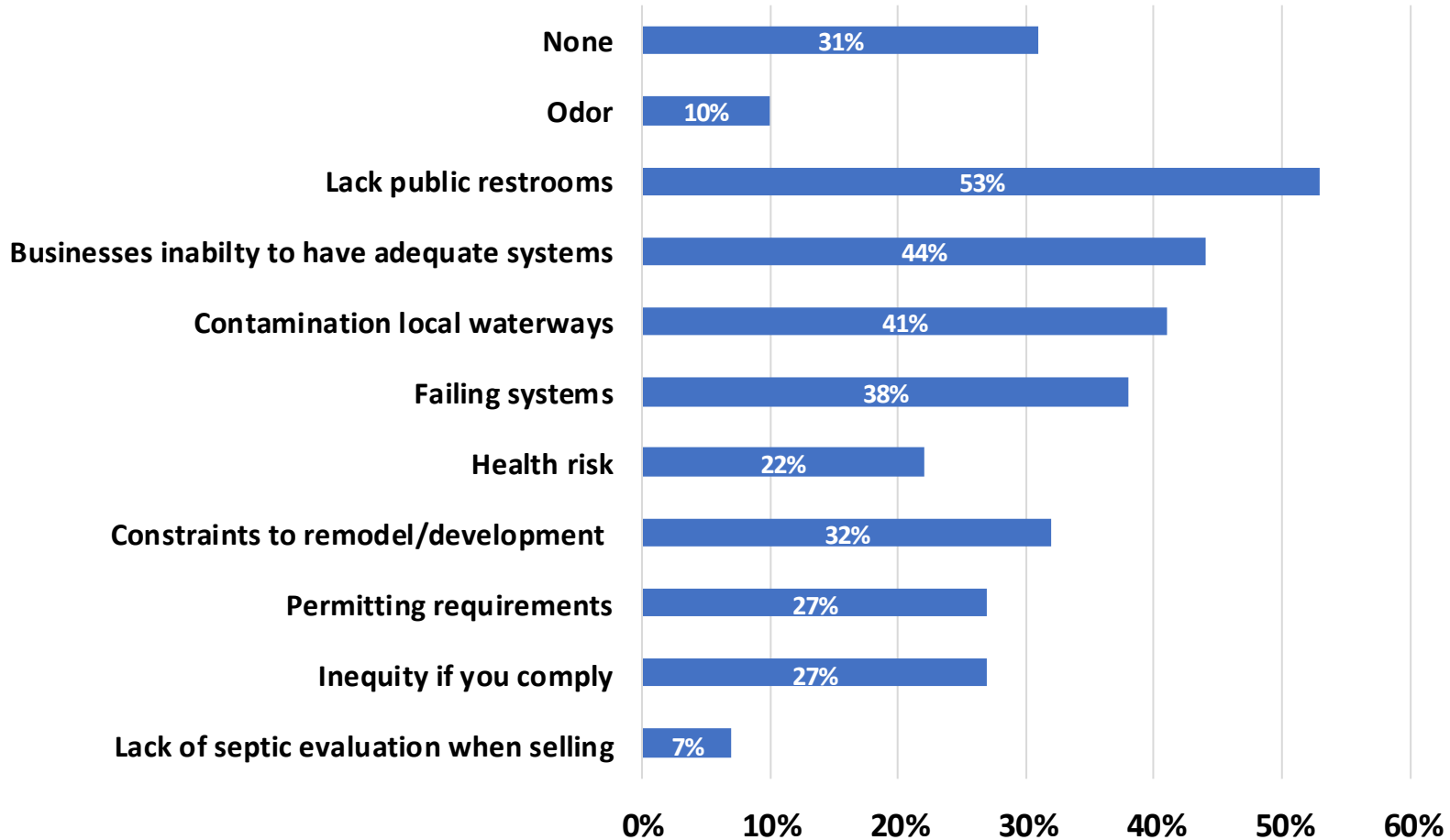


Problems with high groundwater affecting performance? (103 responses)





What are your concerns about septic systems throughout PRS? (104 responses)





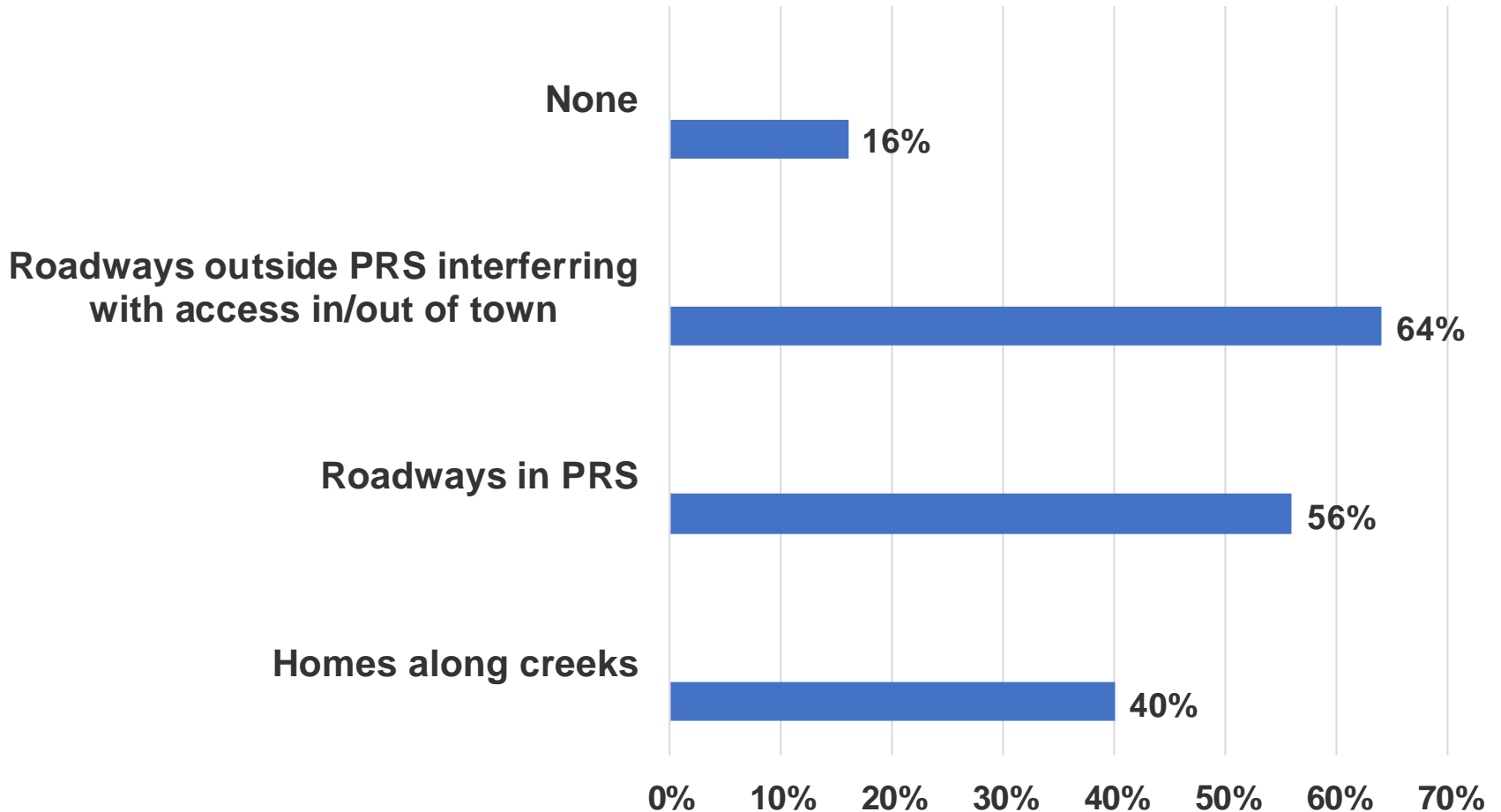
What are your concerns about the water quality in local waterways? (104 responses)

- None - 30%
- Need to protect fish and wildlife - 40%
- Pathogen & nutrients in Tomales Bay – 32%
- Pathogens & nutrients in Lagunitas Creek - 14%
- Pathogens & nutrients in Lagunitas Creek & Tomales Bay- 14%



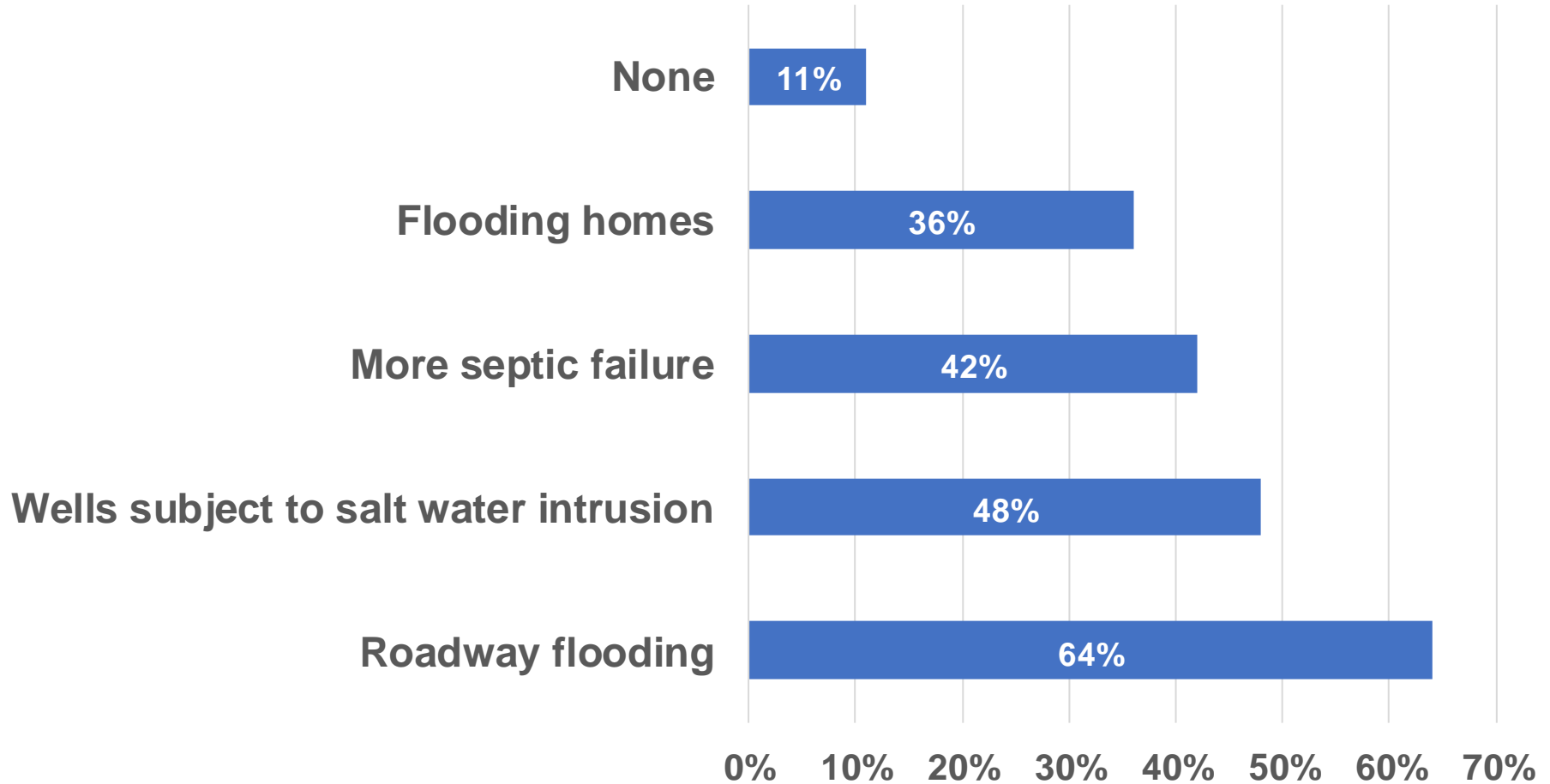
What are your concerns flooding?

(104 responses)





What are your concerns about sea level rise? (104 responses)





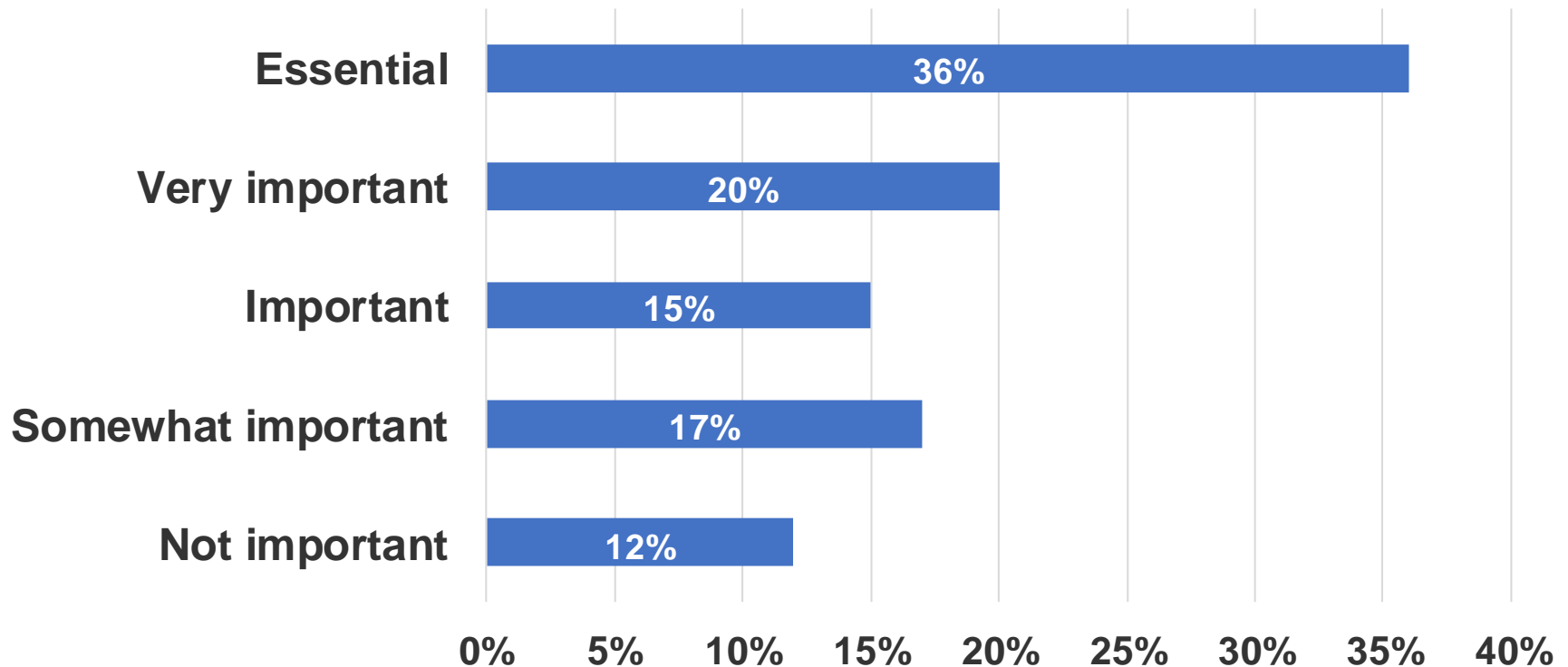
Potential Projects for Future Funding

- Some of these problem lend themselves to direct action with the County, water district, etc.
- Others require further in-depth study.
- If you had a fixed budget to address Point Reyes Station's needs related to water/wastewater, how would you want to spend it?
- Rate each potential project for its importance



Feasibility study for additional public restrooms for visitors (104 responses)

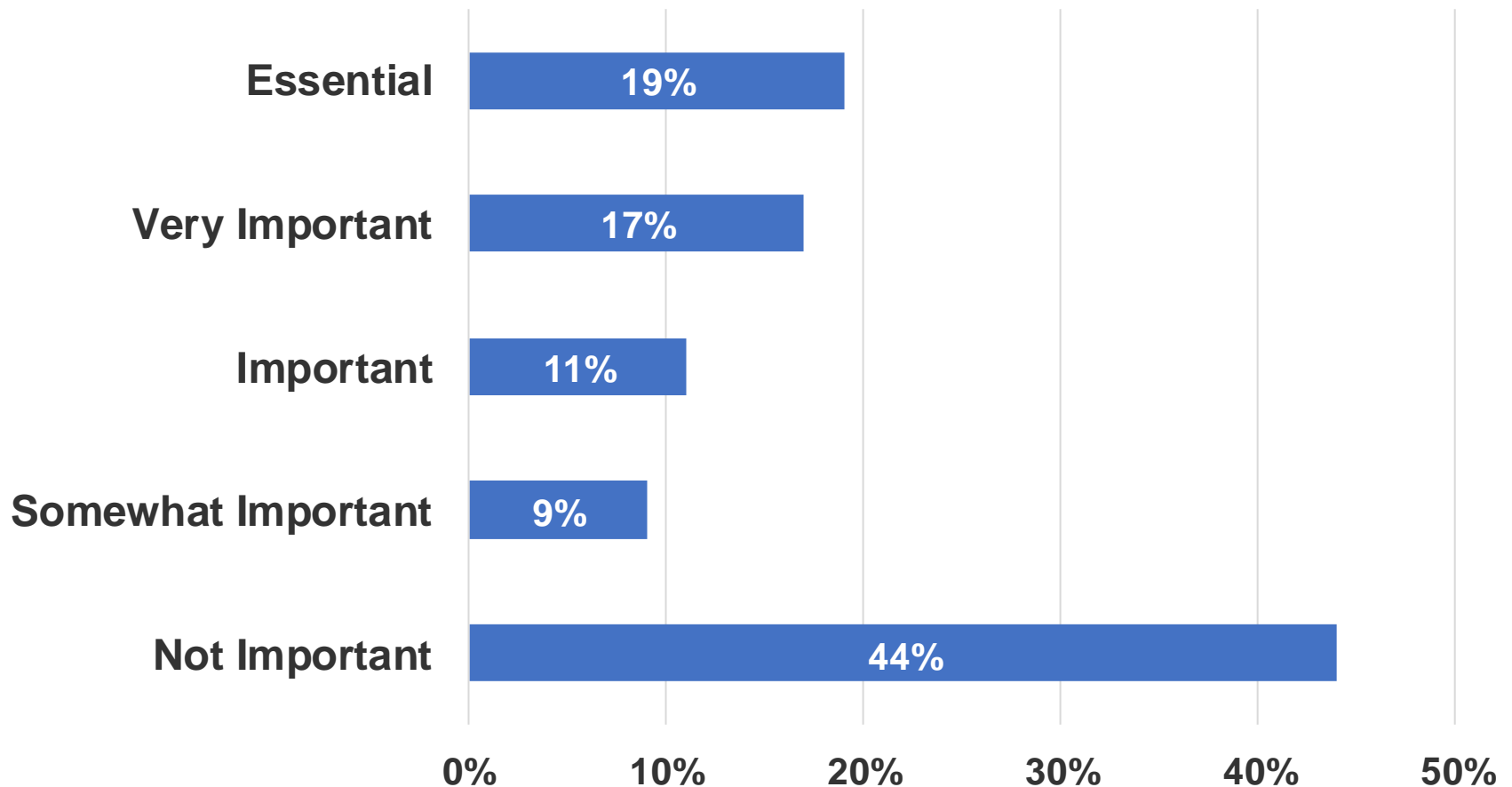
Feasibility Study for Additional Restrooms e.g. vault, composting, community system





Feasibility study of alternatives to create a community wastewater system (104 responses)

Feasibility of a Community Wastewater System

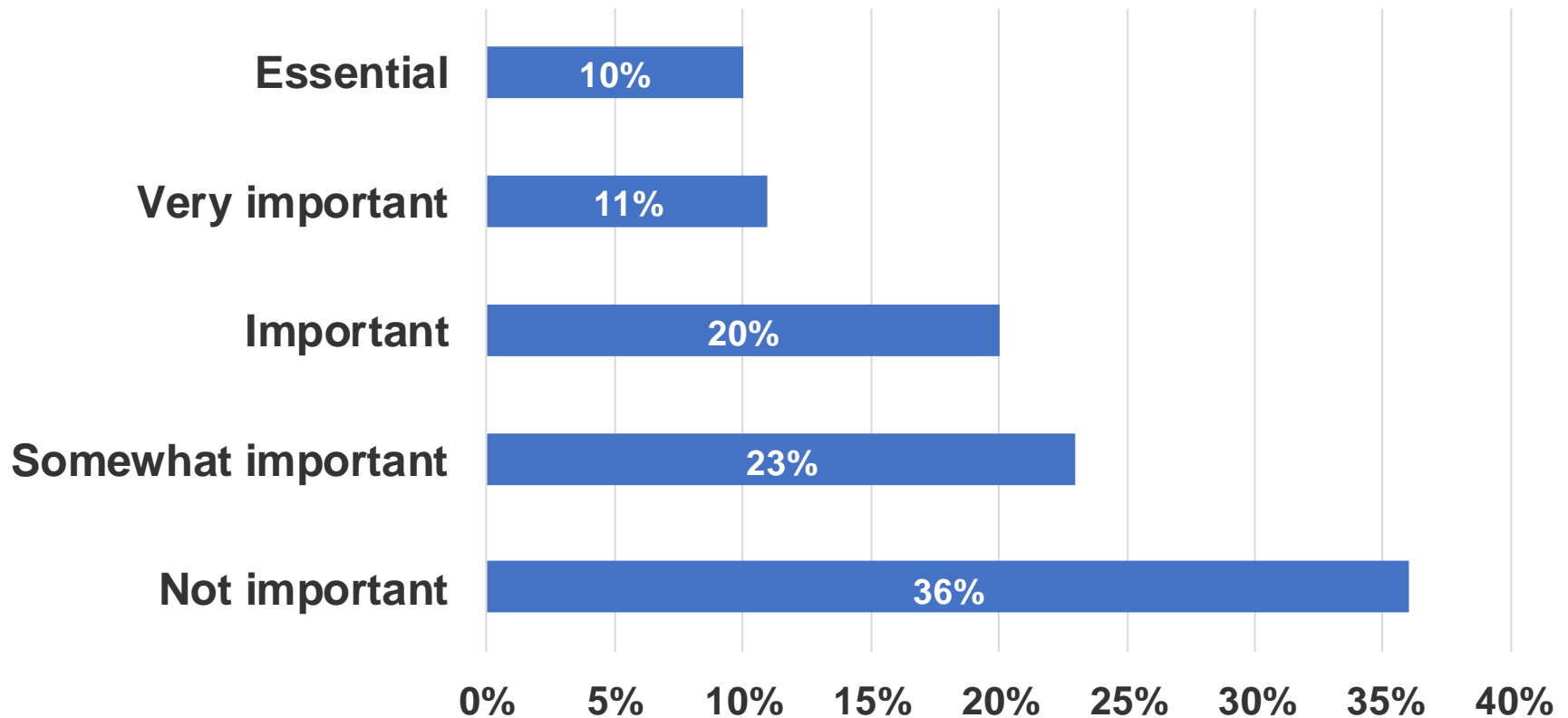




Public water bottle refill stations

(104 responses)

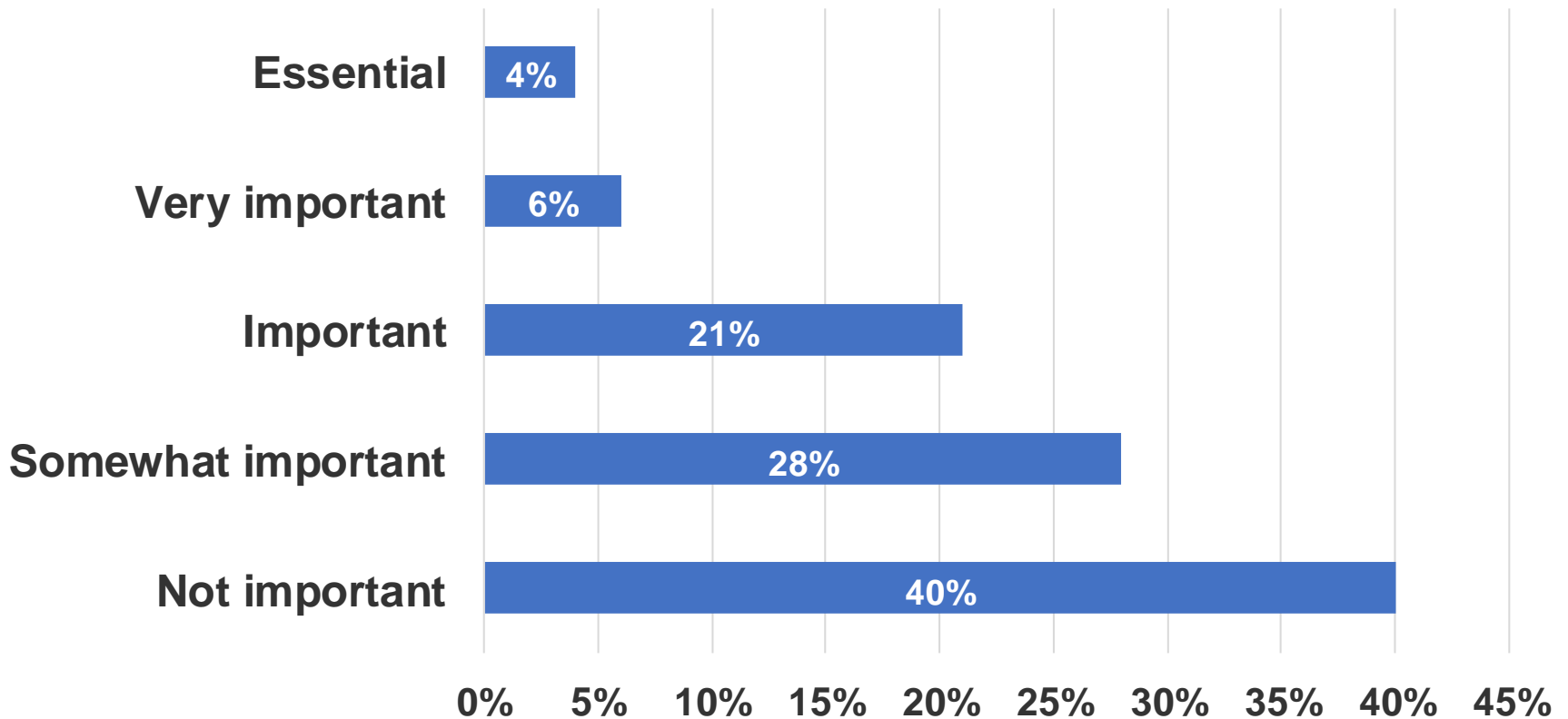
Public Water Bottle Refill Stations





Voluntary third-party inspections of septic systems (99 responses)

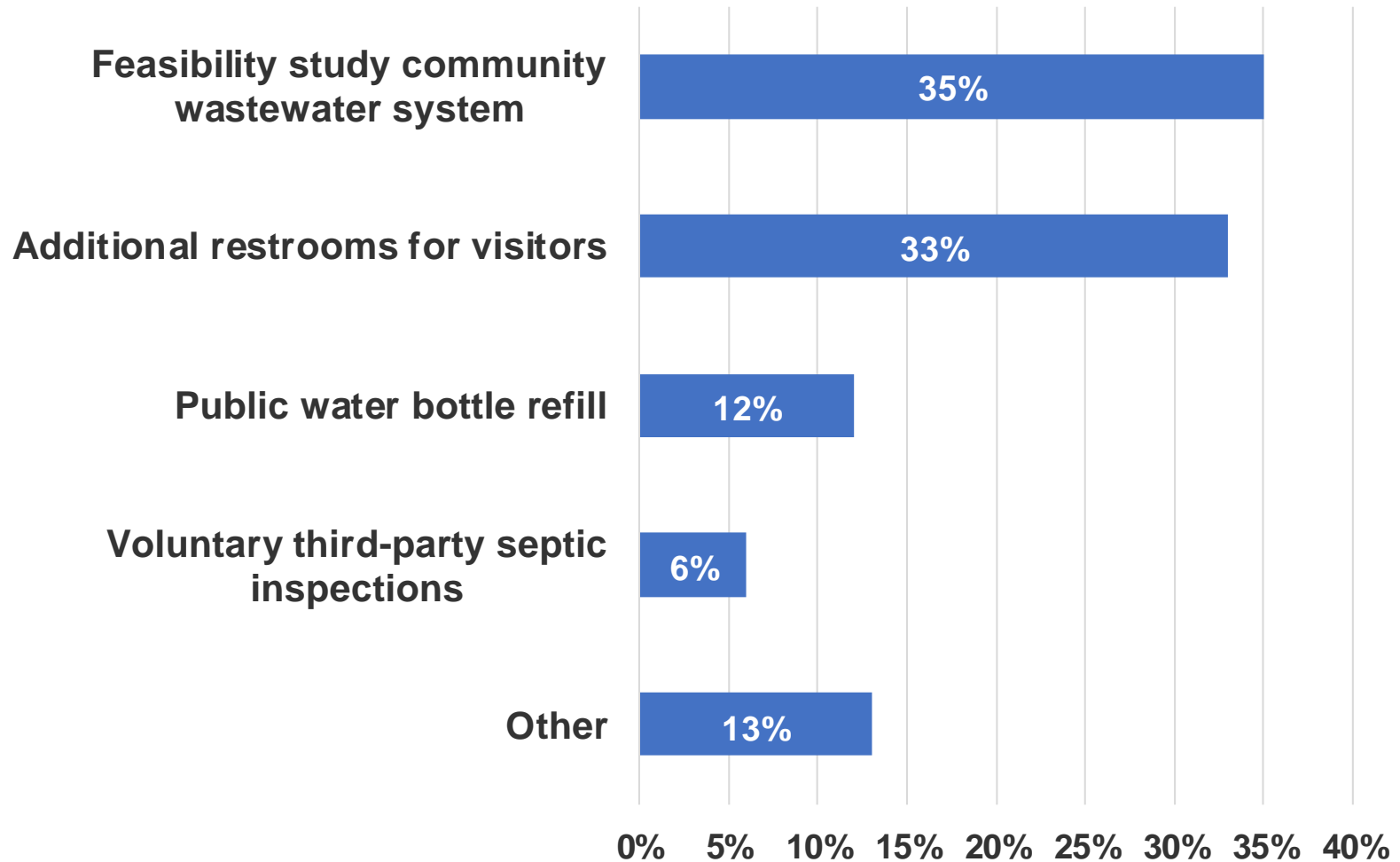
Third-party Inspections





Top One or Two Priority Projects

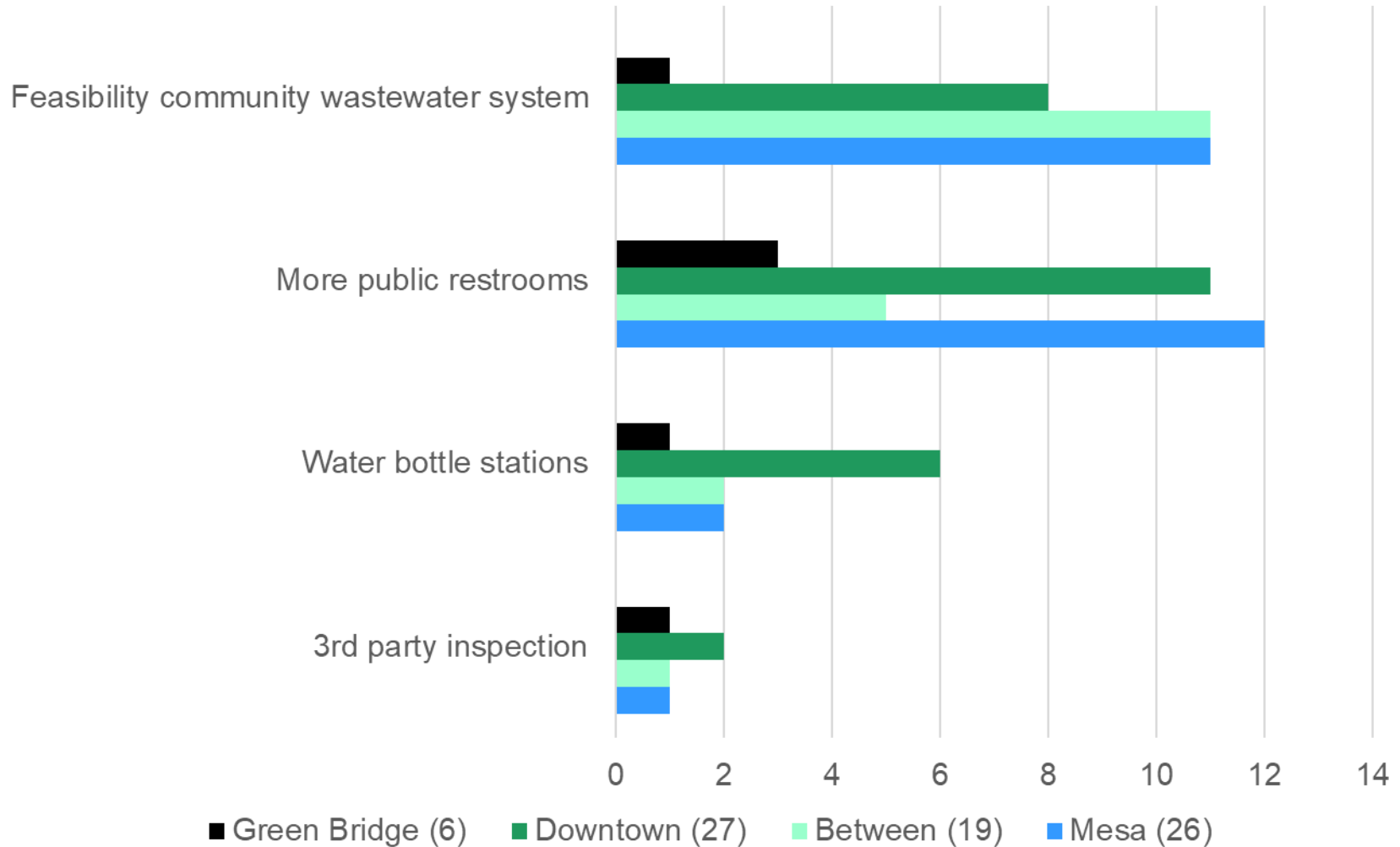
(97 responses)





Top Priorities by Identified Area

(78 responses)





On-site Systems in Point Reyes Station

- Standard Systems – 38%
- Alternative Systems – 38%
(less than a third have operating permits)
- Original systems without repair records
(Class IV) - 24% (survey 26% original)



Challenge with Point Reyes OWTS

- Groundwater mounding: density of OWTS contribute to rising groundwater conditions
- Groundwater may be found as high as 24” below grade in some locations. Alternative OWTS may be the only repair option.
- Small lots: Systems may not meet 100% sizing requirements or need supplemental treatment to fit on the property.



Challenge with Point Reyes OWTS

- Once systems fail, areas for repairs can be limited and expensive. (21 repairs in last 4 years)
- Once systems fail, areas for repairs can be limited.



Challenge with Point Reyes OWTS

- Sea level rise will intensify seasonal failures
 - Signs of failure: flooding, water in basements/crawl space, and saturated soils obvious.
 - Critical but less obvious: Inadequate separation from groundwater.
- Increasing interest in new ADUs and JADUs, concern about ability and cost



What is a Feasibility Study?

- **Problem Statement**
 - Wastewater narrative
- **Characterize Existing Conditions**
 - Review County septic records
 - Voluntary third party inspections – optional
 - Special water samples
 - ✓ Winter surface runoff/storm drains
 - ✓ Microbial sources tracking
 - ✓ Nitrate plume



What is a Feasibility Study?

- **Identify Alternatives**
 - No Project – continue upgrades and repair
 - On-site waste water management district
 - Alternative/sustainable technologies, e.g.
 - Tertiary wastewater recycling,
 - Arcata Marsh and Wildlife Sanctuary (Eden Clearbrook recommended watching video)



What is a Feasibility Study?

- **Compare Alternatives**
 - Environmental impacts
 - Regulatory compliance
 - Land area needs
 - Costs:
 - ✓ Capital
 - ✓ Maintenance
- **Best Apparent Alternative**



Ways to Control Development

- Identify appropriate development constraints
 - System serve developed properties only
 - Limit development (e.g. Marshall- 500sf and no bedrooms)
 - Allow expansion up to 500sf or median home size, whichever is greater (proposed Woodacre/San Geronimo)
 - Limit buildout to what's identified in Community Plan, Coastal Plan, Countywide Plan
- Specify as part of Assessment District formation



Setting up Community System

1. Feasibility Study – no commitment
2. Environmental Review
3. Governance – vote/petition
 - Annex NMWD
 - District Formation
 - ✓ Financing – Loans and Grants
 - ✓ Ordinance



Setting up Community System

4. Engineering Design
5. Permitting
6. Construction