



Paradise Sewer Project Public Meeting August 22, 2016 (6:30 p.m.) Questions and Answers

- Has a vacuum system been considered or only a gravity system?

We have looked at both. Right now, we are looking at a hybrid system for collection that include Septic Tank Effluent Pumps (STEP) and gravity collection with lift stations.

- Where will the tertiary land treatment plant be located and will the water be suitable for reuse?

Wastewater Treatment Plant (WWTP) location depends on the alternative. We are looking at locations close to town near Skyway as well as location further off of "the ridge" adjacent to Neal Road and Clark Road.

If a tertiary treatment system were utilized and disinfection added then the effluent would be suitable for re-use for irrigation.

- Which waterway will the plant discharge to?

Some alternatives would not have a creek discharge, but the options close to town and the tertiary treatment option would utilize a National Pollutant Discharge Elimination System (NPDES) permit via the Regional Water Quality Control Board (RWQCB) to discharge to a creek. Locations for potential discharge are Nugen Creek and Hamlin Creek.

- When you met with Paradise Irrigation District (PID), who did you meet with, when, and what did you discuss?

We met with the Director and his engineer about a week ago to discuss the PID water management plan with regard to reclaimed water planning. We also discussed water demands, pipeline and pump station cost data and agreed to coordinate on project status. Engineering and technical feasibility topics were discussed. There were no discussions on policy issues.

- We have seen this done in cities before; will you consider pumping to waste water treatment plants?

We are considering a regional option that would pump the collected wastewater to Chico's WWTP.

- Can I opt out? We already paid a bond for a sewer link at Skyway.

Council will decide if properties within the service area can opt out of connection or delay connection to a later date. Typically, all parcels within a service area map are assessed for their apportioned cost of the capital project commensurate with their benefit. Some communities have elected to allow a delay for actual connection, connection fee, and monthly service charges depending on the situation.

- Who determines the potential benefit to properties and their value?

An engineer's report is written based on the preliminary design of the system. The cost to build the project is spread over the assessed parcels based on benefit. Benefit is typically defined by the volume of wastewater anticipated to be generated by the property. The volume of wastewater generated is assumed based on land use.

- What if a property hasn't yet been developed? Will there be zoning changes allowed? Zoning changes would work through the Town's standard process. However, the anticipated benefits and assessment would be based on current zoning. Note that a connection fee and monthly maintenance fee would not be required for undeveloped properties within the service area.

- Some property cannot be serviced without a line going through an adjacent property. Will there be easements for this?

Yes. The need for specific easements would be determined in the final design phase. But, if a connection to the system cannot be made from the public right-of-way, then an easement would be negotiated and purchased to provide a connection and service.

- I am not in the blue area. When can I get a connected and what about connecting Magalia?

The current service area is focused on the commercial corridors and urban core of the Town and there are no plans for additional expansion at this time.

- Some Chico properties have had hefty assessments, have you gone over these for comparison?

We have coordinated with Chico staff on engineering elements, construction costs, and hydraulic capacity, but have not reviewed their current assessments. The Town of Paradise Assessment will be specific to the sewer project and needs of the Town's urban core.

- The timeline goes through mid-2017, but how long before actual use?

If the project is approved by council and stakeholders support the sewer district formation, then construction could be complete in 4-5 years.

- Have you looked at sites for a potential location for treatment plants?

We have assessed multiple potentially viable sites and they will be evaluated in the alternatives analysis.

- Will there be restrictions placed on future rezoning permits?

Currently there are restrictions with regard to septic tank and leach-field capacities for several properties. A sewer system and treatment would remove those restrictions for those served.

Since the benefit and assessment are tied to the present zoned use, a change in zoning may require additional fee to match connection fee to updated zoning. This decision would need to be brought to the Town Planning Department and brought to Council for a vote.

- The three case studies shows yield significant differences in costs. Are these appropriate for the Feasibility Study?

The methodology of project cost apportionment is appropriate for the TOP Sewer Feasibility Study. However, the regulatory motivators, technical solution, and construction cost is different for each of the case studies and specific to the situation.

- I am on the edge of the proposed district. How will the boundaries become settled? The boundaries could change right up until an assessment is voted upon. However, for the purposes of the study, the service area will be set for sizing the system and treatment alternatives.

- It seems that you're focusing on commercial septic tanks in the urban core. About how many businesses and residences are included? If I am not in the corridor, will I still be assessed?

Based on the current assessment area, about 35% of the parcels are residential. Only those parcels within the service area would be assessed. You would only be assessed if you are in the service area and receive the benefit of sewer service. Preliminarily there are 1,471 planned service connections.

- Will the sewer system require more water than what is already used? Will the town lose water to run the system?

The town would likely not use additional water than is used today. It is anticipated that a sewer system would support growth in the urban core, but the sewer system does not need additional water to work.

- I am currently 1-2 blocks out of the boundary. Can I opt to get pulled in in the end? You can make a request and it will be evaluated. Town Council will ultimately decide if the service area expands to serve additional areas.

- Do we get a vote on this?

Yes. Anyone who is in the service area will vote to decide whether or not to move forward with a project.

- Do you believe there will be an increase in commercial growth?

Yes. Case studies have shown this to be the case.

- Does one alternative method seem superior?

We are still assessing the pros and cons of each option and developing the costs for comparison.

- Is running the system downhill to the treatment plant quicker?

Construction could likely be faster for the regional option, however environmental permitting and easement acquisition could take longer than a treatment plant option.

- What is the assessment per parcel after grants? Do home and business owners have to come up with the money at the beginning?

We do not have a preferred option, full cost estimate, or grant allocation yet. However, all available grants would be pursued to help offset the cost per parcel before an assessment would be allocated.

The cost of the initial project, after grants, would be paid for by assessment on property. Home and business owners would have to pay for connection fee once the system was operational.

- Are you using PID's numbers for water usage in order for accuracy?
Our initial assessment of flows have been based on established planning parameters. Our assessment of future flow is consistent with previous studies and similar communities for flow estimation. However, we have requested the demand data from PID and will re-evaluate the estimated flow data based on current usage.