

Possible Sewer Installation Investigation

Frequently Asked Questions

Who is CAWD?

CAWD stands for Carmel Area Waste Water District and is the agency that would install and manage our sewer lines in the street.

Can the CAWD be ready in time to coordinate their sewer work with the County's road renovation/repairs?

Close, but if the road work actually happens on time (end of December), the waste company won't be ready. Carmel Waste estimates they could be ready by February so we might have a 2 month delay. Also, do we really believe the County road renovation will actually start in December? At this point, there is no way to predict either schedule will coincide perfectly, but it is close.

How will both road repair and possible sewer work interfere with my ability to get into and out of my home?

A project plan and schedule with timelines would be created showing which streets will be worked on and homeowners would have communication provided ahead of time. Work would be done in such a way as to allow for minimal disruption, however some delays and travel/parking will be impacted.

What are the steps involved with the possible sewer project?

Step 1 – gather facts, data, costs, timelines and verify with experts

Step 2 – Organize gather data into a logical laid out set of documents

Step 3 – Hold Community meeting, present the facts, data, costs, pros and cons and gauge continued interest – no voting takes place. Prior to the community meeting, distribute fact sheet with data, costs, pros and cons. Gauge the participants interest to keep this effort moving forward.

Step 4 – Conduct an HOA survey of all members for their input to move forward. If the survey shows a simple majority in favor of moving forward, on to Step 5. Otherwise, project ends

Step 5 – If the survey results are positive, route the "Petition" to all Home owners for their input. If there are greater than 2/3 approval signatures, CAWD will consider adding Quail Lodge area to their project list and begin the planning process.

If a vote were to be ordered, how will the voting take place, who pays for the election itself, and what is required to either pass or fail a vote?

A petition is required to be distributed and signed by all homeowners. CAWD requires 2/3 of all homeowners to indicate their support by petition signing.

Our HOA would organize the petition materials and be responsible for sending the Petition to all property owners for their vote.

COST;

Who will pay for the sewer installation and how will that happen?

There are several pieces to the overall sewer installation;

1. Cost to install the collection sewer lines in each of 7 streets
2. Cost to install a connection (lateral) to each home
3. Cost to abandon the existing septic tank
4. Cost to replant and repair homeowners property after a lateral is installed
5. A Bond is needed to pay for any of the installation, and Bond Fees are charged along with fees from CAWD (Engineering, Environmental, etc.)
6. Possible costs to replace landscaping - hardscaping

The cost to install the sewer collection lines would be shared by all homeowners regardless of a homeowners desire to connect their house to the sewer. This cost would be paid for by obtaining a Bond (loan) which would be paid back on each homeowners property tax invoice, each year (usually for a 20 year bond). The cost, in the form of fees for both the Bond and CAWD, would be paid back by all homeowners as part of their property tax increase.

The cost to install a Lateral connection to each home is paid for by the homeowner when and if they choose to connect.

The cost to abandon the septic tank and cost to repair the landscaping after a lateral is connected is paid by the homeowner if they chose to connect to the sewer.

CAWD charges a one-time fee to connect to the sewer and charges an annual fee to use the sewer system.

What are the overall costs for this possible sewer project?

Sewer collection line installation can range from \$3m to \$5m – paid by all homeowners regardless of desire to connect to the sewer line

Lateral installations can range from \$7000 to \$35000 per home, paid by each homeowner at the time of sewer connection

CAWD charges a 1 time amount of \$7,953 as a connection fee.

Septic Tank Abandonment will cost between \$5000 to \$40,000 depending on location and ease of either filling or removal. This is paid for by each homeowner at the time of connection

Fees for Engineering reports, environmental agencies, and bond fees will cost approx.. \$500,000

A fee of approximately \$150,000 would be rolled into the bond to pay for our District to become an assessment district (allows an assessment to each homeowner).

Once a home is connected, Carmel Waste charges \$900 per year (current rate)

If I don't want to connect to the sewer, do I still have to pay my share of an approved bond for the septic lines installed?

Yes, if a Bond Vote was conducted to pay for the main sewer lines in each street, each homeowner would be obligated (paid via their property tax bill) to pay their share of the Bond regardless of their decision to connect their home to the sewer line.

Could a homeowner decide, on their own, to connect to the sewer line now (main sewer line is already installed down Valley Greens Drive)?

Yes, but they would have to pay for the cost to run the sewer line from Valley Greens Drive to their home and this cost would be substantial depending on how far away from the current main line you live. That homeowner would pay for their connection as well as the renovation to the street.

If my current Septic System were to fail and either need replacement or major repair, what is the current law regarding a forced connection to the sewer line?

If you live within 300 feet of an existing sewer line (currently on Valley Greens Drive) and your septic system fails or needs major repair, you will be required to abandon your septic tanks and connect to the sewer at your cost. The exception to this rule is if the cost to connect to the sewer is =”2X higher” than the cost to replace a septic system, the County would approve a new septic system instead of demanding sewer hookup.

If Sewers are installed in our community, would our property values increase?

There are some studies in the US that show some communities showed an increase of around 6% to 13% increase in property values. However, this is highly regional and may not be directly applicable to our Quail Lodge area.

Why are we considering a sewer installation now? What’s the rush?

Because the County has agreed to renovate our roads and will not charge our homeowners for this repair, it seemed advantageous to consider sewer installation at the same time as the road repair portion of a sewer installation would be paid for by the County. The county will begin our road renovations before the end of this calendar year.

What is the current thinking on septic tanks and are the laws changing in Monterey County? Will we be forced to move to a sewer system eventually and, if so, how soon?

This is unknown. However, the County and State of California want more homes to move onto sewer systems as this help the environment and reduces overall costs.

Where is the current sewer line installed and how many on current connected in our area?

The main sewer line was installed down Valley Greens Drive from Rancho San Carlos road to the bridge just past Quail Golf operations. One home is currently connected to this sewer line as is Quail Golf Operations and the Condominiums located off Rancho San Carlos Road.

I heard Carmel Valley Manor is going to install sewer lines and may connect to the sewer line currently located on Valley Greens Drive by Quail’s golf operations. Is this true and how does this affect our costs?

Yes, Carmel Valley Manor is working with the County to connect their facility to the existing sewer line and will be paying for their installation. Their current plan is to install new sewer lines down Carmel Valley Road and continue by Hacienda. They are working with the new owners of the property location across from Quail Lodge to install this sewer line along a new street (to be built) which will exit/enter on Valley Greens Drive and connect to the existing sewer line located at the Bridge just before the Quail Golf operations. The cost of this installation would be paid by Carmel Valley Manor, Quail Lodge, and the Developer of the new property.