



HOMEOWNERS AT
QUAIL
INC
CARMEL, CALIFORNIA

**WELCOME
QUAIL HOMEOWNERS ASSOCIATION
COMMUNITY MEETING**

TOPIC: POSSIBLE SEWER INSTALLATION



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WHY ARE WE DISCUSSING “POSSIBLE” SEWER
INSTALLATION NOW?

WHAT PROCESS STEPS ARE WE TAKING TO
DECIDE “GO OR NO GO”?

WHAT ARE THE FACTORS & PROS/CONS TO
CONSIDER?

WHAT ARE THE COSTS?

WHO PAYS, HOW, WHEN?



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WHY ARE WE DISCUSSING SEWER INSTALLATION NOW?

- **Monterey County Public Works Schedule of Road Renovation Scheduled for "End of Calendar Year"**
- **No Cost for Road Renovation to Quail Homeowners**
- **If Sewer Installation can Coincide with Road Renovation, the Overall Costs are Reduced**
- **Even if This Effort Fails, We Have Solid Data and Documentation for the Future**



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Hi Steve:

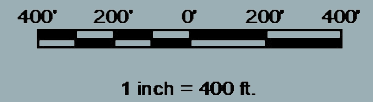
This is to follow up on the anticipated timeframe for repairing CSA 25 roads. As you know, the Board of Supervisors has directed staff to develop and implement a bond financing program to accelerate repair of community and residential roads in areas such as CSA 25. We are currently working with our technical and financial consultants to develop the overall program and secure the bond financing. **It is the Board's desire and staff's goal to be in a position to start work under this program by the end of this calendar year.** That could change depending on the bond process, but it remains our goal and we are working diligently to meet that goal. Regardless, the Board expects to get this program launched as soon as possible, and I expect that the CSA 25 community will be the first to see its roads repaired. **This is due in large part to the CSA's efforts to prepare for and be in a position to conduct a Prop. 218 assessment process which, if approved, will support ongoing maintenance of roads once the County repairs them.** Please contact me if you have any questions.



LEGEND	
	VALLEY GREENS CIRCLE
	FAIRWAY PLACE
	RIVER PLACE
	POPLAR LANE
	LAKE PLACE
	BURCHFIEL MEADOWS
	QUAIL LODGE & COMMERCIAL
	CURRENTLY SERVED BY EXISTING SEWER
	EXISTING GRAVITY SEWER MAIN

CARMEL AREA WASTEWATER DISTRICT
QUAIL LODGE SEWER MAIN EXTENSION PRELIMINARY DESIGN
EXHIBIT 1
PARCELS TO BE SERVED

MNS
 ENGINEERS INC
 2231 Broad Street
 San Luis Obispo, CA 93401
 805.787.0326 Phone





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PROCESS;

GATHER DATA, FACTS, UTILIZE EXPERTS

DEVELOP MATERIALS, DISTRIBUTE, INCLUDE FAQ

HOLD COMMUNITY MEETING

SURVEY ALL PROPERTY OWNERS (AFTER
INFORMATION IS DIST. & COMMUNITY MEETING)

SURVEY RESULTS – PUBLISH RESULTS AND EITHER GO
OR NO-GO

NO GO? STOP
GO? DISTRIBUTE COMMUNITY PETITION

IF PETITION RESULTS EQUALS 2/3'S "YES VOTES",
CARMEL WASTE WATER DISTRICT (CAWD) BOARD
APPROVES PROJECT & BEGINS PREP WORK, PROJECT
PLAN, ASSESSMENT DISTRICT EST.



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WHAT ARE THE FACTORS TO CONSIDER?

- Schedule and Timing
- Costs to all Homeowners
- Environmental “Rules” and Legal Requirements
- Homeowners Decisions/Wishes
- Carmel Valley Manor, Quail Lodge, & New 9 Home Development*



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WHAT ARE THE FACTORS TO CONSIDER?

- Carmel Valley Manor, Quail Lodge, & New 9 Home Development*
 - Manor Has Their Own Project To Connect to the Existing Sewer Line on VGD, via New 9 Home Development
 - Quail Lodge is Working With Manor and 9 Home Development to Share Costs – No Current Impact to Quail HOA
 - Any Road Repair (VGD) Will be Paid by the Manor/Others



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SCHEDULE & TIMING

Can All of the Sewer Pre-Work Be Completed in Time to Match the County's "End of Year" Estimate?



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SCHEDULE & TIMING

- Homeowners Review & Approval
- Community Petition Circulated & Signed
- Engineering & Environmental Reports Completed (3 mths)
- Assessment District (AD) Approved (2 mths)
- Bond Process Completed (1 mth)
- Final Project Plan Completed and Paid by AD (2 mths)
- Project is Bid by CAWD (Award = End of Jan)
- Project Constructed (Feb 2023 – May 2023)



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COST – MAJOR ELEMENTS

- Cost To Install Sewer Collection Lines on All 7 Cul-de-Sac Roads
- Cost to Install “Lateral” Connections To Each Home
- Cost to Abandon Existing Septic Tank
- Cost (Fees) to Pay for All Pre-Installation Work;
 - Assessment District Fees (via County/Board of Supervisors)
 - Engineer Reports, Legal, Environmental Fees, Construction Mgmt, Project Mgmt
- Cost To Replace Landscape – Potentially Soft & Hardscape (Site Specific)
- Annual Carmel Waste Sewer Fee (Per Connected Home)



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COST TO INSTALL SEWER COLLECTION LINES

Estimate Range: \$3m to \$5m (Construction Costs Only)

How Does This Get Paid?

- 20 Year Bond (via Carmel Waste)
- Paid Back, Each Year, by All Homeowners Sharing In This Cost (Via Property Tax Bill)

What is the Cost to Each Homeowner?

- Current Bond Rate = Rating of CAWD (now AA+)
- Est. Bond Interest Rate = 5%
- Bond Requires Assessment District Fees = est. \$150,000
- Engineering/Environmental Fees Paid Up Front- Reimbursed via Bond (\$30k to \$70k)
- **All Pre-Work Costs & Bond Fees Rolled Into Bond Total = est. at \$500,000**
- Total Bond Required: Estimated Range = \$3.65m to \$5.65m
- This Equates to:
 - \$3.65m Bond = \$1,575 per property, per year
 - \$5.65m Bond = \$2,437 per property per year



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COST TO INSTALL LATERALS

- Unique to Each Home Site & Location of Existing Septic Tank
- Cost is Paid By Each Homeowner
- Property Owner is NOT Required to Connect Now, But Must Share in the Trunk Line Costs
- Installation Completed by License Contractor (CAWD Does Not Install Laterals)
- Estimated Range of Cost: \$7,000 to \$35,000 per Property
- CAWD Fee To Connect (currently): \$7,953 (one time)

* Source: MNS Engineering



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COST TO ABANDON EXISTING SEPTIC TANK

- 2 Options;
 - Opt #1: Pump Tank, Crack Bottom, Fill with Rock, Bury
 - Opt #2: Pump Tank, Dig Up Tank, Remove & Haul, Refill Hole

- Option #1: Est. Cost: \$5,000 to \$25,000

- Option #2: Est. Cost: \$10,000 to \$40,000

- Cost is Paid By Homeowner at Time of Connection



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COST TO REPLACE LANDSCAPING/HARDSCAPING

- Cost is Site Specific – Can't Estimate This Cost

COST: CAWD FEE PER YEAR = \$900 (PAID ANNUALLY)
BY HOME OWNER*



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COST SUMMARY PER HOMEOWNER

- Trunk Line Installation (Ongoing Cost)
 - \$3.65m Bond = \$1,575 per property, per year
 - \$5.65m Bond = \$2,437 per property per year
- Lateral Installation
 - \$7,000 to \$35,000 (One Time Cost)
 - \$7,953 (CAWD One Time Fee)
- Septic Tank Abandonment = \$5000 to \$40,000 per option (One Time Cost)
- Replace Landscaping = Unknown Cost
- CAWD Annual Sewer Fee: \$900



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COST SUMMARY PER HOMEOWNER

OR.....

- One Time Cost To Connect: \$19,953 to \$85,390 +unknown landscape costs
- Ongoing Annual Cost: \$ 2,475 to \$ 3,337



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CURRENT & POTENTIAL (FUTURE) LAWS/REGULATIONS TO CONSIDER

Current Regulations

” Home (Structure) is Within 300 ft of Existing Sewer Main/Trunk Line & Septic System Fails
Owner Will Be Required To Connect to Sewer”

* Exception: If Cost to Connect to Sewer is 2x Higher Than Septic Tank Replacement Cost
Owner Will Be Allowed To Remain on Septic System Provided Ongoing Use of Septic
System is not Detrimental to Groundwater or Surface Water

“Additions to Some Homes May Exceed Nitrogen Limits (Septic System Measurement) and
Would be Required to Install Additional “Active System” Components” – Based on Lot Size



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CURRENT & POTENTIAL (FUTURE) LAWS/REGULATIONS TO CONSIDER

What Does This Mean?

“If All Sewer Collection Lines Are Installed, All Existing Homes Fall Within 300 FT of an Existing Sewer Line. Should A Septic System Fail, All Homes Would Be Governed By This Rule

”If A Home with 1, 2, or 3 Bedrooms, the min. lot size = 1 Acre, and Wishes To Expand Their Home To 4 Bedrooms (and Are Not Yet Connected To Sewers), Homeowner May Be Required To Install New “Active System Components” at Owners Cost”



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PROS AND CONS SUMMARY

Pros

- Sewer is Better for the Environment
- Eliminates Cost/Inconvenience of Failed Septic Tank
- May Increase Property Values
- Each Homeowner Connects When They Want
- Costs Will Increase Over Time (Labor/Material)
- Homeowner Free From Maintenance/Repair Hassle
- On Sewer, No Restrictions From Environmental On Home Size (Bedrooms)

Cons

- Why fix what isn't broken now?
- Disruption to street traffic
- Cost Is Significant to Each Homeowner
- Some Costs Are Unknown
- Recent Septic Tank Replacements Now Have More Costs
- Future Regulations May Require Connections at Higher Costs
- If Trunk Lines Are Installed, ALL Homes Fall Within 300 ft of Existing Sewer Line & Would be Required to Connect Should a Septic System Fail



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**ONE EXAMPLE OF A STUDY FOUND
2019**

**MARKET STUDY:
IMPACT OF SEWERS ON PROPERTY VALUES MT. PLEASANT TOWNSHIP
WASHINGTON COUNTY PENNSYLVANIA
PREPARED FOR:**

**Mt. Pleasant Township Municipal Authority 31 McCarrell Road
Hickory, PA 15340**

BY:

**Scott E. Churchill, SRA & Peter R. Kulzer C/O Churchill Real Estate
Appraisals, LLC 37 McMurray Road, Suite 3107 Pittsburgh, PA. 15241
Effective July 3, 2019**



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In the course of our study we have analyzed residential sales (i.e. single family dwellings), raw land, and other information in order to determine the impact of sewers on overall property value. Based on our findings, the presence of sewers clearly has a positive impact on single family residential properties, larger estate lots, and acreage. The impact of the presence of sewers on commercial and industrial properties is unclear given a very limited volume of commercial/industrial land and improved commercial/industrial properties sold without access to sewers. There is simply an insufficient quantity of data to draw a conclusion on commercial/industrial properties.

The findings include:

- Impact on single family residential properties estimated at 6-13% with an average of 8%**
- Impact on vacant acreage estimated at 15-25%**
- Impact on “estate” lots is evident but cannot be quantified**
- Interviews with active brokers/agents and developers indicated universe agreement that Introduction off sewers will result in increased market values and greater marketability**



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NEXT STEPS

- **Survey All Homeowners and Report Findings**



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➤ VOTING?

LOCAL SURVEY

PETITION TO SIGN – 2/3RDS

ASSESSMENT DISTRICT (CAWD) – 51+%



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Q & A