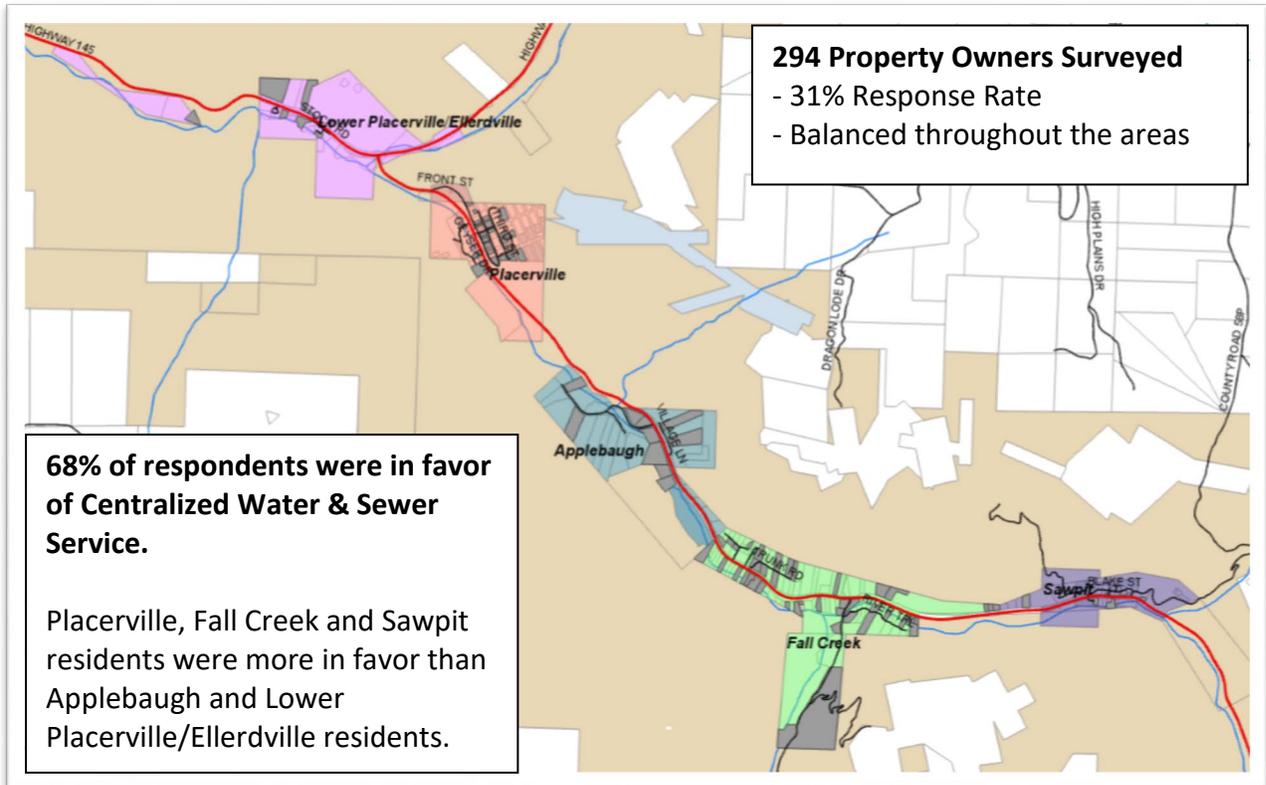


2019 DOWN VALLEY WATER AND SEWER SURVEY

Purpose: To gauge community interest in providing centralized water and sewer service in Placerville and Down Valley

The 2003 Wastewater Collection and Treatment Feasibility Study recommended independent Placerville and Fall Creek facilities.



REASONS FOR WATER & SEWER

- Health – 58
- Improved Property Values – 47
- Development Potential – 37
- Other – 20

REASONS AGAINST WATER & SEWER

- Cost – 23
- Recently replaced septic system – 11
- Expanding government – 11
- Other – 2

23% of respondents said they had Water Problems. 73% reported no water problems
Issues included water quality and flow rates.

72% said having central water for fire flow is Important or Somewhat Important.
22% said it was not important.

Central water with lines that can support fire hydrants will result in lower homeowners' insurance premiums, and may increase the number of insurers willing to provide coverage.

14% of respondents said they had Septic System problems. 79% reported no septic problems.

The typical life expectancy of a Septic System is 25-30 years.
The median reported age of systems was 16-20 years.
One-third of reported systems are 25 years old or more.

- 33% of respondents said they had room for a replacement Leach Field
- 40% said they did not have room
- 2% said they might have room
- 25% did not respond

The size of a leach field depends on soils and the size of the house. For a 3-bedroom 2-bath house, you may need as much as 1,300 s.f. of area.

Soil Treatment Area (Leach Field) Setbacks:

- 100' to well
- 25' to water supply line
- 5' to septic tank
- 10 – 20' to structures
- 10' to property line
- 50' to river, creeks, ponds
- 25' to dry gulch, fill area or cut bank
- Additional setbacks for septic tanks

- 62% of Residential parcels are less than 1 acre
- The average Residential parcel size is 1.95 acres
- The median parcel size is three-quarters of an acre

A Special District, such as a Public Improvement District, is the preferred form of Governance (57%)

OTHER ISSUES:

Water and Sewer were ranked as the most important issues in the area, followed by Connectivity (wireless and internet) and Drainage & Flooding.

The least important issues were Law Enforcement, Community Facilities, and Roads.

Other topics that were mentioned included traffic calming; illegal camping; a Down Valley trail; a dumpster for community cleanup; a community garden; and more/less development.

NEXT STEPS:

- Formation of a Community Working Group(s)
- Secure funding for new study
- Preliminary Engineering Study
- Determine as a community how to proceed