

Survey Results
August 20, 2019

DOWNVALLEY WATER & SEWER

Purpose

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

Background: 2003 Wastewater Collection and Treatment Feasibility Study

- Recommended independent Placerville and Fall Creek facilities

Survey Area

321 Parcels

Applebaugh: 31

Fall Creek: 128

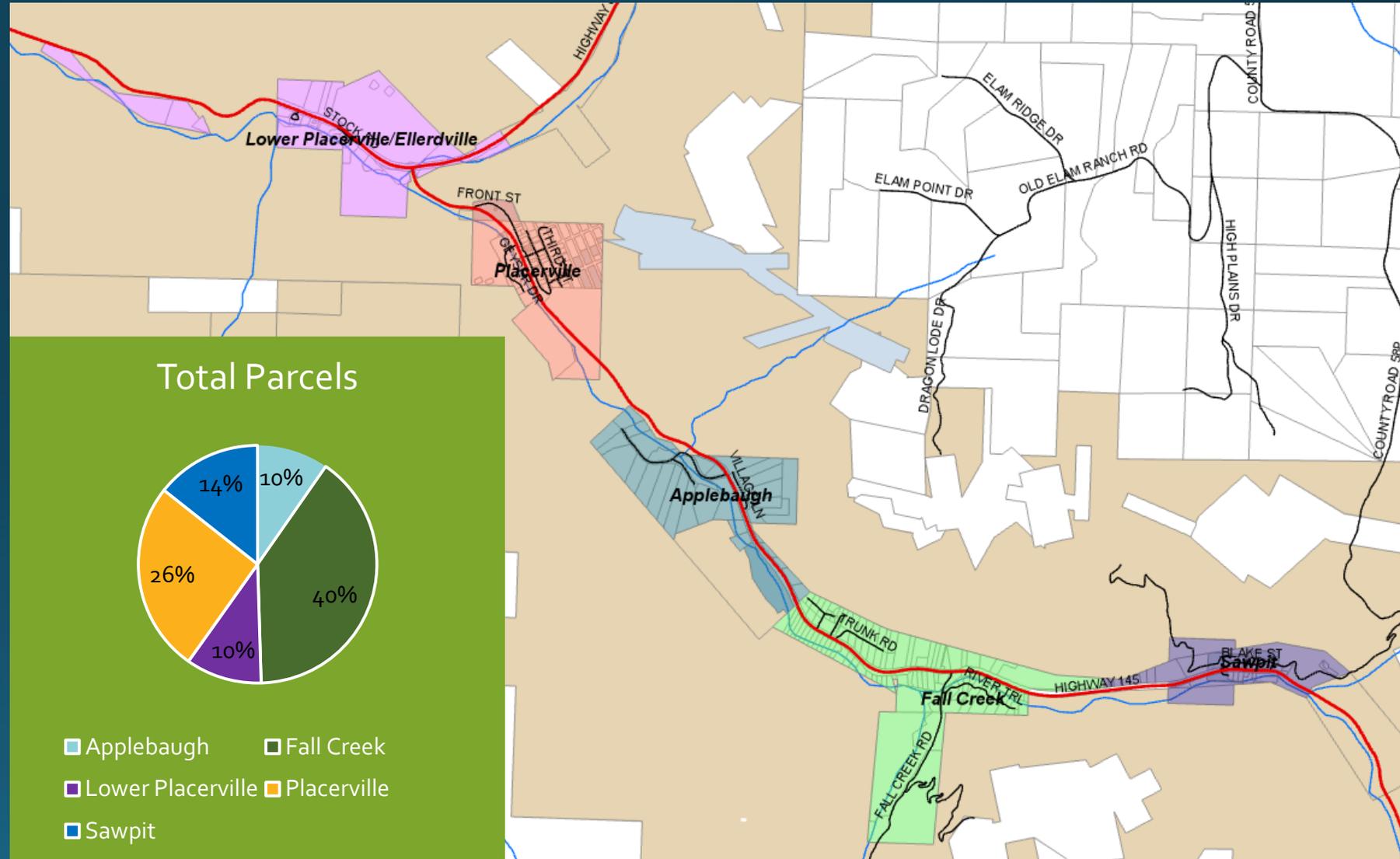
Lower Placerville: 33

Placerville: 83*

Sawpit: 46**

*27 parcels are owned by San Miguel County or held by the Trustee

** 24 Sawpit parcels are unincorporated and 22 are incorporated. Sawpit has public water service in the municipal limits



Land Use Distribution

	RESIDENTIAL	VACANT	COMMERCIAL
Applebaugh	90%	10%	
Fall Creek	85%	13%	2%
Lower Placerville/Ellersville	65%	32%	3%
Placerville	71%	13%	16%
Sawpit	77%	21%	2%
ALL	79%	16%	5%

Source: Assessor's Records/San Miguel County GIS

- As a percentage of number of parcels

- Some Vacant parcels may not be suited for development due to size, terrain or other factors

AVERAGE PARCEL SIZE

- Residential: 1.95 acres
- Vacant Land: 4.72 acres
- Commercial: 0.31 acres

Survey Responses

Total Responses: 91
31% Response Rate

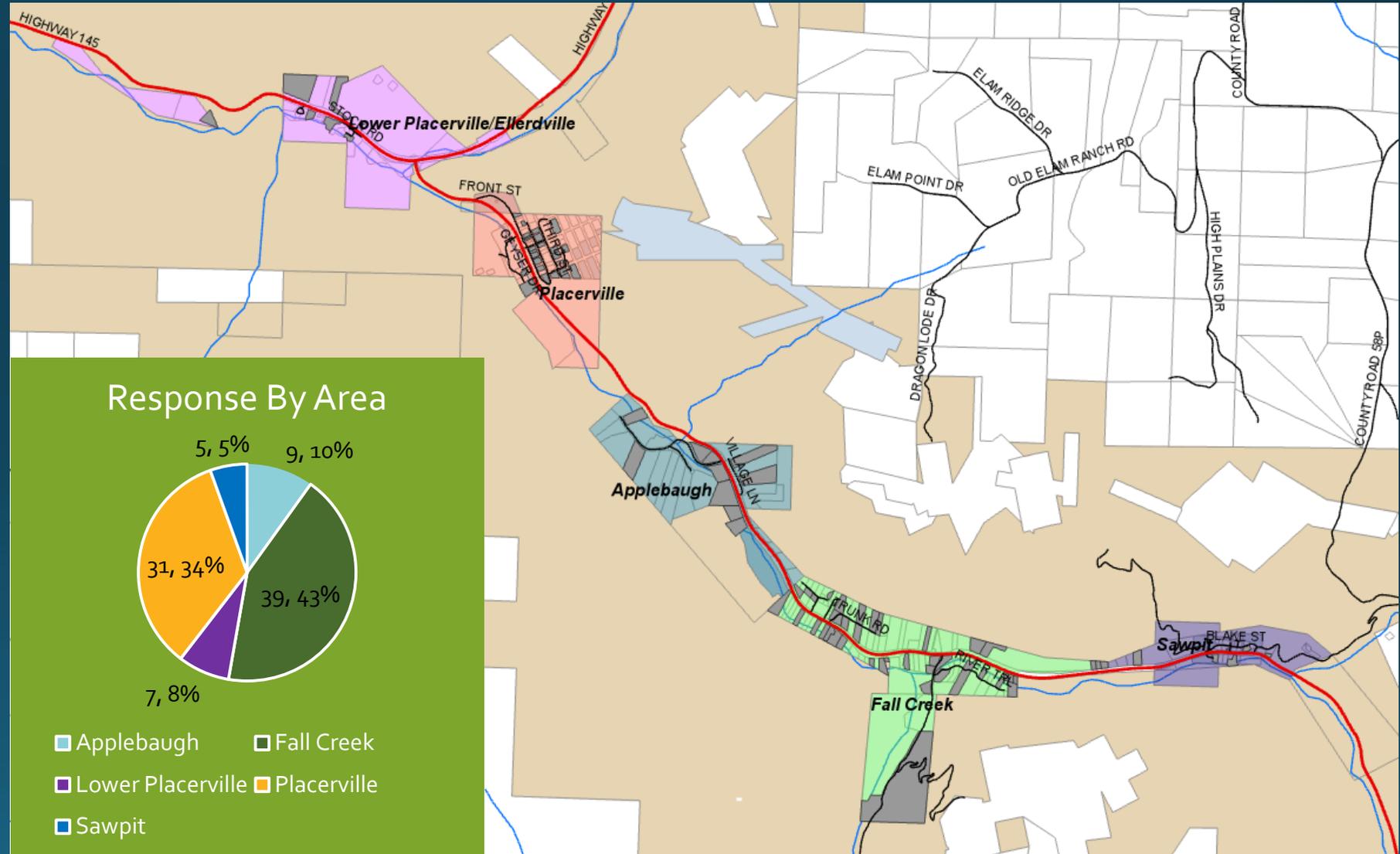
Applebaugh: 9

Fall Creek: 39

Lower Placerville: 7

Placerville: 31

Sawpit: 5



Survey Responses – Placerville, Lower Placerville

Lower Placerville/ Ellerdvile:

33 Parcels

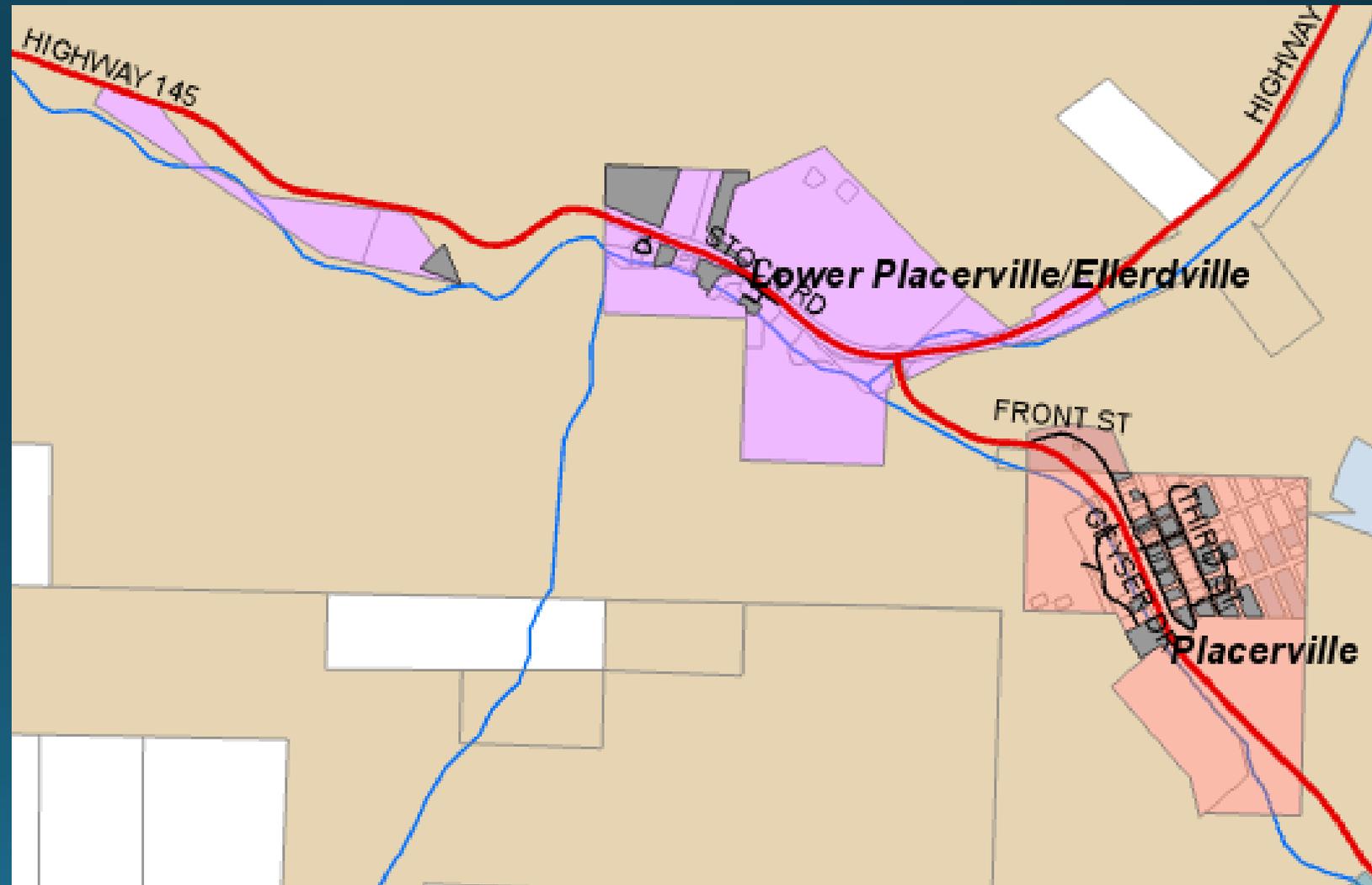
7 responses (21%)

Placerville:

83 Parcels total (Includes
SMC/Trustee)

56 Parcels surveyed

31 Responses (55%)



Survey Responses – Applebaugh, Fall Creek & Sawpit

Applebaugh:

31 Parcels

9 responses (29%)

Fall Creek:

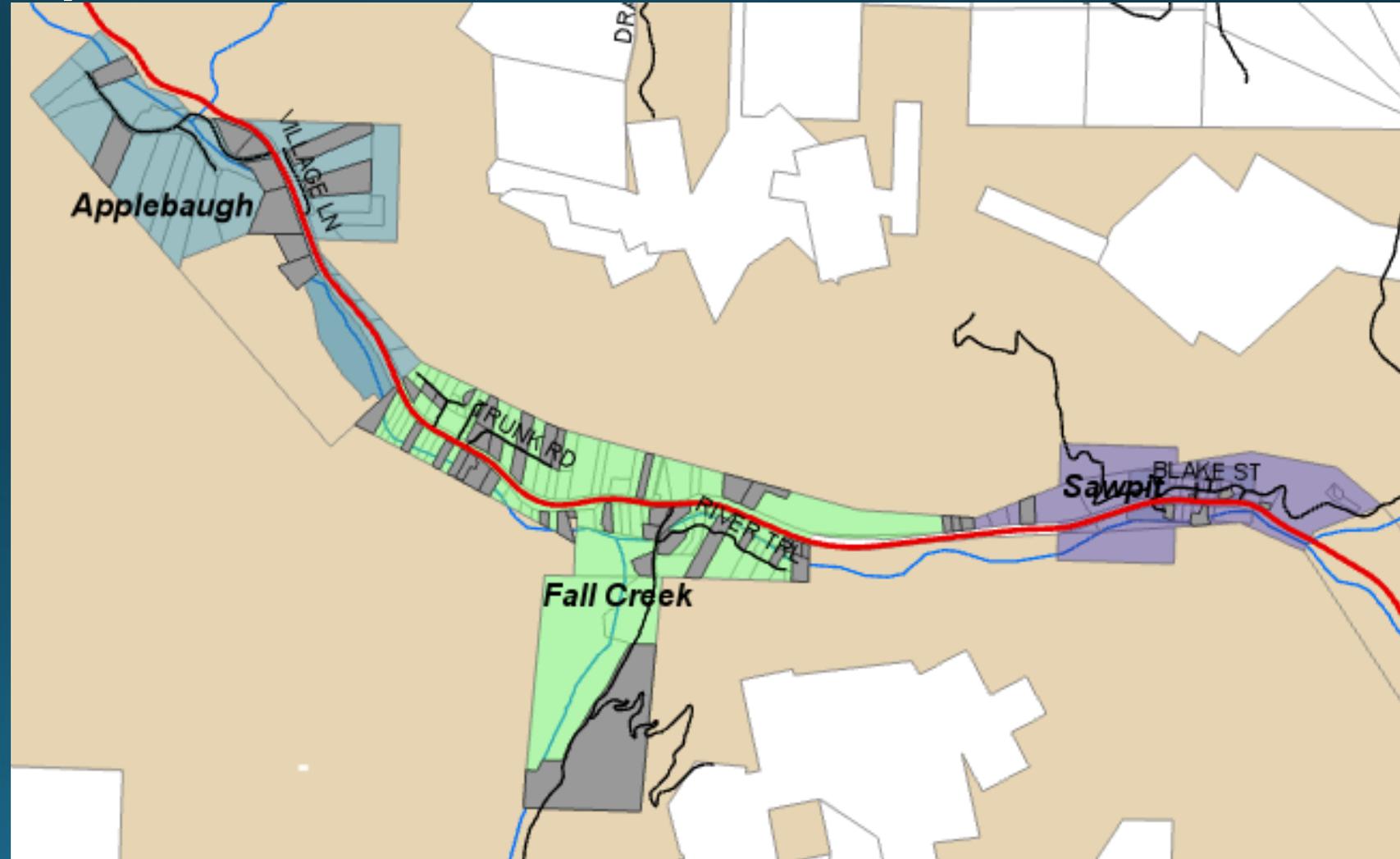
128 Parcels

39 Responses (30%)

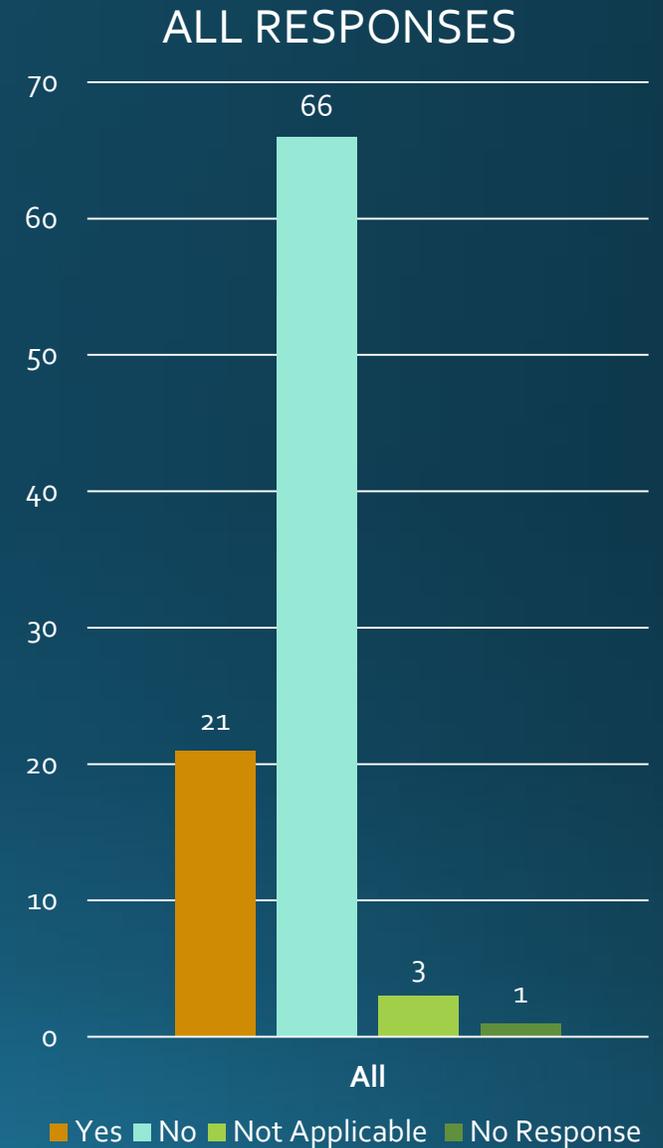
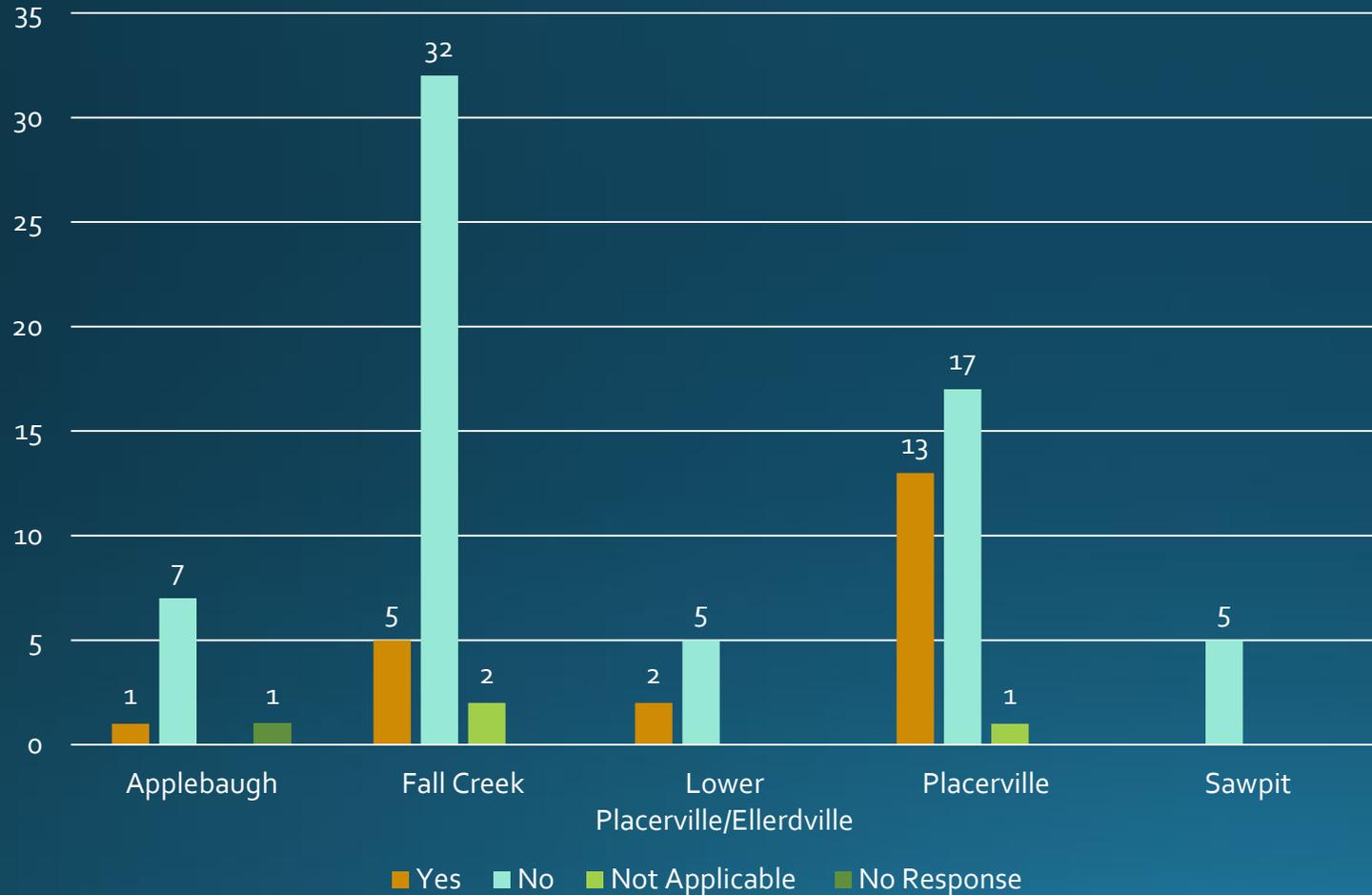
Sawpit:

46 Parcels

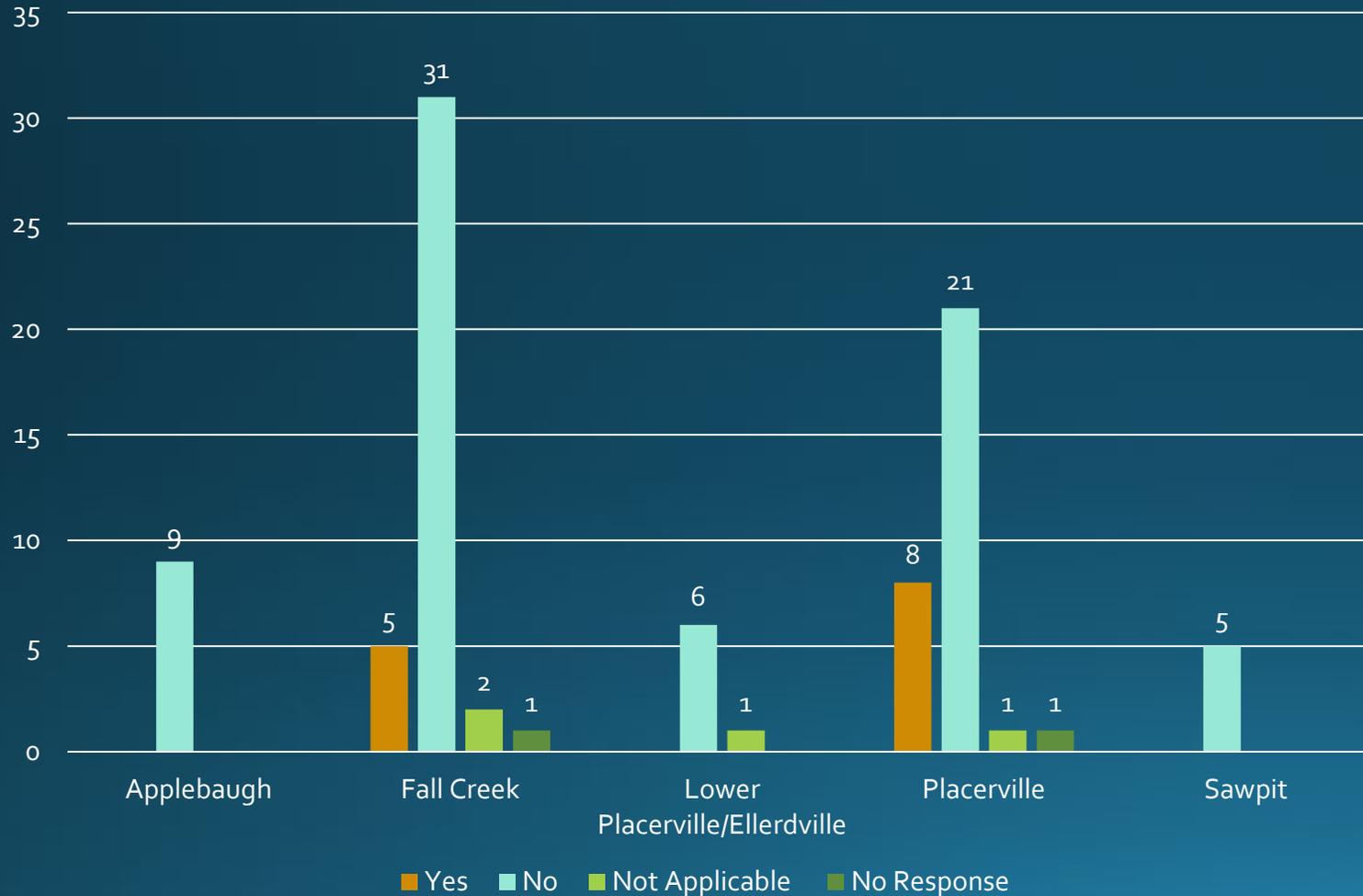
5 responses (11%)



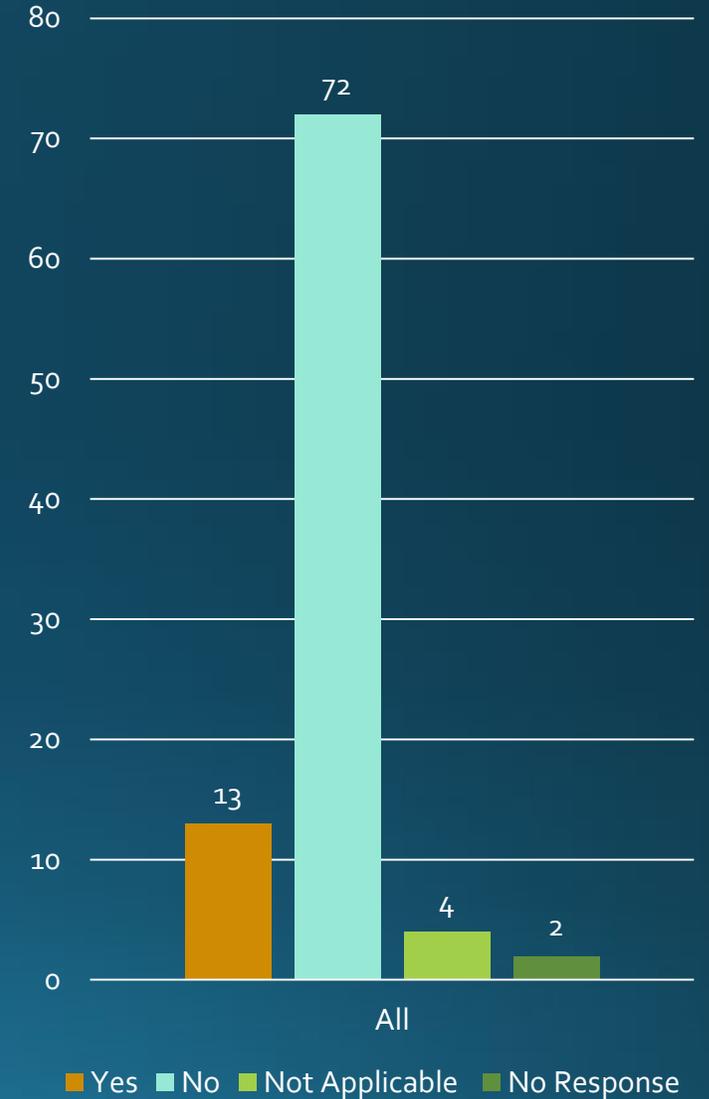
Water Problems



Septic Problems



ALL RESPONSES

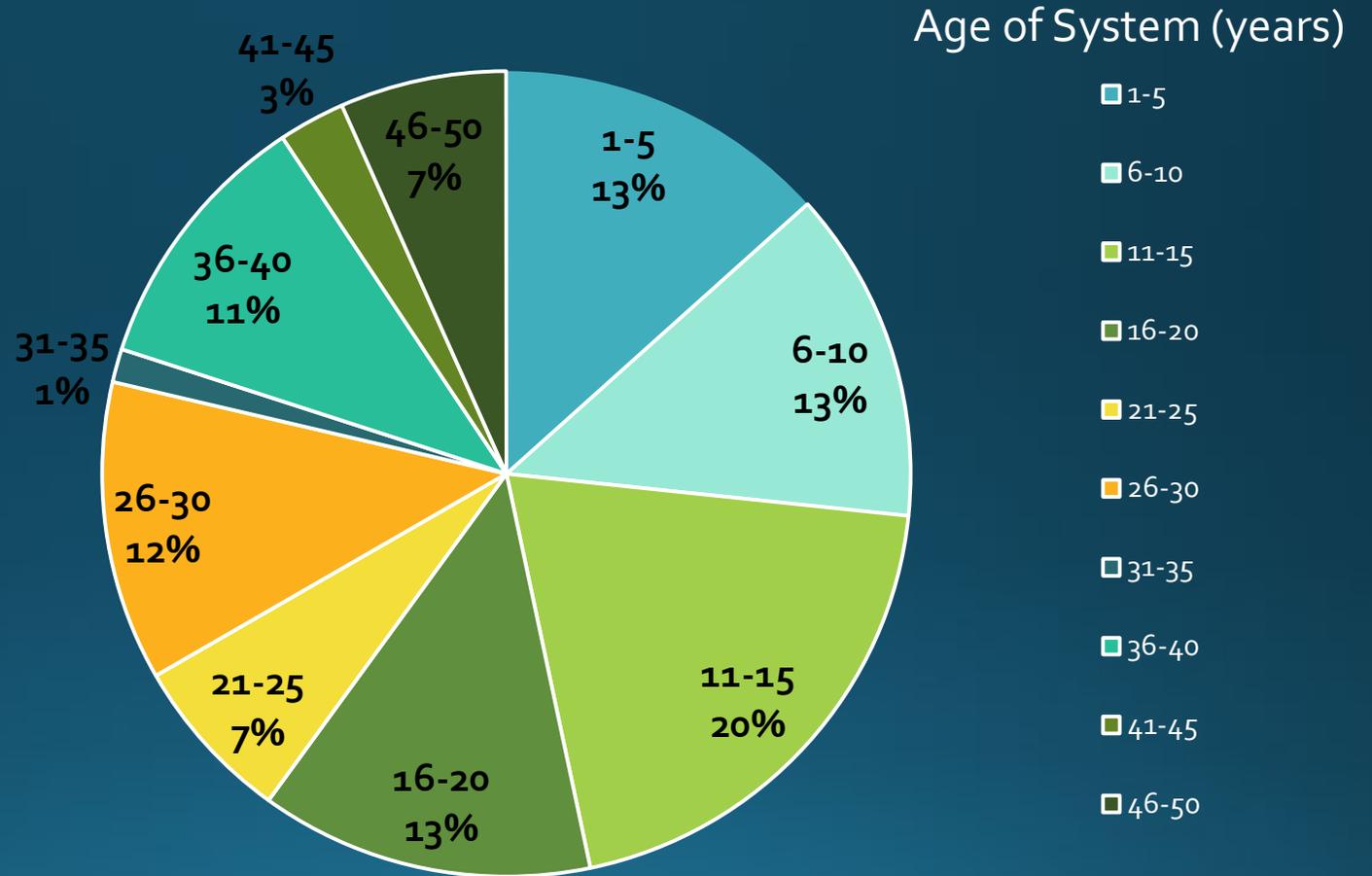


Age of Septic Systems

Median Reported Age of Septic Systems: 16-20 Years

Typical life expectancy of a septic system is 25-30 years

One-third of reported systems are 25 years old or more



System Replacement

- **Room for Replacement:**

- YES – 33%
- NO – 40%
- Maybe – 2%
- No Response – 25%

- A 3-bedroom house requires a Soil Treatment Area (leach field) of 630 to 1,000 s.f.

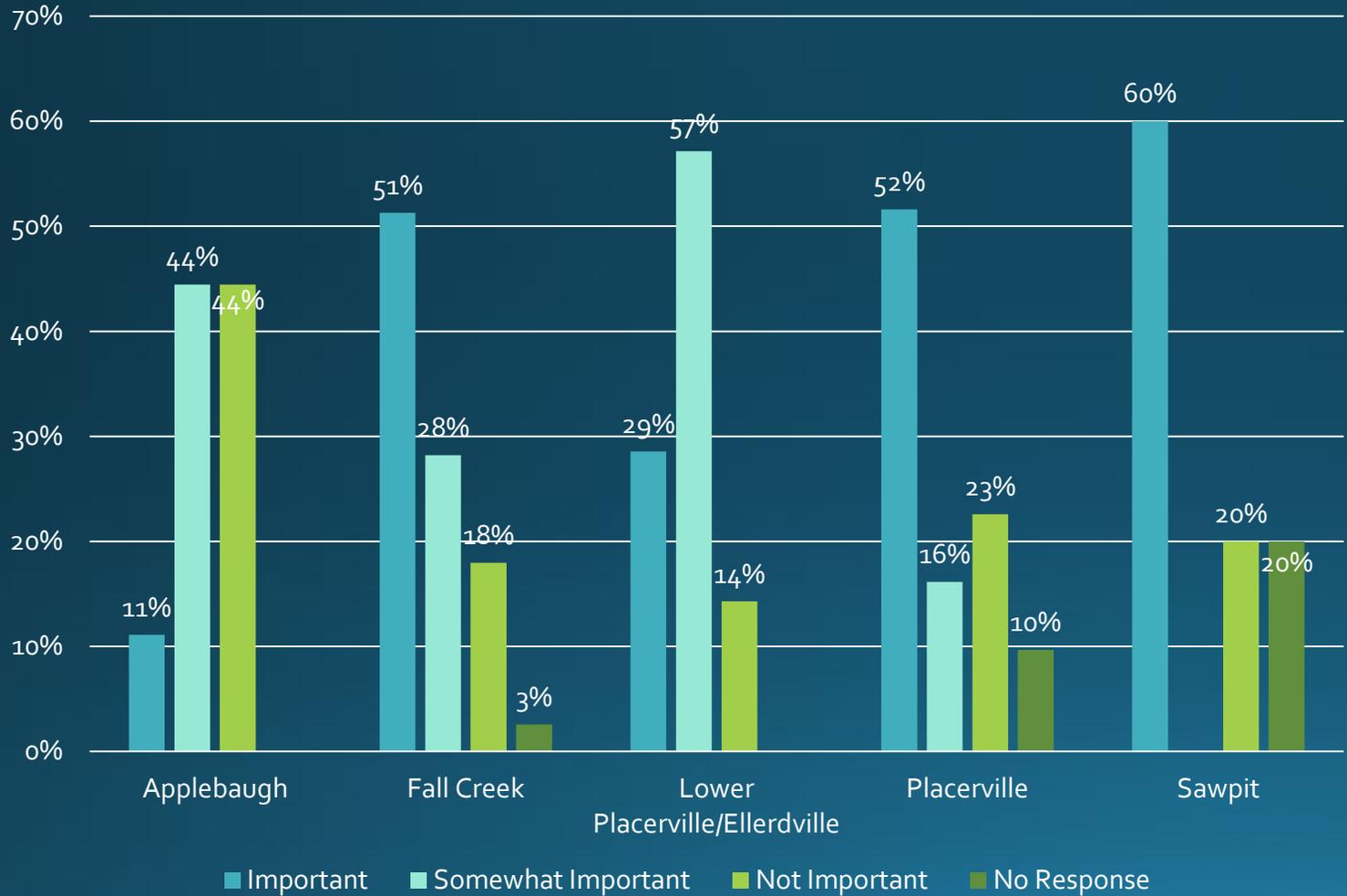
- 1,000 s.f. = 2 beds @ 12' x 43' each, with 6-foot separation (1,290 s.f.)

- **Soil Treatment Area Setbacks:**

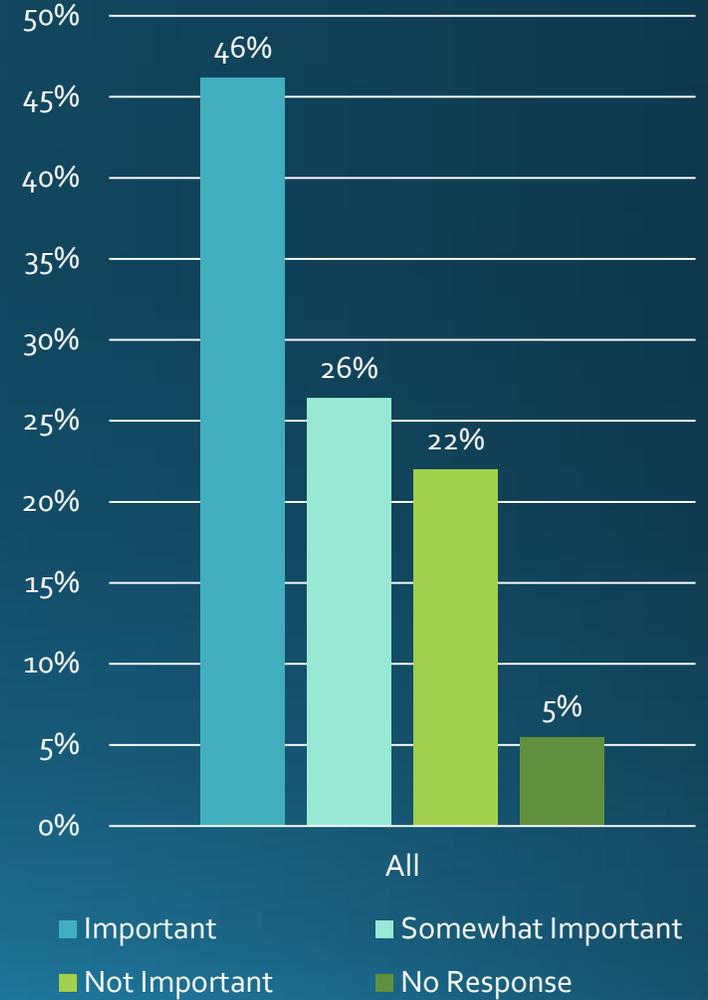
- 100' to well
- 25' to water supply line
- 5' to septic tank
- 10 – 20' to structure
- 10' to property line
- 50' to river, creeks, ponds
- 25' to dry gulch, fill area or cut bank

- **Additional setbacks for septic tanks**

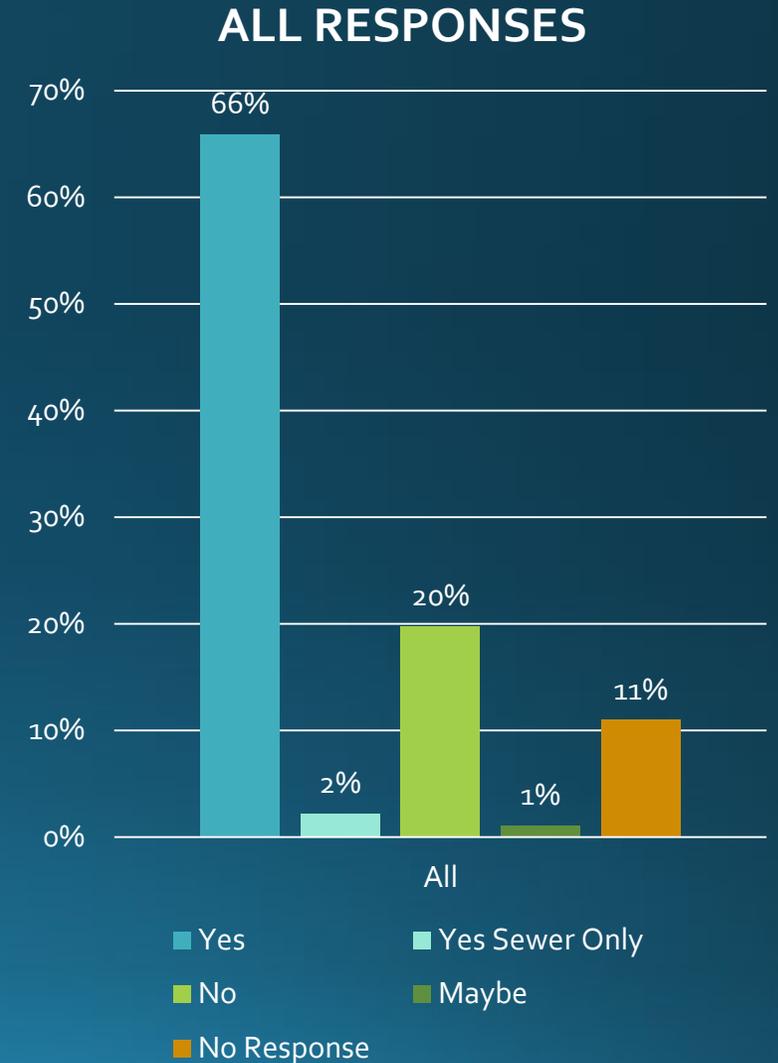
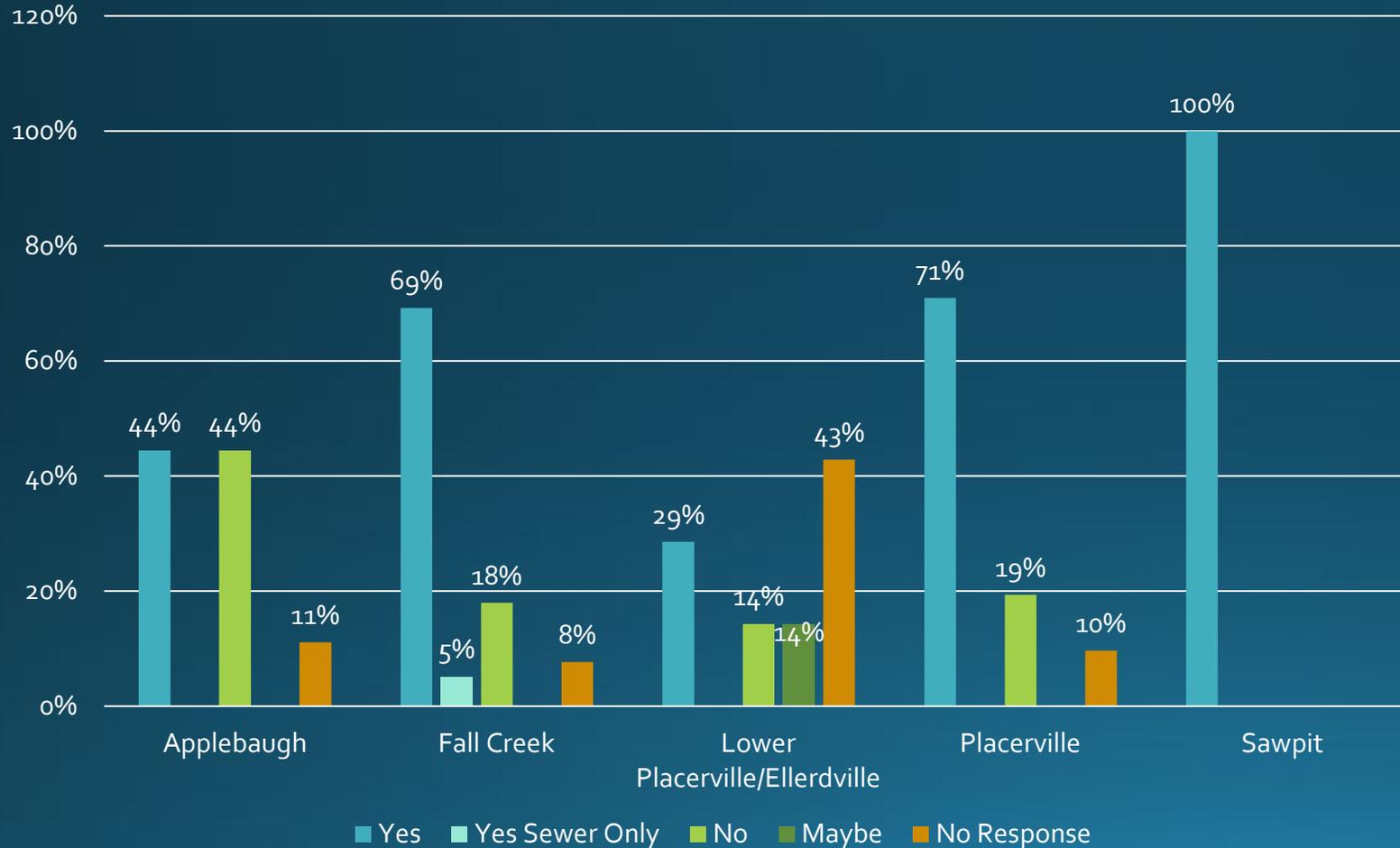
Central Water for Fire Flow



ALL RESPONSES



Are You In Favor of Centralized Water & Sewer?



Reasons For & Against Centralized Water

REASONS FOR

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

REASONS AGAINST

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

Governance Preferences

	Special District	Placerville Incorporation*	Homeowner's Association
YES	52	12	17
NO	14	9	49
MORE INFORMATION	9	8	12
UNDECIDED	3		

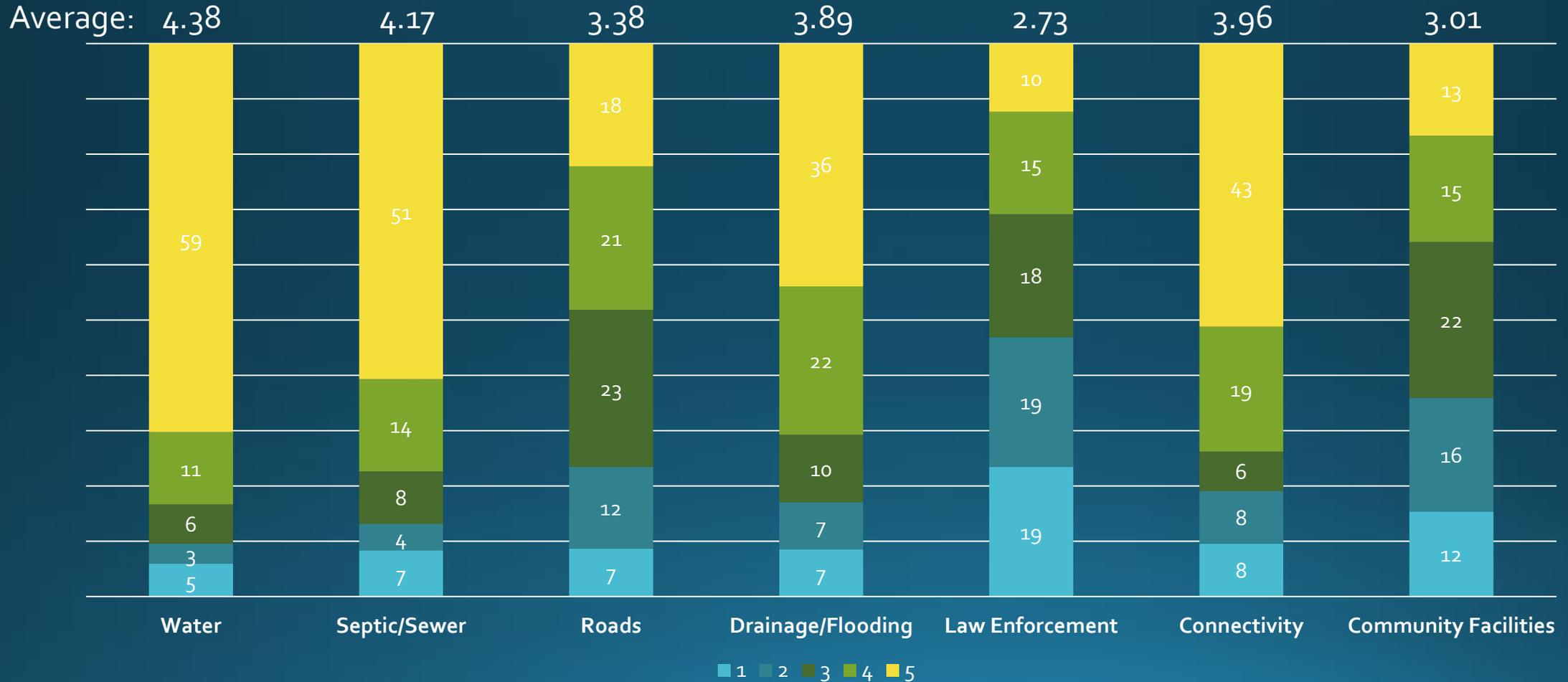
** Placerville Area respondents only*

Public Improvement District (PID):

- Provides public improvements and services in unincorporated areas, e.g. water, sewer, roads, drainage, parks
 - *Typically provides services government does not provide or provides only on a limited basis*
- Formed by Petition and Election
- Separate political subdivision of state; BOCC serves as PID governing board
 - *A PID advisory committee may be formed to provide input to the BOCC*
- Financed through ad valorem taxes, service rates, tolls and fees
- Debt financing (bonds) is permitted

Other Issues

5 = Most Important, 1 = Not Important



Next Steps

- Establish Community Working Group
- Secure Funding for New Study
 - Funding needs to come from Residents as well as County and Grants
- Conduct Preliminary Engineering Study
- Present Study Results
- Determine as a community whether to act on new Study
 - Governance
 - Financing
 - Site acquisition
 - Water Rights