

## August 20, 2019 Community Meeting Notes

**KEY TAKEAWAY: There is a need for a Community Master Plan.** The plan would set a vision for the future, including residential density and commercial development. It would also identify service needs. County Planning has identified a Down Valley Community Plan as a priority project for 2021.

At the August 20 community meeting, staff gave a presentation on the Water and Sewer Service Survey, followed by a discussion. The following notes are comments, suggestions and ideas from the August 20 meeting.

- Focus on a water system for Placerville; it is more cost-effective and septic won't matter as much.
- Look at the County Master Plan. Density is established in the Plan.
- Water and sewer should be studied separately.
- Get on water rights immediately.
- Put in water and sewer service lines at the same time (dig once).
- The County needs to provide leadership to help keep the community organized. However, the County does not want to be the decision-maker; this needs to be community-driven. Don't send the project to a committee to die.
- Is it possible to run Fall Creek sewer through existing access easements to the park, with a treatment system in the park that uses gray water for irrigation?
- Businesses can't grow without water and sewer. What is the business model for Placerville?
- What is the population of the area?
- What sort of grant funding is available?
  - DOLA – planning and capital (\$1 million max)
  - CDPHE
  - USDA Rural Agriculture programs
  - Others
- Think ahead. Focus energy on certain areas and get a lot of backing.
- Revisit the Master Plan – who do we want to be?
- What sort of density is needed to pay for the system?
- What is the population of the area?
- Consider asking artists show what people want the community to be.

Six people expressed interest in being on a Water and Sewer Working Group (five in Placerville, one in Applebaugh and one in Fall Creek.)

**CURRENT POPULATION ESTIMATES (100% Occupancy)**

<b>Area</b>	<b>Residential Properties</b>	<b>Estimated Population</b>
Placerville	39	92
Fall Creek	106	250
Applebaugh	27	64
Lower Placerville/Ellerdvile	20	47
Sawpit Unincorporated	18	42
Sawpit Incorporated	14	32*
<b>TOTAL</b>	<b>224</b>	<b>528</b>

Residential Property numbers are based on Assessor records

US Census Average Household size = 2.36 people/household

Estimated Population = # Residences x Average Household Size

Population estimates are based on 100% occupancy for water and sewer purposes because the systems must be able to serve all properties.

\* The 2010 Census shows a population of 40 for Sawpit. The Census is not useable to determine population for the unincorporated Down Valley areas because Census blocks are too large, extending onto Hastings Mesa and Wilson Mesa.

**PROPERTY USE TYPES**

<b>Type</b>	<b>Parcels</b>	<b>Percentage</b>
Residential	224	76.2%
Vacant	46	15.6%
Commercial	13	4.4%
Contiguous or Natural Resources	7	2.4%
Exempt	4	1.4%
<b>TOTAL</b>	<b>294*</b>	

Based on Assessor's Records

\*Does not include 27 San Miguel County/Trustee parcels in Placerville

## Water & Sewer System Process and Costs

- Formation of Public Improvement District(s) (attorney, election)
- Land purchase for treatment plant site(s)
- Acquisition of water rights (water attorney, water engineer)
- Acquisition of utility easements for mains/service lines (attorney, title company; purchase of easements or rights-of-way if necessary)
- Engineering and design costs (engineer)
  - Water
  - Sewer
- Sewer treatment system(s) (engineer, contractor)
  - Sewer – Placerville
  - Sewer – Fall Creek
- Water treatment plant (engineer, contractor)
- Distribution & collection systems (engineer, contractor)
  - *Each individual connection location/design*
- System installation cost – distribution & collection lines (engineer, contractor)
  - *Tap fee (connection to system, sometimes called Capital Improvement Fee)*
  - *\*Service connection construction cost – individual lots*
  - *Service fee (monthly charge for service)*

\*Note: With a system in place first, each property owner builds their site improvements and connection to suit the system. In this case, it is more complex because it will have to be determined how each existing house can be served. Not all houses will be able to be gravity-fed. Costs to each property owner can vary greatly.

*Items in Italics are direct costs to individual property owners. All other costs would be district-wide.*

