



Sugar Bowl East and West Villages Sewer Extension Project Frequently Asked Questions (FAQ)

Sewer Expansion Project Background

I have a working septic system. Why do I need to connect?

In 2009, Placer County Local Agency Formation Commission (LAFCo) approved the annexation of the East and West Villages into DSPUD's service area to provide water and sewer services. The East and West Villages were first connected to the water system with the intent to connect to the sewer system in the future. The 2009 Annexation Agreement states that the properties would be required to connect to public sewer within 10 years, or when a septic system fail, if treatment capacity is available. DSPUD completed an upgrade and expansion of its wastewater treatment plant in 2015. The wastewater treatment plant now has the capacity to treat wastewater from the East and West Villages.

How does connecting to the sewer system benefit me?

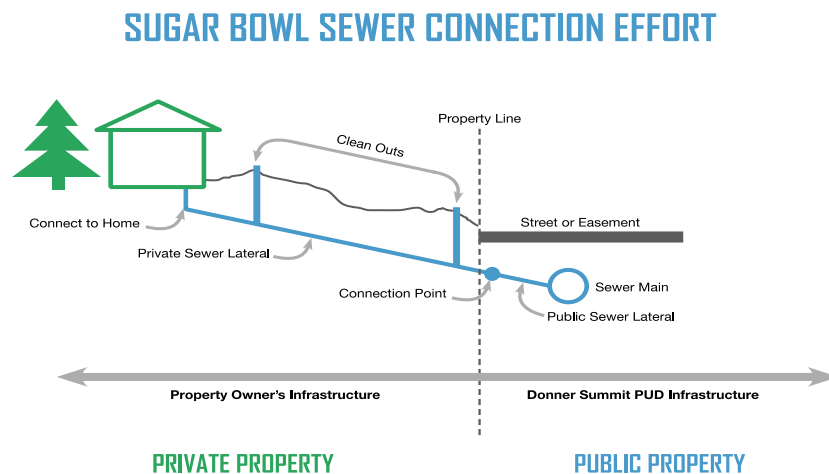
There are many benefits to connect. First, abandoning septic for sewer helps protect the environment by not having the concern of septic failure in winter months or during snow melt. Septic systems are not reliable to handle large, fast influxes of water. Second, having a sewer connection is more desirable over septic and contributes to higher property values. Third, there is no regular maintenance needed for sewer service.

Furthermore, those with septic systems are unable to expand or remodel existing dwellings. A sewer line connection provides the benefit for property owners to be able to modify or add on to their existing dwelling, which adds to property values.

Property Owners Responsibilities

What is my responsibility as a property owner?

Homeowners are responsible for the private lateral pipe on their properties, connection fees to the public system, and all septic-related termination costs.



What will it cost to install my private lateral and terminate/abandon my septic system?

The costs will be different for each property. Each property needs to obtain quotes from professionals licensed to perform sewer and septic work. For information about abandoning a private septic system, contact Placer County Building Services at (530) 745-3010 or <https://www.placer.ca.gov/2128/Building-Services>.

What if I do not currently have a dwelling on my property?

Your property will still benefit from this Project and will be assessed accordingly. You can construct your private lateral and connect to the public sewer when you construct a dwelling.

Project Costs and Financing

How is the Sewer Expansion Project being funded?

Property owners are responsible for the cost of work on their property. The installation of the public sewer main and extensions will be paid for by the benefiting property owners through a special tax that can be paid for all at once or financed and placed on the annual property tax bill. The special tax is established by forming a Community Facilities District (CFD).

How much is the special tax?

The amount of the special tax is not currently known. The cost will be calculated by a report called a Rate and Method of Apportionment for a Special Tax (RMA) that is being prepared by a financial consultant. Each property's special tax will be based on the estimated total project cost and apportioned using the methodology described in the RMA..

When will the amount of the special tax be known?

The RMA, which will calculate the special tax, will be completed and presented to the DSPUD Board on February 20, 2024.

How is the special tax paid?

There will be an initial period where property owners can pay their special tax in full. For the special taxes that are not paid during this initial period, financing will be arranged and a lien will be placed against the property for the special tax, including the financing charges. The lien is amortized over the life of the special tax and collected with the regular property taxes.

How is a CFD created?

The first step to forming the CFD is the preparation of a Rate and Method of Apportionment for a Special Tax (RMA) that calculates the cost of the public sewer extension and apportions those costs to the benefiting properties. The DSPUD Board of Directors will review and approve the RMA and direct staff to conduct an election among the benefiting property owners. Property owners will indicate support or opposition to CFD formation on a ballot that will be sent by mail. The Board can only form the CFD or impose the special tax if 2/3 of the ballots submitted vote in favor of the special tax.

What happens if the ballot to form the CFD fails?

If the CFD is not formed, then sewer main extensions will be constructed in a piecemeal fashion by the property owners that require public sewer service. DSPUD collects a Sugar Bowl East and West Villages Wastewater Infrastructure Fee from new sewer connections that can be used to reimburse property owners that construct the public sewer.

Project Timeline

What is the timeline for construction?

Construction will be completed in phases. Construction of the first phase (Phase 2A) is planned to start in Summer 2024. Remaining phases are planned to be completed by end of 2026.

How do I obtain more information?

Virtual informational meetings are held at various times during the project delivery cycle. We encourage participation. Future meetings will be posted at www.dspud.com/sugarbowl.

If you have questions prior to the meeting or anytime please contact us directly at (530) 426-3456 or by going to www.dspud.com and clicking the Sugar Bowl link on the home page.