

FALL RIVER VALLEY CSD  
Town Hall Meeting  
March 20, 2024  
**“SEPTIC TO SEWER” PROJECT  
UPDATE**



# PROJECT BACKGROUND

- The District obtained a Clean Water State Revolving Fund (CWSRF) Planning Grant in 2016
- A District-wide Master Sewer Plan was completed that considered extending sewer service to McArthur, and the Highway 299 corridor
- A construction funding application was submitted to CWSRF in mid-2020 to provide sewer service to Fall River High School, consisting of the following:
  - Three lift stations
  - Force main and gravity sewers along Highway 299

# PROJECT BACKGROUND - cont.

- In 2021, CWSRF advised the District to revise its prior funding application and proceed with the following:
- Expand the project scope and cost
- Update its current environmental document
- Submit updated application materials
- This effort was completed in late 2023

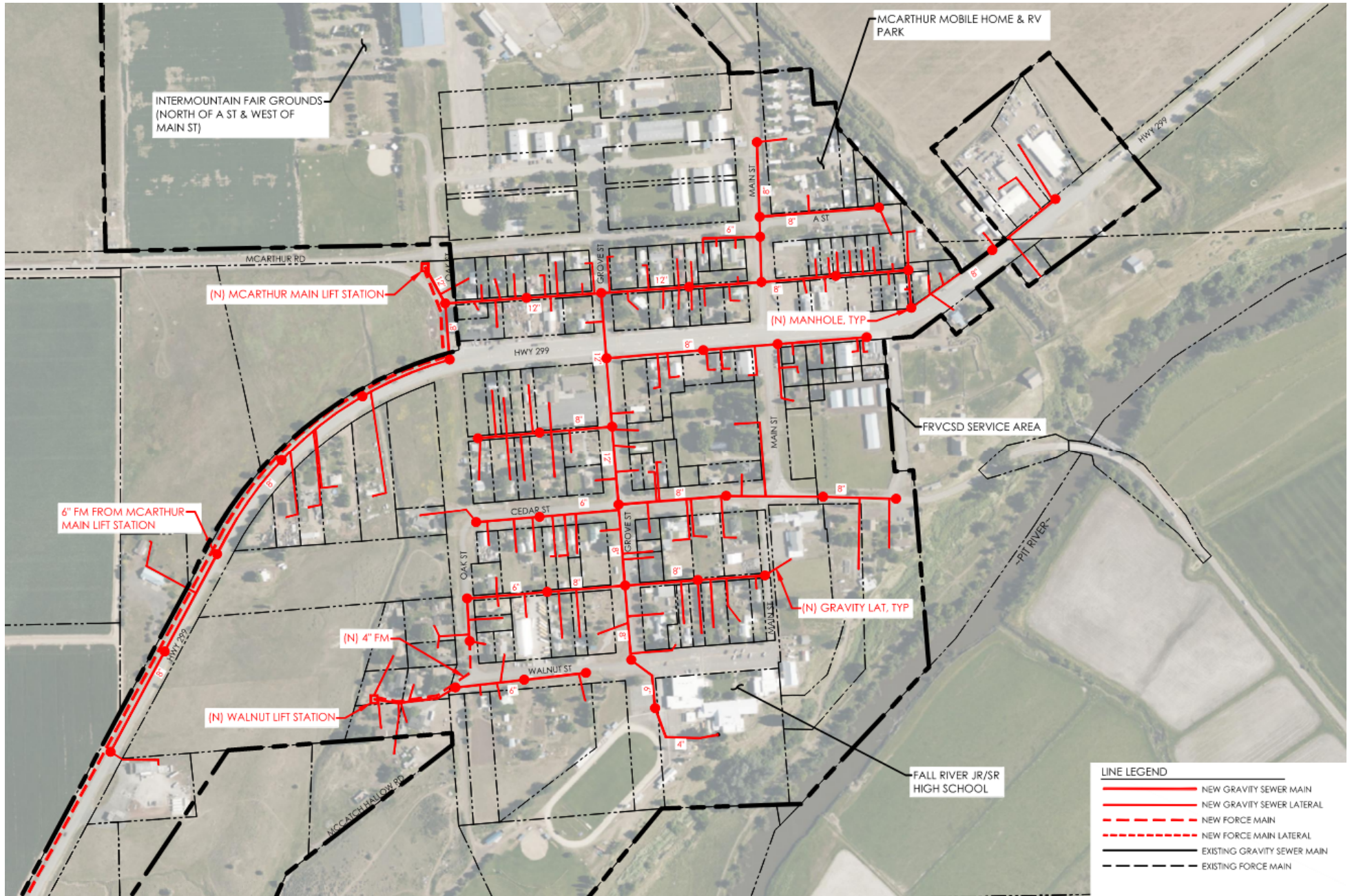
# PROPOSED PROJECT

- The proposed project consists of extending sewer collection facilities to the following areas:
  - McArthur service area
  - Highway 299 Corridor between McArthur and Fall River Mills
  - Sierra Center Subdivision
  - Fall River Golf Course Subdivision

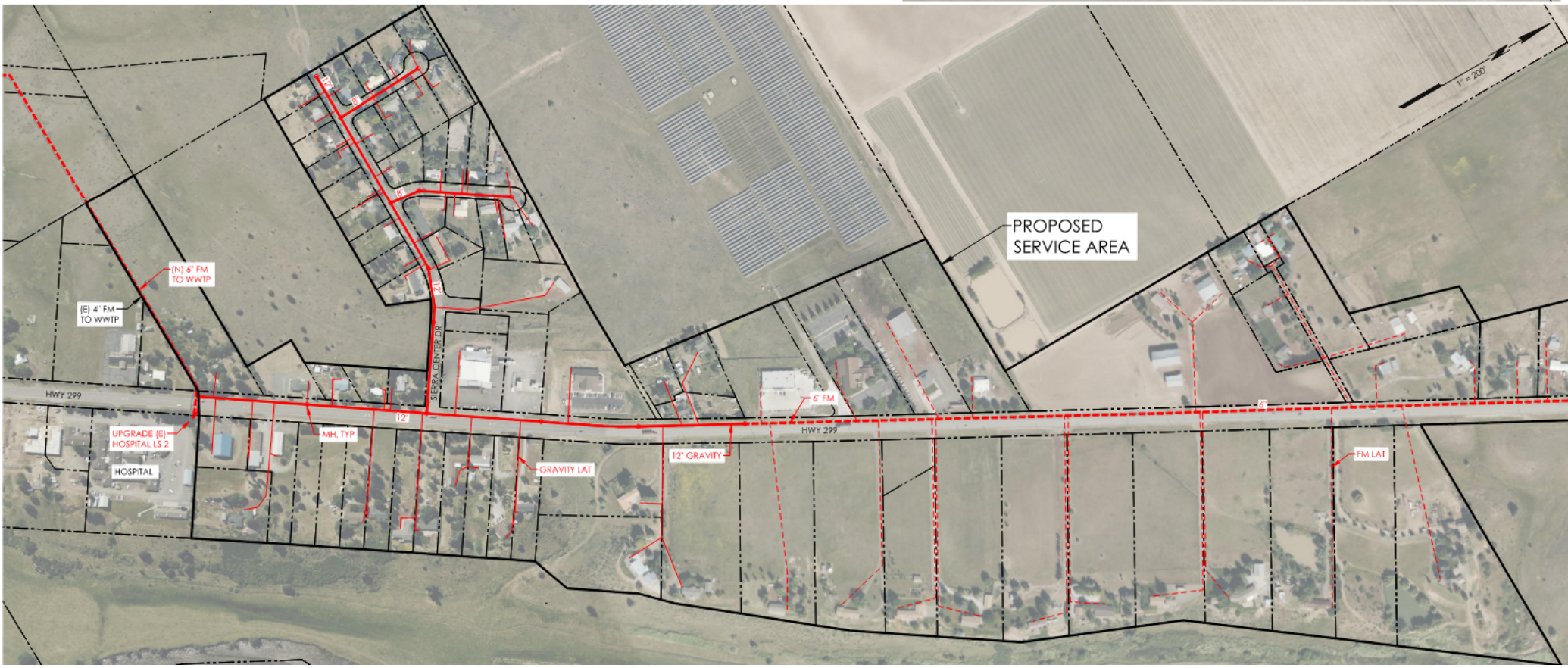
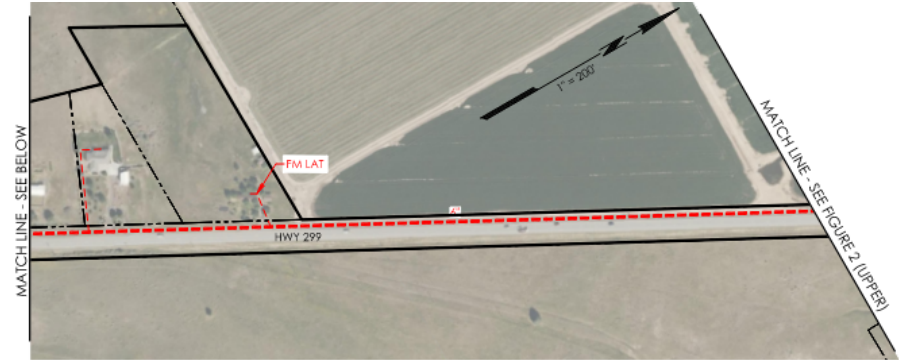
# PROPOSED PROJECT – cont.

- In addition, the project will include the following improvements to existing infrastructure:
  - Upgrade/Increase capacity of Hospital Lift Station (LS 2)
  - Replace existing LS 2 force main with a larger pipe size
  - Upgrade existing LS 1 and LS 3 by replacing pumps/motors, electrical, controls, and SCADA (Still subject to CWSRF approval)

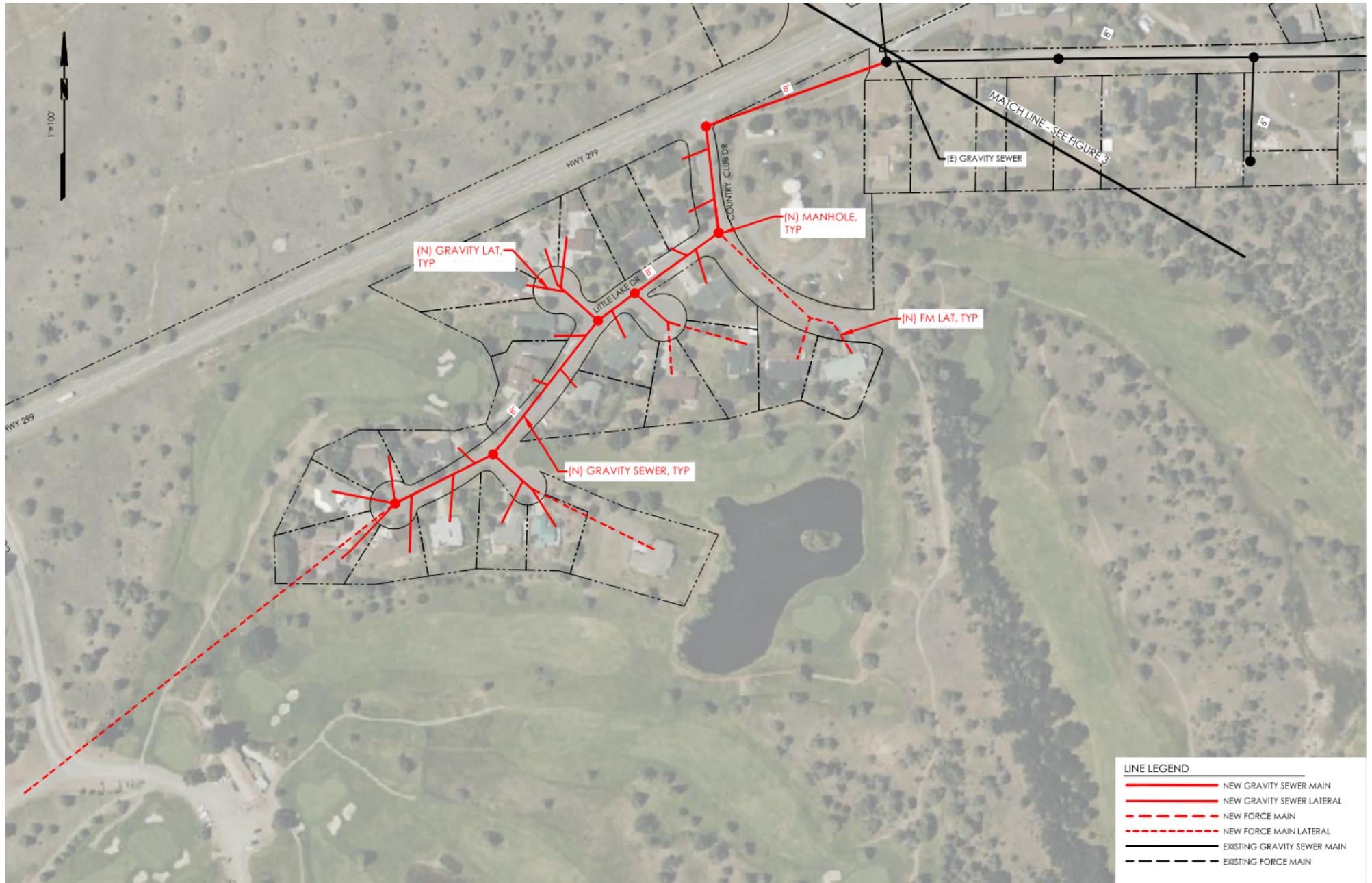
# PROPOSED PROJECT – cont.



# PROPOSED PROJECT – cont.



# PROPOSED PROJECT – cont.





# PROPOSED PROJECT – cont.



# PROPOSED PROJECT COST

Description	Cost
McARTHUR COLLECTION SYSTEM IMPROVEMENTS	\$5,860,000
HIGHWAY 299 CONVEYANCE IMPROVEMENTS	\$3,020,000
HIGHWAY 299 COLLECTION IMPROVEMENTS (West of Oak St., McArthur)	\$3,870,000
SIERRA CENTER SUBDIVISION COLLECTION IMPROVEMENTS	\$1,870,000
LS 2 (HOSPITAL) & FM IMPROVEMENTS	\$1,400,000
FALL RIVER GOLF COURSE SUBDIVISION COLLECTION SYSTEM	\$1,650,000
LS 1 and LS 3 IMPROVEMENTS	\$400,000
MISCELLANEOUS IMPROVEMENTS	\$1,330,000
<b>SUBTOTAL ESTIMATED CONSTRUCTION COST:</b>	<b>\$19,400,000</b>
Construction Contingency & Inflation:	\$8,100,000
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>	<b>\$27,500,000</b>
<b>INDIRECT COSTS:</b>	<b>\$5,200,000</b>
<b>TOTAL ESTIMATED PROJECT COST (February 2024 Dollars):</b>	<b>\$32,700,000</b>

# QUESTIONS

**1. Will the Project pay for work required on private property, including the new sewer lateral and connection to dwelling/business plumbing?**

**ANS: Yes, the project will pay for these improvements on residential properties. Commercial properties are not currently covered but the District is seeking other funding opportunities.**

**In addition, the District's contractor will be required to restore private property to pre-project conditions at no cost to the property owner.**

**2. Will the Project pay for abandoning existing septic tanks?**

**ANS: Yes, the Project will pay for abandoning existing septic tanks in accordance with Shasta County requirements.**

**Generally, this consists of removing the top, pumping contents, filling tank with an approved backfill material, and restoring the surface to pre-project conditions.**

# QUESTIONS

**3. Will the District's Contractor perform the work on Private property, including the new sewer lateral and septic tank abandonment?**

**ANS: Yes, the District's contractor will perform all work, However, a Right-of-Entry agreement will be required between the District and private Owner for every property in which the contractor is performing work.**

**4. If the District implements this project, will I be required to connect to the new system?**

**ANS: The District intends to defer to Shasta County regulations addressing connecting septic-served parcels to new community sewer systems. **Those that choose to connect at a later date will pay cost of on-site work, plus connection fees.****

# QUESTIONS

**5. When I connect to the new sewer system, will I be required to pay a monthly sewer bill?**

**ANS: Yes. All those who connect to the new sewer system will be required to pay a monthly sewer bill. The monthly sewer bill will be in accordance with the District's rate structure, which gets updated periodically.**

**The rate will be the same for all residents whether residing in Fall River Mills or McArthur, and will be billed after the first full month after connection to the new sewer system.**

**Current and approved sewer rates are:**

<b>April 2023:</b>	<b>\$52.40</b>	<b>April 2026:</b>	<b>\$66.01</b>
<b>April 2024:</b>	<b>\$56.59</b>	<b>April 2027:</b>	<b>\$71.29</b>
<b>April 2025:</b>	<b>\$61.12</b>		

# QUESTIONS

**6. Will I be required to pay a sewer connection fee similar to a new development within the District?**

**ANS: No. Connection fees will be paid by the project.**

**7. What is the schedule for work being completed on private property?**

**ANS: Work will likely occur during non-winter months beginning no sooner than 2026.**

**The District/Contractor will be required to provide a 30-day notice to each property owner before work is to take place.**

# QUESTIONS

**8. During the work on private property, will I experience any interruption in water or sewer service?**

**ANS:** In most cases, no. However, the contractor may ask you to not discharge anything down the sewer for up to an hour or so, when the connection is made.

In some cases, site conditions or existing utility locations may require longer interruptions in service. These will be worked out with property owners on a case-by-case basis.

**9. Will I have any input on where the new sewer lateral is placed on my property, or where the point of connection will be?**

**ANS:** Possibly; however alignments will be selected that minimize impacts to your property and impose the least cost to the project.

# QUESTIONS

## 9. (cont.)

**In general, new sewer mains will be placed in streets/allies closest to existing septic systems. For example, if majority of homes along a street have septic systems in the backs of homes, the new main may be placed along the back of properties.**

**In some cases, site conditions or existing utility locations may require longer interruptions in service. These will be worked out with property owners on a case-by-case basis.**

**Connections will be made upstream of existing septic tanks and as close to the dwelling as possible, while minimizing impacts to existing landscaping and physical features.**



# QUESTIONS

**10. What if I don't know where my existing septic is?**

**ANS: Project designers will attempt to work with private owners to locate as many septic tanks as possible. For those in which property owners are unsure, local plumbers may be hired to run a "snake" with transmitter down a drain line and locate the sewer lateral outside the house.**

**11. Will this project have any impacts on my property taxes?**

**ANS: The expectation is all work will be funded by grant dollars. If there are any loan monies required, the loan will be secured through the District's sewer rates, not through assessments on individual properties.**

# QUESTIONS

**12. Will there be a cleanout installed at my point of connection?  
Will it be brought to grade in an accessible box?**

**ANS: Yes to both. It will be a two-way clean-out inside a round concrete box with cast-iron lid.**

**In addition, a two-way cleanout will be installed at the property line for all connected properties.**

**13. What if I have a “grey” water line plumbed to a cesspool and a “black” water line plumbed to the septic tank? Do these need to be combined before connecting to the new system?**

**ANS: Yes. Please make project designers aware of this situation and the project contractor will combine the lines before connecting to the new system, at no cost to the property owner.**

# QUESTIONS

**14. What if I have a fenced yard with animals? How will the Contractor coordinate the work and keep my animals safe?**

**ANS: You will need to work with project designers on any special requirements to keep your animals safe.**

**Possibilities include, but are not limited to: Employment of temporary fencing or kennels, arrangement for boarding, etc.**

**15. Who do I call if my sewer line backs up?**

**ANS: Call the Fall River Valley Community Services District. The District will be responsible for the new collection system residing in the public right-of-way. The homeowner will be responsible for the sewer lateral upstream of the two-way cleanout at the property line. The District is responsible for the lateral downstream of the two-way cleanout.**

# QUESTIONS

**16. Is there a warranty on the improvements installed on my property?**

**ANS: Yes. Once the Contractor makes connection to your home and you take beneficial use of the improvements, a one-year warranty period will start.**

**If you have any issues within the warranty period, promptly notify the District.**

**17. Do I need a building permit to connect to the new system?**

**ANS: Connections made as part of the proposed project will not require building permits. However, any connections made after the project is completed will require building permits at the property owner's expense.**

# QUESTIONS

**18. Can I drive over the new sewer lateral on my property?**

**ANS: Yes. The new sewer lateral will be 4-inch (in most cases) PVC with bell & spigot rubber-ring gaskets, bedded with approved compacted pipe bedding material and backfilled with either imported gravel or native material.**

**If the new lateral will be subject to vehicle loads, it will be backfilled with imported gravel. However, if the lateral traverses across a lawn or landscaped area, it will be backfilled with native material.**

# QUESTIONS

**19. Why are we pumping raw sewage from McArthur to Fall River Mills? The Fairgrounds has existing sewer ponds. Can they be expanded to accommodate McArthur?**

**ANS: The Fairgrounds ponds receive septic tank effluent – not raw sewage. They are not permitted to receive raw sewage.**

**Building a new wastewater treatment plant in McArthur would be very expensive and likely cost-prohibitive.**

**The Fall River WWTP has surplus capacity to accept wastewater from McArthur and adjoining areas – Kudos to Past**

**The Regional Water Quality Control Board (RWQCB) encourages facility “consolidation.” It would be very difficult to convince the RWQCB to support and permit a new treatment facility when an existing nearby facility exists that has capacity to accept the proposed project.**

# WHAT HAS THE DISTRICT DONE SINCE SEPTEMBER 2021?

- ❖ **Completed and adopted the environmental document for the project**
- ❖ **Expanded the project scope of work to include elements, described hereinbefore**
- ❖ **Submitted a final construction funding application**
- ❖ **Initiated public outreach efforts to garner support for the project**

**THE SUBSTANTIAL INVESTMENT BY THE DISTRICT, TO DATE, HAS BEEN SELF-FUNDED; HOWEVER, THESE FUNDS WILL BE REIMBURSED TO THE DISTRICT IF A PROJECT IS IMPLEMENTED**

# NEXT STEPS

- ❖ **District needs to document support for the project from a substantial percentage of affected single-family residences.**
- ❖ **Obtain a funding agreement from the State to design and construct improvements.**
- ❖ **Design and Bid the improvements.**
- ❖ **Construct the improvements.**



# **WHY SUPPORT THIS PROJECT?**

- ❖ **The project funding opportunity is unprecedented:**
  - ❖ **State's funding focus is on septic-to-sewer projects**
  - ❖ **Pays for all work on private property**
- ❖ **Eliminates future O&M and replacement costs for existing septic systems.**
- ❖ **Will allow easier development within the community for housing and businesses considering bringing jobs to the area.**
- ❖ **Will likely increase values of existing properties, or at least make them more marketable.**
  - ❖ **Some appraisers deduct from the value an amount to replace an aged septic system.**

# APPROXIMATE SCHEDULE

<b>Project Milestone</b>	<b>Approximate Date</b>
Public Outreach, Obtain Public Support	April 2024
Project Funding Commitment Obtained (Estimated)	September 2024
Complete Design	December 2025
Bidding/Award/Contract Execution	April 2026
Begin Construction	June 2026
Begin Construction on Private Property	May 2027
Project Completion	December 2027