

# The Lower Los Trancos Woods Sewer Project

## The Area to be Served

The Lower Los Trancos Woods Sewer Project consists of the construction of gravity fed sanitary sewers in portions of Los Trancos Road, Los Trancos Circle, El Nido Road, and Ramona Road (The process of sewerage of Carmel Way is under reconsideration at this time. We will update this report when the final determination has been made).

The attached map shows the proposed placement of the gravity sewers. This map will be updated when the Carmel Way construction is determined.

In time it may be possible to extend the proposed sewer to serve new areas. Please do not contact the District at this time concerning expansion of the proposed system. Following the successful construction of the proposed sewer, the District will consider expansion projects.

## Annexation to the District

At this time only the initial group of residents has been permitted to annex into the boundaries of the District. Under usual circumstances annexation is not permitted until such time as a connection to the District's system can be made. Clearly the District does not want customers it cannot serve, and until such time as the sewers are constructed, the District cannot guarantee service.

## The Annexation Process

When new annexations are being accepted this report will be updated. The process requires application to the Local Agency Formation Commission (LAFCo) and takes approximately 120 days. Some of the fees charged by the State of California are based on acreage; therefore the annexation of multiple parcels at the same time is encouraged. The process, and the forms required, will be posted here in greater detail when annexations are being accepted.

## How much will it Cost to Connect the Sewer?

The cost to connect a property to what will become the District's Sewer System is the sole responsibility of the property owner. The District cannot provide estimates of this cost. Upon completion of construction of the public sewer, estimates should be sought from professionals with experience of working within the District.

New Connectors to the system can expect to pay the following costs to connect to the public sewer:

District Connection Fee.....Currently	\$3,003.00
Annexation Fees, District, State, LAFCo. (Approximate)	\$2,400.00
Permit Fee's, District	\$ 100.00
Reimbursement Fee's.....SEE BELOW	

## **Reimbursement Agreement Charges**

The wastewater collected from the Los Trancos Woods Area will be transported to the Treatment Plant in San Carlos through existing collection pipes that in some cases have been constructed by others at their expense. When such systems are designed, the developers are required to install pipes that are larger than the developer's actual needs with the expectation that in the future others may develop systems that can connect to it. The cost of the construction is shared equally by every user. With very few exceptions, everybody that connects to a system covered by such an agreement pays a reimbursement to the existing connectors, and in turn, becomes a reimbursee for future connectors.

As an example, let's assume that a System has been constructed at a cost of \$3,000,000 by sixty existing residents. The next connector must pay 1/61 of the cost or \$3,000,000 divided by 61 = \$49,180.32. This money is then divided by the existing reimbursees with each of the sixty receiving a payment of \$819.67.

The reimbursement agreement continues for a period of between twenty five and thirty years or until such time as it is no longer cost effective to distribute the payment.

Under usual circumstances the District does not charge a fee or collect any portion of the reimbursement agreement, however in the case of the Los Trancos Agreement, there is a specific amount earmarked for construction. Construction costs in excess of this amount have been guaranteed by the West Bay Sanitary District. Because the District is prohibited by law from using its assets to construct public sewers where they do not already have them (it is complicated, but that's basically the situation), the District will first be reimbursed before any others. The foregoing notwithstanding, the District believes the estimates of cost are well within the expected actual cost range and do not expect to enforce this agreement.

Please note...There will be THREE agreements that apply to connectors in the Los Trancos Woods Area; the Portola Valley Ranch Agreement, The Blue Oaks Subdivision, and the Lower Los Trancos Agreement. When construction is complete the District will be able to provide you with an estimate of your reimbursement costs. Please do not request an estimate until this report advises they are available.

## **And Finally**

The idea of sewerage the Los Trancos Woods Area was first brought to my attention quite a few years ago when Julie Duncan first turned up at the District and wanted to talk about the possibility. Despite all the odds and all the barriers placed before us, we (the Los Trancos residents, the District, the County and LAFCo) have found a way to make it work, with all of us having to take a second

look at the way we do things and be willing to change them where we could.  
That's the good news; the bad news is its going to get worse before it gets better.

The installation of the sewers in such narrow roads is going to test everybody's patience and believe me if you think its annoying waiting to travel out of the area, it's no picnic for the guy working in the street. However the District is committed to getting the construction done as soon and as easily as possible, and working together we will accomplish just that.

If you have any questions concerning this project that have not been answered here, please do not hesitate to contact me at 650 321 0384.

Tim Clayton  
District Manager