

May 9, 2022

Carmel Area Wastewater District  
PO Box 221428  
Carmel, CA 93922

RE: Questions and Concerns re proposed grinder pump at 2805 Ribera Road

Dear Sirs and Madams,

My husband and I attended the 4/20/22 zoom meeting about the proposed new wastewater system proposed for our neighborhood and our home, and I met with Daryl Lauer on May 6, 2022 outside our home, with another neighbor.

We strongly oppose the proposed wastewater system which would include installing a grinder pump on our property. We especially object to incurring any financial responsibility for a system we don't want. We pay very high property taxes. The taxes we pay include, among other things, utility services such as wastewater treatment. Fairness demands that CAWD treat property owners equally. The system you are proposing for Carmel Meadows would provide services to all the homes in our neighborhood except those at 2795, 2805, 2815 and 2825 Ribera with no financial responsibility to the homeowners, but you are proposing to burden our 4 properties with future financial responsibility for maintenance, repair and replacement of a grinder pump system. This future financial responsibility is unfair and unacceptable.

We would appreciate written answers to the following questions:

- 1) Please explain all alternative options to the proposal that involves moving the pump station to Mariposa and installing grinder pumps at 2795 Ribera, 2805 Ribera, 2815 Ribera, 2825 Ribera. Is there an option (even if it is more expensive to the district) that would serve all homes without the use of grinder pumps?
- 2) Please explain why the above 4 homes cannot be served by the proposed new gravity system. Mr. Lauer explained that the canyon between 2795 Ribera and Calle de Cruz is a barrier to connection in the current location but why can these 4 homes not be connected to the proposed new location on Mariposa without grinder pumps?

- 3) Will any of the work on either the new lift station at the end of Mariposa or the work on the residential grinder pump stations require the removal of any trees?
- 4) Is there any danger of disturbing the root and/or mycorrhizal network underlying any of the oak trees behind our home (there is a vast and mycorrhizal network underlying these trees, and disturbing this network can adversely impact all the neighboring trees.)
- 5) Will CAWD assume responsibility for damage to any of the oak trees and replacement of the same with mature oak trees?
- 6) Is there any danger to the integrity of the hillside behind the homes on Ribera that would be caused by this project cutting into the hillside?
- 7) If any erosion resulting from this wastewater construction project damages the stability of the hillside homes at 2795 Ribera, 2805 Ribera, 2815 Ribera or 2825 Ribera, does CAWD assume full responsibility for repair and/or replacement of these homes?
- 8) Will there be any damage to the landscaping at any of these 4 homes by installation of a grinder pump? If so, does CAWD assume the responsibility of the cost of replacement of the damaged landscaping?
- 9) Will there be any audible noise from the new pump station on Mariposa Court?
- 10) Will there be any audible noise from the grinder pumps at 2795 Ribera, 2805 Ribera, 2815 Ribera and 2825 Ribera?
- 11) What is the life expectancy of the proposed grinder pumps?
- 12) Your 4/14/22 bulletin says that CAWD accepts responsibility for all maintenance costs of the residential pump stations until the sale of our homes. If a homeowner dies and the property passes by inheritance (rather than sale) within the next 20 years, will CAWD continue responsibility for these maintenance costs or is inheritance treated the same as a purchase?
- 13) If one of the property owners were to sell their house, there could be a substantial reduction in the sale price of the home due to the buyer's financial responsibility for their own pump system. Will the current homeowner be compensated for this substantial loss in the value of their home?

- 14) We are advised that if a homeowner is “gone for awhile”, they would need to flush out the system when they return. Please explain what period “awhile” refers to, and what exactly is involved in “flushing out the system”.
- 15) What is the estimated monthly cost to the homeowner for running a grinder pump on their property?
- 16) Could there be ANY possible odor associated with a grinder pump either outside the home or inside the home?
- 17) Mr. Lauer explained that if a grinder pump malfunctions, there would be an audible noise and a flashing light to alert the homeowner. What would happen if the homeowner is out of town? Would the noise and light continue indefinitely?
- 18) If the grinder system malfunctions when the homeowner is away, could this result in any backup of wastewater in the home?
- 19) If there is ever any damage to one of these homes caused by a malfunctioning grinder pump, such as backup wastewater flooding or fouling of flooring or other material, does CAWD expect financial responsibility for such costs?
- 20) What is the estimated cost of replacing the grinder pump cost in 20 years (including the cost of the unit, and attaching the new unit to both the wastewater system and the electric system).
- 21) Why is CAWD trying to assign future financial responsibility to the above 4 homes without including it in the overall public cost of the entire system?

Sincerely,



Deborah and Werner Ju  
2805 Ribera Road  
Carmel, CA 93923