

Septic to Sewer Conversion Project

Frequently Asked Questions (FAQs)

RIGHT OF ENTRY PROCESS

- **Will a signed Right of Entry form indicate contractors will have full access to my property at any time?**
 - The signed Right of Entry form indicates the contractor has full rights to access the property and perform the work. However, the District will communicate with each property before accessing to ensure a path for the new lateral is clear and belongings and pets are properly secured before the work occurs.
- **Is there a reason for the extended date on the right off entry form which exceeds past the date of construction completion?**
 - Because this Project is grant funded, dates utilized on the Right of Entry form are mandated by the grant for future State audit purposes.
- **Can one property owner sign the Right of Entry form?**
 - ALL property owners named on the grant deed must sign the Right of Entry form. Failure to do so will result in an incomplete packet and your property will be disqualified.
- **Where do I sign the Right of Entry form?**
 - ALL property owners must sign on page 6 as indicated on the example form.
- **Do I need to send in the whole Right of Entry form or just the page I signed?**
 - Please send the entire right of entry form as a whole.
- **Do I need to send in my deed of trust?**
 - Yes, if your property is under a trust, a copy of the deed must be submitted alongside the signed right of entry form.
- **Can I email the Right of Entry forms and required documents?**
 - Yes, you may email the: ROE forms, copy of IDs, and copy of Trusts if applicable to septicconversion@evmwd.net
- **I never received my Right of Entry forms; how do I obtain one?**
 - You can call the project helpline at 951-200-4136, email septicconversion@evmwd.net to request a new one, or obtain a blank form on the project website www.evmwd.com/septic.
- **How does EVMWD know who the property owners are?**
 - Our team verifies property ownership information with the county recorder's office.
- **I signed a Right of Entry form but am selling my property and won't be around by the time construction begins, what will that mean for the new owners?**
 - Once the property is sold, the new owners will need to sign a Right of Entry form. The property can remain in the project under the new ownership with proof of ownership transfer and a signed Right of Entry form.
- **Who can help determine if my current piping can support a septic to sewer conversion?**
 - The County has a resource page you can review here: <https://rivcoeh.org/septic-systems>. While the County doesn't directly perform inspections or repairs, they recommend



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contacting a qualified contractor. They maintain a list of approved contractors under their LAMP, which you can find here:

- LAMP: <https://rivcoeh.org/sites/g/files/aldnop361/files/users/user136/2024%20Riverside%20LAMP.pdf>
- Contractor List: <https://rivcoeh.org/sites/g/files/aldnop361/files/2024-08/QSP%20List.pdf>

We recommend reaching out to a contractor on this list for a professional assessment and quote. Alternatively, you could wait for our project inspection. However, please note, if your system is in significant disrepair, repairs could exceed the project's funding limits, and you may need to address these issues independently before conversion.

- **If I signed the Right of Entry form and change my mind, when is the last day to opt out?**
 - Once the contract for construction has been awarded by the District, opted-in properties will not be allowed to opt-out of the project.
- **What could happen if I decide not to connect to sewer?**
 - A permit from the County is required to repair or replace your septic system. At the completion of this project, the County could potentially deny your septic permit. County mandates may require you to connect to sewer, at your own cost, if your property is within 100 feet of a sewer line. After the project is completed, the majority of properties in each neighborhood will be within 100 feet of a sewer line.

CONSTRUCTION

- **When is construction estimated to begin?**
 - Currently, construction is anticipated to begin in Spring 2025.
- **What should I expect during construction?**
 - Crews will survey your property and the construction contractor will finalize and construct the sewer lateral connection, which includes installing pipe that will carry sewage from your home to the district's sewer system and treatment plant. The septic system will be cleaned, broken up and leach field will be abandoned in place. If applicable, the yard will be restored. To construct the sewer system, crews will access community and private properties using heavy construction equipment to dig up the roadway and install sewer pipes. This will require road closures, parking restrictions and/or lane reductions. Please be advised that this work may also be loud.
- **Will I be given notice before EVMWD needs to access my property?**
 - EVMWD and/or their contractor will provide advance notice to residents and property owners before they access the property. This will require that you remove any obstacles to accessing the property and secure your animals before we can enter.



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- **Will EVMWD need to enter my home?**
 - In most cases, we will not need access into the home; only access to the outside property. Access may be required for lots designated to receive a grinder pump if your electrical panel is inside the home. In any case, if EVMWD and/or their contractors need access into the home, we will coordinate with the property owner and/or resident in advance.
- **How will the contractor keep a record of current property conditions and post-construction property conditions?**
 - The contractor will work side-by-side with a representative of the District to document conditions via pictures and video before and after work occurs on the property.
- **How long will my home be disconnected from water during construction?**
 - The project is not anticipating any disruptions to your water service.
- **Will EVMWD move and store any of my personal items, such as vehicles, during construction?**
 - EVMWD will not move or store any personal items, including vehicles. It is the property owner's responsibility to move their items to a secure location before and during construction.
- **Will my home be accessible throughout construction?**
 - Yes, EVMWD will ensure residents have access to their homes during construction. Any interruptions to home accessibility will be minimal.
- **I have dogs/ animals- how long will I need to keep them indoors or have them tied up?**
 - It is anticipated that construction on most properties should not exceed 2 days. However, because each property is different, that time may vary. EVMWD and/or their contractor will provide advance notice and an approximate timeline for activity on your property.
- **I haven't provided maintenance to my septic in a long time, will that be a problem?**
 - If your septic system is in significant disrepair, repairs could exceed the project's funding limits, excluding your property from the project. We advise that property owners address these issues independently before the start of construction.
- **Will a lateral connection be installed in front of vacant lots that are within the project limits?**
 - The main sewer line will be constructed throughout the project limits. A stub-out from the main sewer line will be provided in front of most vacant lots, this stub-out extends approximately 24 inches from the main sewer line. Residents will be able to connect to the stub-out and complete their own lateral after the project is complete.
- **Can a new mobile home that is added onto an already opted in property, be connected via the project?**
 - The Project will provide one lateral to each property and will connect at each septic tank location. Additional connections will be the homeowner's responsibility.

GENERAL PROJECT



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- **What is the project?**
 - The 100% no cost project will convert residents' private onsite septic system to the EVMWD sewer system.
- **Why was my neighborhood chosen to convert from a septic to sewer system?**
 - Your neighborhood was chosen by EVMWD based on community and environmental needs.
- **What are the project benefits?**
 - Increased property value, improved general health, reduced water pollution, no more costly septic system maintenance and repairs, and reduced septic odors.
- **What is this going to cost me?**
 - No cost to you! EVMWD will secure money from the Clean Water State Revolving Fund (CWSRF) to improve the sewer systems in your neighborhood. The project will cover the cost of construction work, all associated fees, abandonment of your septic tank(s), and restoration of your yard. Saving you an estimated \$60,000. To learn more about the monthly sewer charges, please visit, www.evmwd.com/septic.
- **Can I get a letter indicating that my property will be connected to sewer so the County could approve my ADU permit?**
 - EVMWD is not able to provide a letter guaranteeing that your property will be connected to the sewer line by a specific time. Property owners will need to wait to be connected to sewer before they obtain a permit to build an ADU in their property.
- **Do I need special electrical requirements, or will I need an electrical upgrade if my property requires a grinder pump?**
 - Generally, your home will not require any special electrical requirements if a grinder pump is required. The project will inspect your electrical panel and make the necessary modifications to accommodate the addition of the grinder pump, which may include replacement of the panel. However, if your electrical system is in significant disrepair or non-permitted connections or upgrades have been performed, repairs could exceed the project's funding limits, excluding your property from the project. We advise that property owners address these issues independently before the start of construction.
- **Will my property be reassessed after the project to assess property value?**
 - No. We have discussed the Project with Riverside County, and they have confirmed the participating properties will not be reassessed at the completion of the Project.
- **Will our property taxes increase?**
 - No. We have discussed the Project with Riverside County, and they have confirmed that property taxes will not be affected by the Septic to Sewer Conversion Project.



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OPT IN PROCESS

- **What happens if I do not opt in?**
 - The program will save you an estimated \$60K. EVMWD may not fund septic to sewer conversions and costs for property owners who do not opt in the program before construction.
- **What do I do next?**
 - Opt in for Septic to Sewer Conversion by filling out the form that can be found on the project website www.evmwd.com/septic, or call 951-200-4136.
- **Do I need to sign something to be a part of this program?**
 - Yes, all property owners need to sign a form to opt in to convert their septic systems and save.

