

Cost of Septic Tank Abandonment and Connection to Public Sewer Line

Option 1- Connection to public sewer system prior to construction of a City sewer project.												
Case Study No.	Encroachment Permit			Building and Safety Permit							Grand Total	
	Street Excavation	Sewer	Total	Building Permit ¹	Plumbing Permit Issuance	Sewer Connection	OC Sanitation ²	General Plan Update Fee ³	CBSC ³	Total		
1	\$ 474.00	\$ 1,281.00	\$ 1,755.00	\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 120.00	\$ 2.00	\$ 5,078.20	\$ 6,833.20	
2	\$ 714.00	\$ 1,445.00	\$ 2,159.00	\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 94.76	\$ 1.00	\$ 5,051.96	\$ 7,210.96	
3	\$ 801.00	\$ 1,475.75	\$ 2,276.75	\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 122.98	\$ 2.00	\$ 5,081.18	\$ 7,357.93	
4	\$ 801.00	\$ 1,475.75	\$ 2,276.75	\$ 336.20	\$17.00	\$17.00	\$3,855.00	\$ 120.39	\$ 2.00	\$ 4,347.59	\$ 6,624.34	
5	\$ 711.00	\$ 1,752.65	\$ 2,463.65	\$ 336.20	\$17.00	\$17.00	\$3,855.00	\$ 205.45	\$ 2.00	\$ 4,432.65	\$ 6,896.30	

Case Study No.	Construction (Sewer Main & Lateral)			
	Charles King Co.	Sully-Miller	Cedro Construction	Average Cost
1	\$ 45,000.00	\$ 76,000.00	\$ 144,658.00	\$ 88,552.67
2	\$ 60,000.00	\$ 88,000.00	\$ 289,316.00	\$ 145,772.00
3	\$ 85,000.00	\$ 93,000.00	\$ 275,200.00	\$ 151,066.67
4	\$ 80,000.00	\$ 88,000.00	\$ 269,100.00	\$ 145,700.00
5	\$ 80,000.00	\$ 115,000.00	\$ 310,150.00	\$ 168,383.33

Septic Tank Abandonment			
Charles King Co.	Sully-Miller	Cedro Construction	Average Cost
\$ 10,000.00	\$ 8,000.00	\$ 16,000.00	\$ 11,333.33

¹ Based on average cost to abandon septic system only
² Based on # of bedrooms
³ Based on average cost for abandonment and new sewer line install on private property only

Option 2- Connection to public sewer system **after construction of a City sewer project**. Sewer laterals will be constructed between main and property line at City cost.

Case Study No.	Encroachment Permit ¹	Building and Safety Permit						Total	Grand Total
		Building Permit ²	Plumbing Permit Issuance	Sewer Connection	OC Sanitation ³	General Plan Update Fee ⁴	CBSC ⁴		
1		\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 120.00	\$ 2.00	\$ 5,078.20	\$ 5,078.20
2		\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 94.76	\$ 1.00	\$ 5,051.96	\$ 5,051.96
3		\$ 336.20	\$17.00	\$17.00	\$4,586.00	\$ 122.98	\$ 2.00	\$ 5,081.18	\$ 5,081.18
4		\$ 336.20	\$17.00	\$17.00	\$3,855.00	\$ 120.39	\$ 2.00	\$ 4,347.59	\$ 4,347.59
5		\$ 336.20	\$17.00	\$17.00	\$3,855.00	\$ 205.45	\$ 2.00	\$ 4,432.65	\$ 4,432.65

Case Study No.	Construction (Sewer Lateral)			
	Charles King Co.	Sully-Miller	Cedro Construction	Average Cost
1	\$ 8,100.00	\$ 13,680.00	\$ 26,038.44	\$ 15,939.48
2*	\$ 4,200.00	\$ 6,160.00	\$ 20,252.12	\$ 10,204.04
3	\$ 9,350.00	\$ 10,230.00	\$ 30,272.00	\$ 16,617.33
4	\$ 8,800.00	\$ 9,680.00	\$ 29,601.00	\$ 16,027.00
5*	\$ 16,800.00	\$ 24,150.00	\$ 65,131.50	\$ 35,360.50

Septic Tank Abandonment			
Charles King Co.	Sully-Miller	Cedro Construction	Average Cost
\$ 10,000.00	\$ 8,000.00	\$ 16,000.00	\$ 11,333.33

¹ Encroachment permit not required.

² Based on average cost to abandon septic system only

³ Based on # of bedrooms

⁴ Based on average cost for abandonment and new sewer line install on private property only

* All residents on private streets shall agree to construct a public sewer main and provide an easement. If they don't agree then use Option 1, Case Study No. 2 and 5 costs.

TABLE A
CAPITAL FACILITIES CAPACITY CHARGES (CFCC)-Effective July 1, 2017

<u>Use Category</u>	<u>Rate Basis</u>	<u>Base Charge</u>
Commercial – Industrial	Per 1,000 square feet ¹	
Low Demand ²	Per 1,000 square feet	\$ 321.00 ¹
Average Demand ⁴	Per 1,000 square feet	\$2,000.00 ¹
High Demand ³	Per 1,000 square feet	\$4,751.00 ¹
Single Family Residential (SFR) ⁵		<u>Base Charge</u>
5+ Bedrooms		\$5,356.00
4 Bedrooms		\$4,586.00
3 Bedrooms		\$3,855.00
2 Bedrooms		\$3,121.00
1 Bedroom		\$2,387.00
Multi-Family Residential (MFR) ⁶		<u>Base Charge</u>
4+ Bedrooms		\$4,164.00
3 Bedrooms		\$3,429.00
2 Bedrooms		\$2,695.00
1 Bedroom		\$1,926.00
Studio ⁷		\$1,238.00
Supplemental CFCC for Permit Users, includes 5% cost of funds.		
Flow, gallons per day		\$0.001936
BOD, pounds per day		\$0.415100
SS, pounds per day		\$0.222610

¹Provided that the minimum Capital Facilities Capacity Charge for such new construction shall be \$3,855; and all calculations shall be on a 1,000 square foot, or portion thereof, basis.

²Low Demand connections are the following categories of users: Nurseries; Warehouses; Churches; Truck Terminals; RV Parks, RV Storage Yards, Lumber/Construction Yards, Public Storage Buildings; and other facilities with restrooms, offices, lobbies and/or areas whose flows are similar in volume to these listed categories. Parking Structures not connected to the sewer will not be charged.

³High Demand connections are the following categories of users: Restaurants (including patios used for additional seating capacity); Supermarkets; Car Washes; Coin Laundries; Amusement Parks; Shopping Centers with one or more Restaurants, or food court; Food Processing Facilities; Textile Manufacturers; and other dischargers whose flow is similar in volume to these listed categories.

⁴All other connections are Average Demand users including: Hotels; Strip Malls without restaurants; Music Halls without food facilities; Office buildings; Senior Housing with individual living units without kitchens but with a common kitchen, and wash pads.

⁵ Bedroom additions are considered a change of use and a CFCC must be paid. Bedrooms include enclosed loft additions, bonus rooms that may be used as offices, workout rooms, media rooms, or libraries, or any other additions, which could potentially be used as a bedroom. The classification of these additions will be reviewed and determined by staff. Any detached building such as an addition over an existing garage or a new building with the same designation as mentioned above will be considered a separate living residence (SFR).

⁶MFR units consist of multiple units that receive one secured property tax bill such as apartments. Senior housing with individual living units that include a kitchen are considered MFR units.

⁷ Studio – one single room with no separating doors or openings leading to another part of the room (except for a bathroom).

CASE 1



CASE 2



CASE 3



CASE 4



CASE 5

