



# Neighborhood Pre-Construction Meeting Chico Urban Area Nitrate Compliance Plan

**Project Area 1 N**  
**Esplanade**  
**Lassen Avenue**  
**Cohasset Road**

# Welcome – Tonight's Format

- Brief Background and History
- Overview of Project
- Project Schedule
- Financing
- Questions and Discussion
- Where to Get Information and Assistance

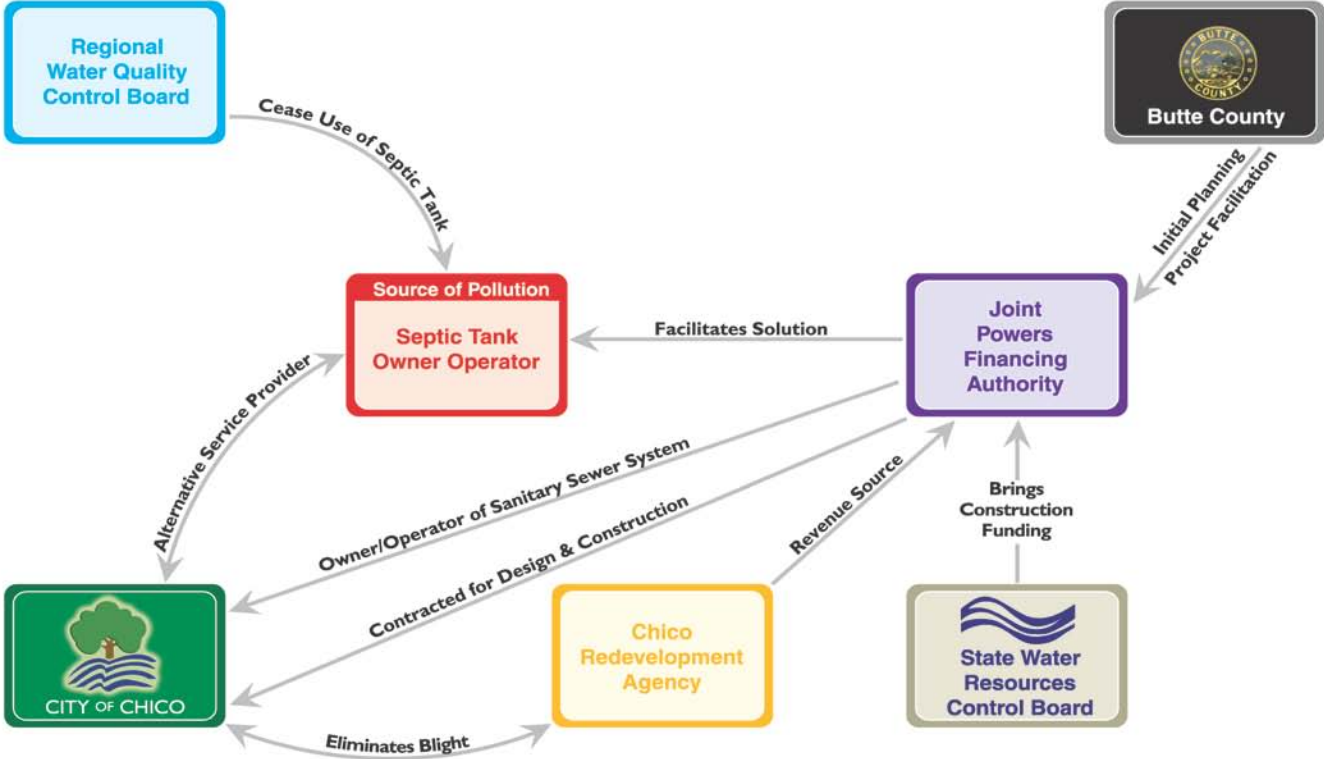
# Purpose of Tonight's Meeting

- To leave with a better understanding of
  - Construction scheduling
  - Financing alternatives
  - Resources to stakeholders
  - Why we need to do this work

# The Driving Force – Why We're Installing Sewers

- Prohibition Order No. 90-126 (the Order)
  - 1985 and 1988 – Nitrate Action Plan and County Service Area 114
  - 1990: State Prohibition Order No. 90-126
- Regional Water Quality Control Board
  - Role: To protect the waters of the State
- Chico Urban Area Nitrate Compliance Plan
  - 2000 - Butte County's formal response to the Order

# Stakeholder Relationships



# Summary of Local Waste Water Plumbing System

- Sewer Mains
  - The pipes in front of your property
- Laterals
  - The pipe between the main and your house
- Lift Stations and Force Mains
- Sewer Trunk Lines
  - The large pipes that carry sewage to the Plant
- Water Pollution Control Plant
  - Located about 8 miles southwest of Chico
  - Expanding capacity from 9 to 12 Million Gallons per Day
  - Construction to be completed by Fall 2009

## Pre-Construction Efforts Thus Far

- City prepared construction bid documents
  - Included: sewer designs & plans, traffic control, location of utilities, trench backfill, etc.
- Bids released August 14, 2008
  - Through contractors exchanges, public notice, etc..
- City sent letters to property owners
  - Requested input regarding placement of sewer laterals
- Bids opened October 15-17, 2008
- City reviewed bid proposals
  - Re: qualifications, cost, eligibility, etc.
- Notice to Proceed: Pending

# Project Area 1 N Specifics

- Three “Projects”
  - Esplanade
  - East Lassen Avenue
  - Cohasset Road
- To provide sewer pipe for up to 376 connections
- Estimated Start: January 2009
- Est. Completion: 120 days



# Esplanade

- W. Lassen Avenue
  - On W. Lassen from Camden Court to Esplanade
- Esplanade (i.e. between Lassen and Shasta)
  - Esplanade, E. Shasta Avenue, Monticello Lane, St. Michael Court, Bordeaux Court
- E. Lassen Avenue (between Esplanade & Hwy 99)
  - San Jose Street, Rafael Street, Monterey Street, Franciscan Way, Capistrano Place, Carmel Place, Santos Way, Mefford Way
- Sewer connections available = 206 laterals
- Infrastructure & Capacity Fee Cost = \$2.59 M

## E. Lassen Avenue

- E. Lassen Ave between Godman Ave & Burnap Ave
  - North: Godman Avenue, Villa Drive, Morgan Drive, San Gabriel Drive, Mayfair Drive, Morseman Avenue, Alynn Way, Jolyn Way, Mort Lane, Burnap Avenue
  - South: El Paso Way, White Avenue, Scenic Lane
- Sewer connections available = 134 laterals
- Infrastructure & Capacity Fee Cost = \$1.55 M

# Cohasset Road

- Cohasset Road (west)
  - Cameo Drive, Coral Court, Frontier Circle
- Sewer connections available = 36 laterals
- Infrastructure & Capacity Fee Cost = \$490,000

# Sewer Construction – Nuts & Bolts

- Traffic control set-up daily
  - (Utilities, property owners, buses, emergency responders, etc., will be contacted prior)
- Trenching for sewer mains
- Installation of mains, laterals and facilities
  - (i.e., manholes, lift stations, etc.)
- Backfilling of trenches
- Testing of sewer lines
- Final inspections

# Steps to Take after Sewer is Available

1. Sewer Service application fee
  - Contact City of Chico
2. Septic tank decommissioning
  - Contact Butte County Environmental Health
3. For Plumbing Permits
  - Contact City or County Building Department
4. For work done on private property
  - Contact local contractor(s) for on-site work
  - Or you can do some work yourself

# Septic Tank Abandonment – Nuts & Bolts

- Actual process takes about 2 days
- Preliminary Steps
  - Contractor meets with property owner on-site
  - Takes measurements & locates tank for cost estimate
  - Contractor files for necessary permits
  - Owner informs Contractor of underground utilities (i.e. sprinklers, etc.)
  - Contractor contacts locator service to verify other underground utilities
  - Phone, water, cable, gas, etc., are marked

# Day 1 – Private Sewer Connection

- Contractor locates public sewer lateral at the property line and trenches to house
- Contractor installs sewer line from the public sewer lateral and connects to the house (trench remains open)
- Contractor schedules inspection with Building Department for approval

## Day 2 – Private Sewer Connection

- Upon approval from inspector, Contractor fills trench (with existing dirt)
- Contractor pumps septic tank & punctures tank bottom
- Septic tank filled with either slurry or pea-gravel
- Contractor schedules inspection with County Health
- Upon approval
  - Contractor backfills holes & does site clean-up



# Variables Affecting Costs

- Size of septic tank (1,000 gallon or larger?)
- Location of septic tank
  - If less than 5 ft from structure, slurry fill required
  - If more than 5 ft from structure, pea-gravel is OK
- Existing landscaping, fencing, size of yard, equipment access
- Amount of pipe for sewer laterals
- Removal of old tanks and leach lines will add to cost

# Contractor – Turn-Key Operation

- Cost range could be \$4,000 to \$6,000 depending on variables (could be less)
- Cost includes:
  - Permits from County Health and Building Department
  - Sewer lateral installation & connection
  - Coordination with inspectors
  - Backfilling of trench
  - Septic tank pumping and decommissioning
  - General site clean-up

# Do I Hire a Contractor or Do it Myself?

- To Hire a General Contractor
  - Search the Yellow Pages
  - “Contractors – General Engineering and Plumbing” or “Septic”
- A Licensed General Contractor
  - Has permitting and construction experience
  - Has equipment, insurance and bonds, etc.
  - Verify contractor’s license via the internet at [www.cslb.ca.gov](http://www.cslb.ca.gov) or by calling 1-800-321-2752
- For Do it Yourselfers
  - All work MUST meet County Health and local Building Department requirements
  - Still need a Contractor to empty and render the septic tank

# What the State Revolving Fund Loan Will Cover

- Design, construction and installation of sewer mains
- Installation of sewer laterals to private property line
- Repair of backfill trench
- Repair of curb, gutter and sidewalks to match pre-existing conditions
- City Water Pollution Control Plant capacity fees

Funding for this project has been provided in full or in part through an agreement with the State Water Resources Control Board. The contents of this document do not necessarily reflect the views and policies of the State Water Resources Control Board, nor does mention of trade names or commercial products constitute endorsement or recommendation for use. (Gov. Code 7550, 40 CFR 31.20)

# Project Financing Review for Project Area 1N

- Public Costs – Paid by Joint Powers Financing Authority
  - Construction: Sewer mains and sewer laterals within public Right-of-Way
  - Portion of City Fees - Water Pollution Control Plant capacity fee
- Private Costs – Paid by Property Owner
  - Decommission septic tank, laterals installed on private property, home plumbing, landscape repair if necessary
  - Estimated cost to property owner = \$4,000 to \$6,000 per unit
- Other Costs – Paid by Property Owner
  - City Sewer Trunk Line Capacity Fee = \$1,693 per unit
  - Lift Station Fee = Either \$102 (E. Lassen) or \$468 per unit (Esplanade)
  - Trunk & Lift Station fee may be financed with the City
  - Monthly sewer fees after connection to sewer

# What's Not Included

- Storm drains and drainage systems
- Road improvements
  - Only repair of backfill trench
- New curb, gutter & sidewalks
  - To match pre-existing conditions
- Installation of sewer laterals on private property or septic tank decommissioning
  - This is “on-site” work, responsibility of property owner
- Sewer trunk line capacity fees
  - Property owner can finance with the City

# Financial Assistance

- Est. Cost range: \$4,000 to \$6,000 per unit
- County is exploring options for:
  - Loans
    - County could be the loan program administrator
    - Must value collateral and ability for debtor to repay a loan
  - Grants (competitive with specific requirements)
    - Must meet Target Income Group
- City of Chico Programs
  - Sewer Fees in Lieu (i.e. finance sewer trunk capacity and lift station fee with City)
- Home Equity Loan

# For More Information

- County of Butte
  - Chief Administrative Office: 538-7631
  - County Environmental Health: 538-7281
  - County Building Division: 538-7601
  - County of Butte web site: [www.buttecounty.net](http://www.buttecounty.net)
- City of Chico
  - City Building Department – 879-6700
  - City Engineering Division – 879-6900
  - City of Chico web site: [www.ci.chico.ca.us](http://www.ci.chico.ca.us)