

Connecting to Public Sewer in Placer County

Although every project is unique, the following guidelines apply to each project:

- The Process begins with the Community Development Resource Agency (CDRA) at 3091 County Center Drive in Auburn (the two story building at the corner of Bell and Richardson). Front counter staff are available to provide more information and/or provide direction to Department specialists. For initial contact with your sewer questions, please call a technician with our Counter Services Division at (530) 745-3190.
- The Department of Facility Services Environmental Engineering Division is responsible for three Sewer Maintenance Districts (SMD)s and six County Service Areas (CSA). They are as follows:
 - SMD No. 1 North Auburn (outside the City limits)
 - SMD No. 2 Granite Bay Area
 - SMD No. 3 Horseshoe Bar/Auburn Folsom Road Area
 - CSA 28, Zone 2, A3 Sunset Industrial Area
 - CSA 28, Zone 6 Sheridan (Moratorium in effect)
 - CSA 28, Zone 23 Blue Canyon
 - CSA 28, Zone 24 Applegate (Moratorium in effect.)
 - CSA 28, Zone 55 Livoti
 - CSA 28, Zone 173 Dry Creek

Note: Other agencies have jurisdiction over public sewer within the County: (Roseville, Lincoln, Colfax), South Placer Municipal Utility District (SPMUD), Tahoe and Donner Summit Areas as well as a few Community Services Districts. The applicable agency should be contacted for their requirements for public sewer.

The requirements to connect to a County SMD or CSA vary depending on the situation. One or more of these may be required before sewer connection is allowed.

- If stub to property line is available pay all applicable fees.
- If no stub is available a Sewer Tap Permit and a plumber bonded with the County for the job will be needed to tap the existing sewer line (See Sewer Tap Requirements handout).
- Annexation may be necessary if the subject parcel is not currently in one of the districts (See annexation handout).
- New public sewer will need to be built at owners expense if sewer does not currently exist at subject parcel (See below for more detail).
- Commercial projects may have different requirements, contact the Engineering Department at CDRA for more information.
- A Septic Tank Effluent Pump System (STEP) may be required (See Low Pressure handout).

Larger Projects including Parcel Maps

- Larger projects will require a subsequent public hearing for approval. A Pre-Development Meeting is the first step in providing the preliminary information that needed to determine the feasibility of the project. Submit an application describing your proposed project and include sufficient data so that County Staff can prepare for the meeting. All applicable County Staff members will attend the meeting to determine the likely requirements for the project. For fees please contact the CDRA counter representatives. During the pre-development meeting, a checklist will be provided with items that are required with the initial project submittal for the environmental review process.
- For Parcel Maps, the Planning Department will conduct a pre-development meeting.

Environmental Review

- In most cases, the next step is to submit an application for environmental review. Some small projects may be exempt from this process, but recent changes now require nearly all parcel maps to undergo environmental review. For applicable fees please contact the CDRA counter representatives. More information can also be found on the County website (www.placer.ca.gov) under Environmental Coordination Services
- During the environmental review process, County Staff will analyze the submitted information and will respond with questions and comments with regard to the project.
- Once staff is satisfied with the proposed projects Sewer Study and Sewer Master Plan, a Sewer Will Serve Requirements Letter will be issued. This letter pertains to sewer issues. Other departments will likely have additional requirements.

Public Sewer Extensions

- Basic policy with regard to public sewer extension is as follows:
 - The County does not build public sewer.
 - Developers, joint ventures and individual property owners must extend the public sewer at the owners expense based on the project requirements and applicable County ordinances.
 - Public sewer design must be completed by a private California registered civil engineer and submitted to the Engineering and Surveying Department for plan checking and subsequent approval.
 - Public sewer must be constructed by private bonded contractors with County inspectors insuring that it meets County standards.
 - Upon acceptance of the improvements by the County, the sewer line becomes public and maintenance then becomes the responsibility of the applicable County Sewer Agency.

- A Reimbursement Agreement may be available for the project. Benefiting parcels will pay a reimbursement at time of permitting to connect to subject sewer (See Engineering Department).

Sewer Related Fees
(Varies by District/Zone)

- Connection Fees. To provide for the impact of the connection on the existing capacity of the wastewater treatment plant. One time fee payable prior to issuance of a sewer permit.
- Facility Fee. A special one time fee to fund the shop for utility crews and equipment.
- M & O Fee. Maintenance and Operations (M&O) fees pay for the maintenance of the collection system and wastewater treatment and will appear on the property tax bill in subsequent years. The pro rata amount will need to be paid for the current year prior to issuance of the sewer permit. Note: For STEP Low Pressure systems an additional surcharge is required, which pays for the service of the STEP system.
- Inspection Fee. This fee pays for the administration/inspection services.
- Annexation Application Fee. A fee to process the application for annexation.
- Annexation Fee. A fee for the privilege of using the existing infrastructure that was constructed and paid for by others.
- Reimbursement Fee. A project that extends sewer across another parcel or is required to upsize or increase the depth of a pipeline to serve upstream property owners may be eligible for a reimbursement agreement. The County will administer reimbursement agreements by collecting fees from benefiting parcels prior to the issuance of a sewer permit. Typically reimbursement agreements expire after ten years.
- In-lieu Fees. This fee will be collected prior to issuance of a sewer permit from benefiting property owners who do not construct public sewer nor pay a reimbursement.
- SAD-90 Fee. A sewer assessment district fee that applies only to certain parcels in SMD No. 2.