

ON-SITE SERVICES DISTRICT (water/sewer) COSTS

ITEM	LOW	HIGH
Annexation fee	\$0	\$0
Preliminary review	\$4,000	\$4,000
Pre zoning review	\$7,000	\$8,000
Environmental Impact Review	\$92,000	\$138,000
Sewer/Water Connection Charge	\$0	\$0
Wastewater Retrofit Impact Fee	\$0	\$0
Dedication of Right of Way	\$0	\$0
Assessment District Formation	\$184,000	\$551,000
Bonds	\$92,000	\$101,000
School impact fees	\$0	\$0
Encroachment Permit	\$58,000	\$86,000
Grading Permit	\$2,000	\$2,000
On-Site permits	\$115,000	\$170,000
Water Distribution (8") Modifications	\$116,000	\$173,000
Septic/leach upgrades (<30% remodel)	\$1,152,000	\$1,730,000
Seal existing septic tanks	\$0	\$0
Storm Drainage	\$459,000	\$690,000
Repave streets	\$510,000	\$760,000
Street lighting	\$0	\$0
Sidewalk	\$0	\$0
Inspections	\$67,000	\$101,000
Contingency 25%	\$710,000	\$1,130,000
TOTAL	\$3,571,000	\$5,649,000
Average cost per lot	\$42,000	\$66,500

ANNEXATION COSTS (to Sebastopol)

ITEM	LOW	HIGH
Annexation fee	\$260,000	\$280,000
Preliminary review	\$3,000	\$3,000
Pre zoning review	\$5,000	\$6,000
Environmental Impact Review	\$140,000	\$200,000
Sewer/Water Connection Charge	\$1,180,000	\$1,300,000
Wastewater Retrofit Impact Fee	\$0	\$14,000
Dedication of Right of Way	\$0	\$7,000
LAFCO procedures	\$68,000	\$136,000
Bonds	\$68,000	\$75,000
School impact fees	\$10,000	\$11,000
Encroachment Permit	\$7,000	\$7,000
Grading Permit	\$1,000	\$1,000
Building permits	\$7,000	\$7,000
Water Distribution (8")	\$850,000	\$850,000
Sanitary Sewer, Gravity	\$600,000	\$600,000
Seal existing septic tanks	\$120,000	\$170,000
Storm Drainage	\$340,000	\$510,000
Repave streets	\$380,000	\$560,000
Street lighting	\$0	\$68,000
Sidewalk	\$130,000	\$500,000
Inspections	\$70,000	\$100,000
Contingency 15%	\$630,000	\$810,000
TOTAL	\$4,869,000	\$6,215,000
Average cost per lot	\$57,300	\$73,100

ON-SITE SERVICES DISTRICT (water/sewer)

ITEM	LOW	HIGH
Planning	\$554,000	\$1,060,000
Construction	\$2,304,000	\$3,454,000
Contingency	\$715,000	\$1,129,000
TOTAL	\$3,573,000	\$5,643,000
Average cost per lot	\$42,000	\$66,000

ANNEXATION COSTS (to Sebastopol)

ITEM	LOW	HIGH
Planning	\$1,749,000	\$2,047,000
Construction	\$2,490,000	\$3,358,000
Contingency	\$636,000	\$811,000
TOTAL	\$4,875,000	\$6,216,000
Average cost per lot	\$57,000	\$73,000

NOVATO
\$40,000/home
(only to street connection)
YUCAIPA (S.Cal)
\$125,000/home

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SONOMA/MARIN
\$35-50,000/home
state-of-the-art

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ANNUAL COST (Belmont)
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 \$713/yr in 2013
SEPTIC INSPECTIONS (Marin)
 \$350/yr

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