

**Sacramento County Water Agency Code
Title 3**

WHOLESALE AND RETAIL WATER SERVICES

Chapters:

- 3.10 General Provisions
- 3.20 Definitions
- 3.30 Establishment of Zones
- 3.40 Conditions of Service
- 3.50 Rates and Fees

Schedules:

- Appendix No. 1

**GENERAL PROVISIONS
CHAPTER 3.10**

Sections:

- 3.10.010 Findings of Fact
- 3.10.020 Purpose of Title
- 3.10.030 Statutory Authorization
- 3.10.040 Administrative Regulations

3.10.010 Findings of Fact.

A. The Board hereby finds that an adequate and continuous supply of water is necessary for the health, safety and general welfare of residents and visitors within the geographical boundaries of the Sacramento County Water Agency.

B. The Board hereby further finds that it is necessary to establish zones and prescribe, revise, and collect fees and charges in order to provide an adequate and continuous supply of water. (WAO-0069 § 1, 2007)

3.10.020 Purpose of Title.

Title 3 of the Sacramento County Water Agency Code is hereby added in order to authorize actions necessary to provide adequate and continuous supply of water within the boundaries of Zone 40, Zone 50 and Zone 41 of the Agency. (WAO-0069 § 1, 2007)

3.10.030 Statutory Authorization.

A. The Legislature of the State of California has, in Section 4 of the Sacramento County Water Agency Act, delegated to the Agency the power to do any and every lawful act necessary to be done so that sufficient water may be available for any present and future beneficial use or uses of the lands or inhabitants within the Agency.

B. The Legislature of the State of California has, in Section 5 of the Sacramento County Water Agency Act, further authorized the Agency to fix, revise and collect rates and charges for the services, facilities or water furnished by it. (WAO-0069 § 1, 2007)

3.10.040 Administrative Regulations.

A. The Agency Engineer is hereby authorized to promulgate and enforce such rules or regulations consistent with and necessary to implement the purposes, intent and express terms of this title.

B. No rules or regulations promulgated by the Agency Engineer, or amendments thereof, shall be enforced or become effective until thirty (30) calendar days following the date on which the proposed rules or regulations are filed with the Clerk of the Board of Directors. (WAO-0069 § 1, 2007)

DEFINITIONS CHAPTER 3.20

Sections:

3.20.010	Definitions
3.20.020	Agency
3.20.030	Board
3.20.040	Building Supply
3.20.050	Commercial Service
3.20.060	County
3.20.070	Cross-connection
3.20.080	Customer
3.20.090	Domestic Service
3.20.100	Engineer
3.20.110	Fire Protection Water Service
3.20.120	Flat Rate Service
3.20.130	Groundwater
3.20.140	Industrial Service
3.20.150	Main or Water Main
3.20.160	Meter
3.20.170	Metered Service
3.20.172	Irrigation
3.20.173	Irrigation Metered Service
3.20.175	Reclaimed Water
3.20.176	Reclaimed Water Service
3.20.180	Person
3.20.190	Point of Use
3.20.200	Private Fire Service
3.20.210	Retail Water Service
3.20.220	Service Connection
3.20.230	Service Line
3.20.240	Special Service Area
3.20.250	Source
3.20.260	Surface Water
3.20.270	Water Service Charges
3.20.280	Wholesale Water Service
3.20.290	Zone 40
3.20.300	Zone 41
3.20.310	Zone 50

3.20.010 Definitions.

Unless the context specifically indicates otherwise, the meanings of terms used in this title are as follows: (WAO-0069 § 1, 2007)

3.20.020 Agency.

The Sacramento County Water Agency. (WAO-0069 § 1, 2007)

3.20.030 Board.

The Board of Directors of the Sacramento County Water Agency. (WAO-0069 § 1, 2007)

3.20.040 Building Supply.

That part of the water system from the service connection to the place of consumption. (WAO-0069 § 1, 2007)

3.20.050 Commercial Service.

Water service to premises where the customer is primarily engaged in a business or trade. This includes hotels, motels, rest homes, schools, and any other service not hereinafter defined as domestic service or industrial service. (WAO-0069 § 1, 2007)

3.20.060 County.

The County of Sacramento, California. (WAO-0069 § 1, 2007)

3.20.070 Cross-connection.

Any installation which permits by any means whatsoever, used, unclean, polluted, or contaminated water, or water from any other source, to enter the Agency water system. (WAO-0069 § 1, 2007)

3.20.080 Customer.

The owner of the property receiving water service. (WAO-0069 § 1, 2007)

3.20.090 Domestic Service.

Water service for drinking, culinary, and household purposes, swimming pools, and irrigation for single family, duplex and multiple family residential premises. (WAO-0069 § 1, 2007)

3.20.100 Engineer.

The director of the Sacramento County Department of Water Resources, or his designated representative. (WAO-0069 § 1, 2007)

3.20.110 Fire Protection Water Service.

Additional water that is necessary for fire hydrants, fire sprinkler systems and other fire protection equipment. (WAO-0069 § 1, 2007)

3.20.120 Flat Rate Service.

Water service in unmeasured quantities at a fixed cost for a fixed period of time. (WAO-0069 § 1, 2007)

3.20.130 Groundwater.

Water extracted from a saturated zone beneath the surface of the ground. (WAO-0069 § 1, 2007)

3.20.140 Industrial Service.

Water service for manufacturing, processing, warehousing, or any other activity allowed on an industrially zoned property. (WAO-0069 § 1, 2007)

3.20.150 Main or Water Main.

An Agency distribution pipeline located in a street or public easement and designed to service the general public. (WAO-0069 § 1, 2007)

3.20.160 Meter. Any device used for the purpose of measuring the quantity of water delivered to a customer. (WAO-0069 § 1, 2007)

3.20.170 Metered Service. Water service in measured quantities at a cost based on the quantity used in a fixed period of time. (WAO-0069 § 1, 2007)

3.20.172 Irrigation. Irrigation is the artificial application of controlled amounts of water to land for the purpose of commercial landscaping. Irrigation does not include watering for agricultural purposes, watering of residential lawns or commercial indoor watering. (WAO-0095 § 1, 2018)

3.20.173 Irrigation Metered Service. Water service for use of irrigation water. (WAO-0095 § 2, 2018)

3.20.175 Reclaimed Water.

As defined by the State of California in the California Safe Drinking Water Act, Reclaimed Water is defined as wastewater which as a result o treatment is suitable for uses other than potable use. (WAO-0069 § 1, 2007)

3.20.176 Reclaimed Water Service.

Water service for use of reclaimed water. (WAO-0069 § 1, 2007)

3.20.180 Person.

Includes any person, firm, association, organization, partnership, corporation or company. (WAO-0069 § 1, 2007)

3.20.190 Point of Use.

The location where the groundwater or surface water will be put to use or consumed. (WAO-0069 § 1, 2007)

3.20.200 Private Fire Service.

Water mains, fire hydrants, sprinkler systems and other fire protection equipment owned and maintained by a customer. (WAO-0069 § 1, 2007)

3.20.210 Retail Water Service.

Water delivery service provided to end users. (WAO-0069 § 1, 2007)

3.20.220 Service Connection.

The point of connection of the customer's piping with the valve or meter. Normally this is at the lot property line or easement line. (WAO-0069 § 1, 2007)

3.20.230 Service Line.

The pipeline between the Agency's main and the valve or meter, including all the pipe, fittings and valves necessary to make the connection to the Agency's main. (WAO-0069 § 1, 2007)

3.20.240 Special Service Area.

A geographic area within a zone of the Agency, as provided for in Section 1.1 of the Sacramento County Water Agency Act, that receives additional services not provided to all areas within that zone's boundaries. (WAO-0069 § 1, 2007)

3.20.250 Source.

The point or location from which the groundwater is pumped or the surface water is diverted. (WAO-0069 § 1, 2007)

3.20.260 Surface Water.

All water above the earth's surface or otherwise obtainable from a stream, a body of water such as a lake, surface tributaries and other contributory sources which are subject to the permit and license system administered by the State Water Resources Control Board. (WAO-0069 § 1, 2007)

3.20.270 Water Service Charges.

Flat rate service charges or metered service charges levied against real property on the basis of benefit received. (WAO-0069 § 1, 2007)

3.20.280 Wholesale Water Service.

Water delivery service provided to other retail water purveyors. (WAO-0069 § 1, 2007)

3.20.290 Zone 40.

A zone of the Sacramento County Water Agency which is authorized to provide for the construction of the capital facilities of the water system that provides retail and wholesale water services. (WAO-0069 § 1, 2007)

3.20.300 Zone 41.

A zone of the Sacramento County Water Agency which is authorized to provide for maintenance and operations and capital improvements of the water system that provides wholesale and retail water services. (WAO-0069 § 1, 2007)

3.20.310 Zone 50.

A zone of the Sacramento County Water Agency which is authorized to provide for the construction of the capital facilities of the water system that provides retail and wholesale water services. (WAO-0069 § 1, 2007)

ESTABLISHMENT OF ZONES
CHAPTER 3.30

Sections:

3.30.010	Formation
3.30.020	Notice
3.30.030	Notice to Auditor-Controller
3.30.040	Deposit of Funds
3.30.050	Use of Funds
3.30.060	Annual Budget

3.30.010 Formation.

The formation of any zone to accomplish the purposes of this title shall meet the requirements of Section 1.1 of the Sacramento County Water Agency Act and any other applicable law. (WAO-0069 § 1, 2007)

3.30.020 Notice.

A. Notice of the public hearing by the Board regarding formation of a zone shall be given by publication once a week for two consecutive weeks prior to the hearing, the last publication of notice must be at least seven (7) days before the hearing. The notice shall be published in a newspaper of general circulation designated by the Board and circulated in the zone. If there is no such newspaper, then notice shall be given by posting for two consecutive weeks prior to the hearing in five public places designated by the Board and within the zone.

B. The notice shall set forth the time and place of the public hearing and the location(s) where a map of the proposed zone may be viewed. (WAO-0069 § 1, 2007)

3.30.030 Notice to Auditor-Controller.

Upon the approval of the formation of a zone by the Board, the Engineer shall provide a copy of the resolution to the Sacramento County Auditor-Controller. (WAO-0069 § 1, 2007)

3.30.040 Deposit of Funds.

All fees, charges, revenues, taxes, assessments and other receipts relating to or derived from the operations of a zone shall be deposited in the County Treasury to the credit of the fund or funds established for that particular zone. (WAO-0069 § 1, 2007)

3.30.050 Use of Funds.

A. All monies in the fund or funds of a particular zone shall be used to accomplish the purposes of the zone. The funds received from the collection of all fees and charges authorized by this Ordinance shall be deposited by the Engineer in the appropriate fund or funds of the Agency, and may be used for any purpose as may be authorized by the Board in accordance with applicable laws.

B. The Agency may establish and maintain separate funds, and make transfers or loans between the funds of a zone, as the Agency deems necessary, and in accordance with the provisions of Section 8.4 of the Agency Act. (WAO-0069 § 1, 2007)

3.30.060 Annual Budget.

The Engineer shall annually prepare a budget for each zone in the form and manner required for special districts. (WAO-0069 § 1, 2007)

CONDITIONS OF SERVICE
CHAPTER 3.40

Sections:

3.40.010	Application for Service
3.40.020	Annexations
3.40.030	Installation of Services
3.40.040	Extension of Service
3.40.050	Access to Property
3.40.060	Supply to Separate Premises
3.40.070	Temporary Service
3.40.080	Service Outside Agency
3.40.085	Reclaimed Water Use Conditions and Restrictions
3.40.090	Ground and Surface Water Export
3.40.100	Discontinuance of Service
3.40.110	Reestablishment of Discontinued Service
3.40.120	Water Waste
3.40.130	Unauthorized Use of Agency Water
3.40.140	Interference with Agency or County Employees
3.40.150	Continuity of Service

3.40.010 Application for Service.

New customers will be required to make written application for water service. Application shall be made on a form furnished by the Engineer. The application shall be supplemented by any other information considered necessary, in the judgment of the Engineer, to properly size the service. No work will be undertaken on any service line or connection until after the required application has been submitted and all applicable fees have been paid. The use of Agency water other than as specified in the application for service shall be considered unauthorized use of service and subject to enforcement.

To be eligible for water service the property must front on an Agency water main under proper pressure and of adequate capacity to serve the proposed use of the premises.

The Agency may refuse to serve an applicant for service under the following conditions:

- A. If the intended use of the service is of such a nature that it will be detrimental or injurious to the service furnished to existing customers;
- B. If, in the judgment of the Engineer, the applicant's installation for utilizing the service is unsafe or hazardous, or of such a nature that satisfactory service cannot be rendered;
- C. If the applicant has failed to pay all bills for service previously rendered by any County operated utility, the Agency may refuse to furnish service until all outstanding bills are paid. (WAO-0092 § 5, 2015; WAO-0069 § 1, 2007)

3.40.020 Annexations.

Annexation to Zone 41 shall be conditioned upon payment of a Capital Inclusion Fee as required by this Title. Where applicable, payment of Zone 40 Development Fees per Sacramento County Water Agency Ordinance No. 18 shall meet this requirement. New customers who wish to annex to Zone 41 must submit a written request and pay any applicable fees before any work will be done on any service line or connection for the annexed area. (WAO-0092 § 6, 2015; WAO-0069 § 1, 2007)

3.40.030 Installation of Services.

The service line from the water main to the property line shall be installed at the time the main is constructed whenever practicable. When a service line is not available, the connection to the main shall be made by County or Agency forces or by other forces authorized by the Engineer. Charges for this work shall equal the cost of labor and materials to construct the connection and shall be paid by the applicant.

The size of the service is subject to the prior approval of the Engineer based on the anticipated average water consumption needs of the property. Except when specifically approved by the Engineer, the maximum size service for single family domestic service shall be one inch. When there is an existing service line and the customer requests that the service connection be at a different location, or a service of a different size, the entire cost of the new service line shall be borne by the customer.

The customer shall install at his own expense that portion of the piping from the service connection to the point of use on his property. Such portion shall remain the sole property of the customer who shall be responsible at all times for its proper maintenance and repair. The materials and method of construction shall be as required by Chapter 16.24 of the Sacramento County Code. (WAO-0069 § 1, 2007)

3.40.040 Extension of Service.

A. The preparation of plans and specifications and the construction of all facilities for the supplying or distribution of a domestic water supply within the Agency or which it is contemplated will be under the management and control of the Agency, shall comply in every respect with the current improvement standards and standard construction specifications as adopted by the Board of Supervisors of Sacramento County.

B. Any person who requests a water service connection that exceeds the water system design unit demand for the service area shall pay, as a condition of service, a Capital Inclusion Fee as required by this Title. (WAO-0092 § 7, 2015; WAO-0069 § 1, 2007)

3.40.050 Access to Property.

The Agency shall at all reasonable hours have access to the customer's premises for the purposes of installation, maintenance and operation, or removal of meters, service connections and other property owned by the Agency.

The customer's water system shall be open to inspection at all reasonable times to authorized representatives of the Agency, provided however, that before entering occupied dwellings or premises for the purpose of making an inspection, consent of the occupant thereof shall be secured, or twenty-four hours' written notice of intention to so enter and inspect shall be served upon such occupant. (WAO-0069 § 1, 2007)

3.40.060 Supply to Separate Premises.

Separate premises, even though owned by the same person, shall not be supplied with water through a single service connection. The use of Agency water for multiple premises through a single service connection shall be considered unauthorized use of service and subject to enforcement. (WAO-0092 § 8, 2015; WAO-0069 § 1, 2007)

3.40.070 Temporary Service.

A customer shall secure a permit from the Agency and pay all applicable fees and deposits prior to taking temporary service. The customer must produce a copy of the required permit for inspection upon request of the Engineer.

The customer shall furnish the Agency with true and accurate records of water used through the temporary service, and shall obtain an Agency-approved device to meter the temporary service. The Agency may offer approved metering devices, and charge a deposit at a rate not to exceed the reasonable replacement cost of the device. The deposit will be refunded at the end of the device's rental, to the extent its repair or replacement is not necessary.

The Agency reserves the right to restrict the use of temporary water to such hours as will cause the least inconvenience to other customers.

Temporary service shall not commence without the Agency approving the point of connection and metering device for the service.

No person or persons other than employees of the Agency, or properly authorized members of the appropriate fire department, shall open any fire hydrant or attach any hose or pipe thereto for any purpose without first obtaining written permission from the Engineer.

All possible care shall be exercised to prevent damage to facilities of the Agency involved in furnishing the temporary service. No person shall operate the valve of any fire hydrant in any manner other than by the use of a spanner wrench designed for that purpose. In case of damage to any Agency facilities, the cost of making repairs shall be paid by the customer. (WAO-0092 § 9, 2015; WAO-0069 § 1, 2007)

3.40.080 Service Outside Agency.

The Agency may provide water service outside its boundaries when the Engineer finds that such service will not be adverse to the Agency's interests, and that a surplus supply of water and pipeline capacity exists. Each application will be considered on its merit.

Rules and regulations of the Agency shall be applicable to outside customers. In the event that it shall subsequently develop by reason of increased use or other cause, the service becomes adverse to the Agency's interest or that surplus water and/or pipeline capacity is no longer available for such outside user, such service may be discontinued one hundred twenty days after notice is given in writing that such service is to be terminated.

Charges to all outside customers shall be one hundred fifty percent of the charges applicable if the customers were within the Agency. (WAO-0069 § 1, 2007)

3.40.085 Reclaimed Water Use Conditions and Restrictions.

Reclaimed water shall not be used for human consumption. In Sections 60301

through 60355, inclusive, of Title 22 of the California Code of Regulations, the California Department of Health Services has established uniform statewide conditions and restrictions for the use of reclaimed water depending on the specific use, source and quality of the reclaimed water. The specific conditions and restrictions for each reclaimed water service connection are available from the Engineer. Those conditions and restrictions are as set forth in the regulations referenced in this section or any successor regulations as they may be amended from time to time. Failure to strictly adhere to the conditions and restrictions associated with reclaimed water may result in discontinuance of service and enforcement. (WAO-0092 § 10, 2015; WAO-0069 § 1, 2007)

3.40.090 Groundwater and Surface Water Export.

Groundwater or surface water shall not be transported in any manner from Sacramento County to any point outside the County, except pursuant to a permit issued by the Engineer for each and every source and/or location of water export in accordance with the following:

A. Application. To obtain a permit the owner or authorized agent shall first file an application in writing stating the following:

1. Name of applicant, owner of source, owner of place of use, consulting engineer who will plan and design the work;
2. Description of proposed action, location of source(s) and point(s) of use;
3. Justification for proposed action;
4. Any other information requested by Engineer.

B. Engineer shall within thirty days of receipt of the application, or within thirty days of receipt of additional information, make such investigations as necessary to determine if the proposal is in conformance with County water planning policies adopted and revised from time to time by the County and the Sacramento County Water Agency, and if the proposal will impose liability on the County or the Water Agency, or cause adverse impacts on the source, the area of use, or the environment.

C. After investigation Engineer shall approve, approve conditionally, or disapprove the application for permit. Engineer shall not grant a permit if the permit will authorize work or activity which is inconsistent with the general plan of the County of Sacramento, the water plan of the Sacramento County Water Agency, or a specific plan of the County or Water Agency which may be affected by the work or activity.

Nothing in this section contained shall apply to those public water purveyors providing water service in two or more counties within a legally defined service area. (WAO-0069 § 1, 2007)

3.40.100 Discontinuance of Service.

The Agency may discontinue service to any customer or premises under any of the following conditions:

A. Nonpayment of Bills. Service may be discontinued for nonpayment of bills for service rendered.

B. Noncompliance with Regulations. Service may be discontinued if the customer fails to comply with any provision of this code or regulations established by the Engineer pursuant to the authority of this Title after being advised of the violation. Service shall not be discontinued until at least ten days after the mailing of a written notice of such intention by registered mail to the customer; provided however, where

safety of the water supply may be endangered by such violation, service may be discontinued immediately without notice.

C. **Unsafe Apparatus.** Where Service is Detrimental or Damaging to the Agency or its Customers. Service may be discontinued if an unsafe or hazardous condition is found to exist on the customer's premises, or if the use of water thereon by any equipment, apparatus, appliance, or otherwise is found to be detrimental or damaging to the Agency or its customers. Service may be shut off without notice; however the Agency shall notify the customer immediately of the reasons for the discontinuance, and the corrective action to be taken by the customer before service will be restored.

D. **Unauthorized Use of Service.** When the Agency has discovered that a customer has obtained water service by fraudulent means, or has diverted the water service for unauthorized use, the service to that customer may be discontinued without notice. Service will not be restored until the customer has complied with this code, Agency regulations and any reasonable requirement of the Agency, the Agency has been reimbursed for the full amount of the service rendered as well as the actual cost incurred by the Agency by reason of the unauthorized use and any enforcement fines, penalties, and costs assessed thereto are paid in full.

E. **Repeated Disconnections.** Repeated disconnections pursuant to this section shall be cause for the Agency to permanently withhold water service. (WAO-0092 § 11, 2015; WAO-0069 § 1, 2007)

3.40.110 Reestablishment of Discontinued Service.

A. The customer shall pay all fees required by this Chapter to reestablish service each time water service is discontinued.

B. Agency or County employees dispatched to disconnect or discontinue water service are not authorized to receive payment for water services or connection charges.

C. If the cause of the disconnection or discontinuance has been corrected, all regulations relating to water service have been complied with, and all applicable fees paid, the Agency shall restore service to the customer as promptly as reasonably possible. (WAO-0092 § 12, 2015; WAO-0069 § 1, 2007)

3.40.120 Water Waste.

A. No person or persons shall use, or cause to be used, Agency water in a negligent or wasteful manner, or in violation of the Water Shortage Contingency Plan, of the Sacramento County Code, or state law or regulations.

B. No person or persons shall allow water to run off property excessively; maintain faulty or improperly adjusted sprinklers, leaking fixtures, or distributing devices so that Agency water is wasted.

C. Continued or repeated waste of Agency water shall be sufficient cause for the Agency to meter the customer's service, in addition to any other enforcement action authorized by this code. (WAO-0092 § 13, 2015; WAO-0083 § 1, 2014; WAO-0069 § 1, 2007)

3.40.130 Unauthorized Use of Agency Water.

No person shall:

A. make or cause to be made an unauthorized connection to the Agency's

water system;

B. open or cause to be opened any Agency valve, hydrant, corporation stop, or curb stop;

C. in any other manner obtain unauthorized use of Agency water;

D. willfully break, damage, destroy, deface or tamper with any Agency water main, valve, hydrant, corporation stop, curb stop or equipment;

E. use water in a wasteful or negligent manner, or in violation of the Water Shortage Contingency Plan, or state law or regulations. (WAO-0092 § 14, 2015; WAO-0083 § 2, 2014; WAO-0069 § 1, 2007)

3.40.140 Interference with Agency or County Employees.

No person shall interfere with Agency or County employees while these employees are performing their duties authorized by this Title. (WAO-0069 § 1, 2007)

3.40.150 Continuity of Service.

A. The Agency shall not be held liable for interruption, shortage or insufficiency of water supply or pressure or for any loss or damage occasioned thereby. The Agency shall exercise all reasonable diligence and care to deliver a continuous and sufficient supply of water to the customer at a proper pressure and to avoid any shortage or interruption in delivery. However unusual peak period uses, fires, the need to make repairs and improvements, and emergency interruptions beyond the control of the Agency require that the Agency shall have the right to temporarily interrupt service and to apportion its available supply of water among its customers as law and equity require.

B. Scheduled interruptions. Whenever the Agency finds it necessary to schedule an interruption to its service, it shall, where feasible, notify all customers to be affected by the interruption, stating the approximate time and anticipated duration of the interruption. Repairs or improvements shall be made as rapidly as is practicable and at such times as will cause the least inconvenience to the customers consistent with reasonable operations. Where fire protection is provided by the mains affected by the interruption, the Agency shall give the fire protection district with jurisdiction prior notification, stating the approximate time and anticipated duration, and shall promptly notify this fire protection district upon restoration of service.

C. Emergency interruptions. The Agency disclaims all responsibility for notification of emergency interruption of service, but will endeavor to notify the fire protection district with jurisdiction of such interruption and of subsequent restoration of service. The Agency shall make all reasonable efforts to reestablish service with the shortest delay consistent with safety to its customers and the general public. (WAO-0069 § 1, 2007)

RATES AND FEES CHAPTER 3.50

Sections:

3.50.010	Service Fees
3.50.020	Billing Service
3.50.030	Fee for Reestablishment of Discontinued Service
3.50.040	Capital Inclusion Fees
3.50.050	Residential Flat Rate Service
3.50.060	Commercial Flat Rate Service
3.50.070	Industrial Flat Rate Service
3.50.080	Fire Protection Water Service Flat Rate Service
3.50.090	Vacant Parcel / Unconnected Site
3.50.100	Temporary Service
3.50.110	General Metered Service
3.50.112	Irrigation Metered Service
3.50.115	Reclaimed Water Metered Service Charge
3.50.120	New Service Processing Fee
3.50.130	Special Capital Development Fee
3.50.140	Conservation Discount

3.50.010 Service Fees.

A. All users of Agency retail water services shall pay a flat rate for water service in accordance with the rates set forth in Sections 3.50.050, 3.50.060, 3.50.070, 3.50.080, 3.50.090, 3.50.100, or 3.50.115, or a metered rate for water services in accordance with the rates set forth in Section 3.50.110. The Engineer shall determine whether flat rates or metered rates apply.

B. All users of Agency retail water services in Special Service Area A, as defined in Exhibit A, shall pay an additional fee as provided for in Sections 3.50.130.

C. Vacant land within Zone 41 shall be subject to a water standby charge to be determined by the Engineer based on size of service, size of parcel, or a flat rate minimum. The Engineer, in determining the basis of the standby water charge shall consider all applicable laws, the cost of maintaining facilities constructed for specific property within the Agency, other water-related fees, charges, or assessments already imposed for recovering the cost for water standby service, and all applicable guidelines and standards consistent with Board policies. The standby charge shall be set forth in Section 3.50.090. (WAO-0091 § 1, 2015; WAO-0069 § 1, 2007)

3.50.020 Billing Service.

A. Billing Period. Except as approved by the Engineer the water use charge will be billed no less frequently than bimonthly. It shall become due and payable on presentation and shall become delinquent forty-five (45) days after the date of billing for bi-monthly billing or twenty-one (21) days after the date of billing for monthly billing.

B. Opening Bills. Billing shall commence on the date the premises are suitable for occupancy. This shall normally be considered to be ninety days after the premises are connected to the public water system; however, the Engineer is empowered to vary the date that the premises are considered suitable for occupancy

based on a reasonable interpretation of information obtained from public records or field inspection. The Engineer may also initiate billing based upon a request for other utility services to the premises, or notification from owners or occupants that the structure is completed. In all cases, initial bills shall be to the owner of record of the property as of the date the property is considered suitable for occupancy.

C. Adjustments. Adjustments of charges will be made at each billing when appropriate. Any amount paid in excess of the actual computed charge shall be credited against the charge for the succeeding billing period. Any deficiency in the amount paid and the actual computed charge shall be added to the charge for the succeeding billing period. No deficiencies or credits will be made for a period more than three years prior to the date the Engineer determines that a billing discrepancy exists.

D. Reasons for Adjustments. The Engineer may adjust billing or grant rebates for the following reasons:

1. Upon change of use or user;
2. Dispute as to a charge;
3. When a structure is no longer suitable for occupancy.

Application requesting an adjustment of billing and stating grounds for an adjustment or rebate shall be made in writing to the Engineer.

E. Vacancy Credits. Vacancy credits will not be allowed after billing has been initiated except as follows:

4. Apartments: First year of occupancy - 50 percent vacancy credit;
5. Apartments: Second year of occupancy - 25 percent vacancy credit.

If vacancy varies substantially from that indicated above, an adjustment reflecting a billing credit or deficiency may be made by the Engineer.

F. Mobile Homes. Mobile home premises will be billed according to the following schedule:

Park Occupancy at Beginning of Fiscal Year/ Percent	Credit/ Percent
0-9	90
10-24	75
25-39	60
40-54	45
55-69	30
70-84	15
85-100	0

In no billing period shall the vacancy credit be greater than that in the preceding period.

G. The Engineer shall utilize the authority provided in this section to grant vacancy credit for periods in which a building previously determined suitable for occupancy loses that status because of fire, damage, or other causes if the structure is unoccupied.

H. Billing to Owner. All water use charges will be billed to the owner of record of the property as of the date the premises are deemed suitable for occupancy,

as determined by this section, to the successor in interest to such person, such person's designee, or to any person requesting that such service charged be billed to that person. The Engineer will notify the owner of record when the billing is changed to comply with such a request.

I. Delinquency Penalty. Any water use charge that becomes delinquent as designated in this section shall have a basic penalty of ten percent (10%) of the amount that has become delinquent added, plus a penalty of one and one-half percent (1-1/2%) per month for non-payment of the charge and basic penalty until paid or placed on the annual tax bill. If collected with taxes, the total of delinquent amount plus penalties will incur an additional ten percent (10%) lien penalty.

J. Disconnection for Failure to Pay. Failure to pay the water use charge within thirty days after it becomes delinquent shall make the premises subject to disconnection from the public water system. However, such disconnection shall not be made in less than ten days after mailing of a written notice by registered mail to the property owner. The owner shall pay the actual cost for disconnection and reconnection, but not less than twenty-five dollars.

K. Lien. Each water use charge and penalties levied pursuant to this chapter is made a lien upon the property served, and any proceedings authorized by law to enforce payment of such lien may be taken by the Agency to enforce the payment of such charge.

L. Other Users. The monthly charge for nonresidential users shall be computed by the Engineer. (WAO-0092 § 16, 2015; WAO-0069 § 1, 2007)

3.50.030 Fee for Reestablishment of Discontinued Service.

The fee for reconnection shall be the actual cost for disconnection and reconnection, but not less than twenty-five dollars, each time water service is discontinued and reestablished. (WAO-0092 § 17, 2015; WAO-0069 § 1, 2007)

3.50.040 Capital Inclusion Fees.

A. The Capital Inclusion Fee for annexation to Zone 41 shall be determined by the Engineer on the basis of the area of the property to be annexed, water system construction costs, and the design demand in the service area. Where applicable, payment of Zone 40 or Zone 50 Development Fees per Sacramento County Water Agency Ordinance No. 18 shall meet this requirement.

B. A Capital Inclusion Fee is required as a condition of service for a water service connection that exceeds the water system design unit demand for the service area. This fee shall be determined by the Engineer on the basis of the incremental demand on the water system in excess of the design unit demand. (WAO-0092 § 18, 2015; WAO-0069 § 1, 2007)

3.50.050 Residential Flat Rate Service.

Effective Dates:
10/01/2018 7/01/2019 7/01/2020

A. Single family residence:

- 1. The minimum monthly rate shall be.....\$46.22 \$47.90 \$49.57
 - a. For each residential unit including a lot having an area of:
 - i) 8,000 square feet or less, the rate shall equal the minimum monthly rate.
 - ii) 8,001 square feet to 20,000 square feet: for each 1,000 square feet or fraction thereof, add to the minimum monthly rate \$3.09 \$3.21 \$3.33
 - iii) Over 20,000 square feet; for each additional 1,000 square feet or fraction thereof, add to the amount calculated in A(1)(a)(ii) \$1.27 \$1.32 \$1.37
 - b. For each additional separate residential unit on same premises, add to the minimum monthly\$33.97 \$35.21 \$36.44

B. Duplex residence:

- 1. For each unit, the monthly rate shall be\$40.04 \$41.50 \$42.95

C. Multiple family residence:

- 1. For each unit, the monthly rate shall be\$31.72 \$32.88 \$34.03

D. Water Lifeline Rate Assistance Program:

Upon approval of application, a Qualifying Customer may receive a periodic adjustment of charges paid. Application procedures and rebate will be as determined by the Agency Engineer, as amended from time to time. Qualifying Customer is defined as any residential user that meets the requirements of the Water Lifeline Rate Assistance Program, as determined from time to time by the Board of Directors. (WAO-0095, § 3, 2018; WAO-0091 § 2, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.060 Commercial Flat Rate Service.

Effective Dates:
10/01/2018 7/01/2019 7/01/2020

A. Bakery:

- 1. The minimum monthly rate shall be\$130.82 \$135.58 \$140.31
- 2. For the first 2,500 square feet of gross floor area or fraction thereof, the rate shall equal the minimum monthly rate.
- 3. For each additional 2,500 square feet or fraction thereof, add to the minimum monthly rate.....\$87.60 \$90.79 \$93.96

B. Beauty Salon: (including combination Beauty Salon and Barber Shops and hair styling and hair fashion shops)

- 1. The minimum monthly rate shall be\$130.82 \$135.58 \$140.31
- 2. For the first 2,500 square feet or fraction thereof, the rate shall equal the minimum monthly rate.
- 3. For each additional 2,500 square feet or fraction thereof, add to the minimum monthly rate.....\$87.60 \$90.79 \$93.96

C. Church:

- 1. The minimum monthly rate shall be\$65.58 \$67.97 \$70.34
- 2. For the church property, including building and meeting halls, used

exclusively for religious worship, the rate shall equal the minimum monthly rate.

3. With school facilities, in addition to the basic fee for the church property, for each 100 pupils or fraction thereof, add to the minimum monthly rate\$65.58 \$67.97 \$70.34

4. With living quarters, in addition to the basic fee for the church property, (and school, if applicable) add to the minimum monthly rate\$65.58 \$67.97 \$70.34

D. Convalescent Hospital or Home:

1. The minimum monthly rate shall be\$65.58 \$67.97 \$70.34

2. For the first 10 beds or fraction thereof, the rate shall equal the minimum monthly rate.

3. For each additional bed, add to the minimum monthly rate \$5.71 \$5.92 \$6.13

E. Dining Facility (including cafeterias, cafes, bars, and restaurants that provide sit-down service using dishes, glassware and eating utensils that are intended to be washed and reused):

1. The minimum monthly rate shall be\$130.82 \$135.58 \$140.31

2. For the first 2,500 square feet of gross floor area or fraction thereof, the rate shall equal the minimum monthly rate.

3. For each additional 2,500 square feet or fraction thereof, add to the minimum monthly rate\$87.60 \$90.79 \$93.96

F. General Commercial (including barber shops, cleaners pick-up stations only, fashion shops, florists, liquor stores, markets, medical offices, miscellaneous retail or wholesale businesses, pharmacies, veterinarian offices, take-out restaurants and dining facilities not included in Section 3.50.060 (E):

1. The minimum monthly rate shall be\$65.58 \$67.97 \$70.34

2. For the first 2,500 square feet or fraction thereof, the rate shall equal the minimum monthly rate.

3. For each additional 2,500 square feet or fraction thereof, add to the minimum rate\$43.60 \$45.19 \$46.77

G. Laundry:

1. For each machine, the minimum monthly rate shall be\$15.83 \$16.41 \$16.99

H. Other Commercial or Professional (including banks, hardware stores, insurance offices, legal offices, professional offices, real estate offices, shoe repair stores):

1. For each 2,500 square feet of gross floor area or fraction thereof, the monthly rate shall be\$43.60 \$45.19 \$46.77

I. Park:

1. For each 10,000 square feet of area or fraction thereof, the minimum monthly rate shall be\$15.83 \$16.41 \$16.99

J. Service Station:

1. For a service station having no wash racks, the minimum monthly rate shall be\$65.58 \$67.97 \$70.34

2. Service stations with wash racks shall have metered service.

K. School:

1. The minimum monthly rate shall be\$87.60 \$90.79 \$93.96
 2. For the first 100 pupils or fraction thereof, the rate shall equal the minimum monthly rate.
 3. For each additional 100 pupils or fraction thereof, add to the minimum monthly rate\$65.58 \$67.97 \$70.34
 - L. **Miscellaneous:** (any commercial use not otherwise indicated)
 1. The minimum monthly rate shall be\$43.60 \$45.19 \$46.77
- (WAO-0095 § 4, 2018; WAO-0091 § 3, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.070 Industrial Flat Rate Service.

Effective Dates:

10/01/2018 7/01/2019 7/01/2020

- A. For each building receiving water service, the monthly rate shall be:
 1. For each 2,500 square feet of gross floor area or fraction thereof, the monthly rate shall be\$19.79 \$20.51 \$21.23
 2. In no case shall the minimum monthly rate be less than the following:

<u>Service Line Size</u>	<u>Rate</u>
1"	\$59.78 \$61.96 \$64.13
1½"	\$118.95 \$123.28 \$127.58
2"	\$178.78 \$185.28 \$191.74
3"	\$277.93 \$288.04 \$298.09
4"	\$436.52 \$452.39 \$468.17

3. For buildings where units are under separate ownership, with separate assessor parcel numbers, the individual rate as determined by either Subsection (1) or Subsection (2) of this Section shall apply to each unit unless these buildings are provided with a single service line and the water service charges are billed to an owners' association. (WAO-0095 § 5, 2018; WAO-0091 § 4, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.080 Fire Protection Water Service Flat Rate Service.

Effective Dates:

10/01/2018 7/01/2019 7/01/2020

- A. **Industrial Service Area:**
 1. For parcels with site improvements within an industrial service area of Zone 41 but which do not receive industrial service, the minimum monthly rate shall be\$105.55 \$109.39 \$113.21
- B. **Residential/Commercial Service Area:**

For parcels with site improvements within residential and commercial service areas of Zone 41, but which do not receive domestic or commercial service, the minimum monthly rate shall be fifty percent (50%) of the flat rate service charge set

forth for Residential or Commercial Flat Rate Service as identified in this Chapter, whichever is applicable. (WAO-0095 § 6, 2018; WAO-0091 § 5, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.090 Vacant Parcel/Unconnected Site.

Effective Dates:
10/01/2018 7/01/2019 7/01/2020

A. When the cost of maintaining facilities on a standby basis are not recovered through other water service related fees, charges or assessments, a water standby charge shall be imposed for each industrial parcel within Zone 41 to which service has been made available through construction of mains fronting said parcel, but not yet connected for service. This water standby monthly charge shall be\$37.04 \$38.39 \$39.73

B. This charge shall not be applicable to parcels receiving and paying for fire protection water service pursuant to Section 3.50.080. (WAO-0095 § 7, 2018; WAO-0091 § 6, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.100 Temporary Service.

Effective Dates:
10/01/2018 7/01/2019 7/01/2020

A. For temporary service not related to construction purposes, General Metered Service rates shall apply.

B. Water service for temporary use for construction purposes, the rate shall be:

- 1. For intermittent connection to the system
 - a. 1-10 days\$83.94 \$87.00 \$90.04
 - b. 11-30 days\$208.11 \$215.68 \$223.20

C. For continuous connection to the system, General Metered Service rates shall apply. (WAO-0095 § 8, 2018; WAO-0092 § 19, 2015; WAO-0091 § 7, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.110 General Metered Service.

A. Monthly Service Charge:

1. A monthly service charge shall be imposed as follows:

A monthly service charge shall be imposed as follows: Meter Size	Residential Service Charge			Commercial/Industrial Service Charge		
	10/01/2018	07/01/2019	07/01/2020	10/01/2018	07/01/2019	07/01/2020
¾"	\$11.79	\$12.46	\$13.12	N/A	N/A	N/A
1"	\$14.62	\$15.45	\$16.27	\$27.76	\$28.54	\$29.32
1½"	\$26.34	\$28.52	\$30.69	\$42.80	\$44.00	\$45.20
2"	\$40.56	\$44.28	\$48.00	\$60.85	\$62.56	\$64.27
3"	\$79.43	\$83.91	\$88.39	\$102.98	\$105.87	\$108.75

4"	\$134.07	\$140.08	\$146.09	\$163.15	\$167.73	\$172.30
6"	\$292.91	\$306.05	\$319.19	\$343.67	\$353.32	\$362.96
8"	\$501.83	\$511.48	\$521.13	\$554.27	\$569.83	\$585.38
10"	\$771.48	\$790.56	\$809.63	\$855.14	\$879.14	\$903.13

B. Quantity Rate:

1. The Residential monthly usage charge for each 100 cubic feet (748 gallons) shall be \$1.58 \$1.63 \$1.67
2. The Non-Residential monthly usage charge for each 100 cubic feet (748 gallons) shall be \$1.21 \$1.24 \$1.27

C. Total General Metered Service:

The applicable monthly service charge shall be added to the monthly usage charge computed at the Quantity Rate to determine the total general metered service monthly rate.

D. Water Lifeline Rate Assistance Program:

Upon approval of application, a Qualifying Customer may receive a periodic adjustment of charges paid. Application procedures and rebate will be as determined by the Agency Engineer, as amended from time to time. Qualifying Customer is defined as any residential user that meets the requirements of the Water Lifeline Rate Assistance Program, as determined from time to time by the Board of Directors. (WAO-0095 § 9, 2018; WAO-0091 § 9, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.112 Irrigation Metered Service

Effective Dates:
10/01/2018 7/01/2019 7/01/2020

A. Monthly Service Charge:

1. A monthly service charge shall be imposed as follows:

<u>Meter Size</u>	<u>Rate</u>		
1"	\$38.27	\$39.35	\$40.42
1 ½"	\$53.39	\$54.89	\$56.39
2"	\$71.53	\$73.54	\$75.54
3"	\$113.85	\$117.05	\$120.24
4"	\$174.31	\$179.20	\$184.09
6"	\$355.68	\$365.66	\$375.64
8"	\$567.28	\$583.20	\$599.12
10"	\$869.57	\$893.98	\$918.38

B. Quantity Rate:

1. The irrigation monthly usage charge for each 100 cubic feet (748 gallons) shall be.....\$1.30 \$1.34 \$1.37

2. The applicable monthly service charge shall be added to the monthly usage charge computed at the Quantity Rate to determine the total irrigation metered service monthly rate. (WAO-0095 § 10, 2018)

3.50.115 Reclaimed Water Metered Service Charge.

The total reclaimed water metered service rate shall be seventy percent (70%) of the total irrigation metered service monthly rate as identified in section 3.50.112 of this Chapter. (WAO-0095 § 11, 2018; WAO-0091 § 10, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.120 New Service Processing Fee.

New Service Processing Fee per connection shall be..... \$376.00
 (WAO-0091 § 11 & 12, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.130 Special Capital Development Fee.

A. Per month for Domestic Service \$28.80
 B. 33% of the General Metered Service for Commercial/Industrial monthly rate, but not less than \$28.80
 (WAO-0091 § 12 & 13, 2015; WAO-0081 § 1, 2013; WAO-0077 § 1, 2011; WAO-0074 § 1, 2009; WAO-0069 § 1, 2007; WAO-0067 § 1, 2007)

3.50.140 Conservation Discount.

A. Service Discount:

1. Residential customers billed bi-monthly (once every two months): A bi-monthly service discount for Residential customers based on the total of all meters serving the customer's account shall be applied based upon the following standards:

	10/01/2018	07/01/2019	07/01/2020
Total Usage 0-7 CCF (Up to 5,236 gallons)	\$9.02	\$9.16	\$9.30
Total Usage 7-15 CCF (5,237 up to 11,220 gallons)	\$5.00	\$5.08	\$5.16

2. Residential customers billed monthly: A monthly service discount for Residential customers based on the total of all meters serving the customer's account shall be applied based upon the following standards:

	10/01/2018	07/01/2019	07/01/2020
Total Usage 0-7 CCF (Up to 5,236 gallons)	\$4.51	\$4.58	\$4.65
Total Usage 7-15 CCF (5,237 up to 11,220 gallons)	\$2.50	\$2.54	\$2.58

B. Quantity Discount:

1. The usage discount for Residential customers shall be applied to Residential customers based upon the following standards:

	10/01/2018	07/01/2019	07/01/2020

Total Usage 0-7 CCF (Up to 5,236 gallons)	\$0.08 per CCF	\$0.08 per CCF	\$0.09 per CCF
Total Usage 7-15 CCF (5,237 up to 11,220 gallons)	\$0.03 per CCF	\$0.03 per CCF	\$0.03 per CCF

C. The applicable service discount shall be added to the quantity discount to determine the total conservation discount. (WAO-0095 § 12, 2018; WAO-0092 § 21, 2015; WAO-0074 § 2, 2009; WAO-0069 § 1, 2007)

3.50.141 Metro Air Park Special Planning Area Special Capital Development Fee.

- A. \$7.75 per month for Domestic Service.
- B. 33% of the general metered monthly charge for Commercial Service or Other Service but not less than \$7.75 per month. (WAO-0069 § 1, 2007)

3.50.145 Reclaimed Water Special Capital Development Fee.

The Reclaimed Water Special Capital Development Fee will be paid in-lieu of the standard Special Capital Development Fee as described in 3.50.115. The fee will be calculated at thirty-three percent (33%) of the general metered monthly charge for reclaimed water. (WAO-0069 § 1, 2007)

3.50.150 Deposit of Fees

- A. The fees authorized by Sections 3.50.140 will be deposited in the fund or funds administered by Zone 40.
- B. The fees authorized by Sections 3.50.141 will be deposited in the fund or funds administered by Zone 50.
- C. All other fees authorized by Title 3 will be deposited in the fund or funds administered by Zone 41. (WAO-0069 § 1, 2007)

**APPENDIX NO. 1 OF TITLE 3
OF SACRAMENTO COUNTY WATER AGENCY**

SPECIAL SERVICE AREA A

Additional services related to the development of capital facilities and the development of long term surface water sources are provided to customers in Special Service Area A.

The geographic area in Special Service Area A is described in Exhibit A.

(WAO-0069 § 1, 2007)

Central Subdivision", on file in Book 16 of Maps, Map No. 3, in the Office of the County Recorder, Sacramento County, California;

Thence along the west line of Lots 101, 102, 105 and 106 of said "Natomas Central Subdivision", North $00^{\circ}24'57''$ West, 5761.54 feet to the Northwest corner of said Lot 106;

Thence along the west line of Lots 162, 190, 242 and 243 of said "Natomas Central Subdivision", North $00^{\circ}23'56''$ West, 4820.85 feet to the northwest corner of said Lot 243, said point also being the Northwest corner of said Section 20;

Thence along the north line of said Section 20, North $89^{\circ}40'04''$ East, 130.00 feet;

Thence departing said north line of said Section 20, South $00^{\circ}24'56''$ East 130.00 feet;

Thence North $89^{\circ}40'04''$ East, 40.00 feet;

Thence North $00^{\circ}24'56''$ West, 130.00 feet to a point on said north line of said Section 20;

Thence, along said north line of said Section 20, North $89^{\circ}40'04''$ East, 5120.07 feet to the Point of Beginning.

TOGETHER WITH

Commencing at the aforementioned Point "A" on the right-of-way of said California Interstate Freeway Route 5;

Thence South $00^{\circ}14'00''$ East, 100.00 feet to the Point of Beginning;

Thence along said right-of-way the following five (5) courses:

1. South $03^{\circ}28'12''$ West, 402.54 feet;
2. South $87^{\circ}36'38''$ West, 380.10 feet;
3. North $24^{\circ}56'08''$ East, 373.79 feet;
4. Curving to the right along the arc of a 170.00 foot radius curve, concave southeasterly, through a central angle of $64^{\circ}49'52''$, an arc length of 192.36 feet (Chord: North $57^{\circ}21'04''$ East, 182.26 feet);
5. South $78^{\circ}05'50''$ East, 95.13 feet to the Point of Beginning.

ALSO TOGETHER WITH

Commencing at the aforementioned Point "B" on the right-of-way of said California

Interstate Freeway Route 5;

Thence South $00^{\circ}14'00''$ East, 100.00 feet to the Point of Beginning;

Thence along said right-of-way the following six (6) courses:


1. North $53^{\circ}33'00''$ East, 34.02 feet;
2. North $89^{\circ}32'30''$ East, 41.85 feet;
3. Curving to the right along the arc of a 170.00 foot radius curve, concave southwesterly, through a central angle of $64^{\circ}49'18''$, an arc length of 192.33 feet (Chord: South $58^{\circ}02'51''$ East, 182.24 feet);
4. South $25^{\circ}38'12''$ East, 403.50 feet;
5. South $89^{\circ}46'00''$ West, 368.47 feet;
6. North $03^{\circ}53'02''$ West, 442.19 feet to the Point of Beginning.

Containing 1850.89 acres, more or less.

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this Legal Description and/or Plat was prepared under my supervision.




Roy G. Hollowell, L.S. 7811
(Expires 12-31-05)

Dated: 5-6-04

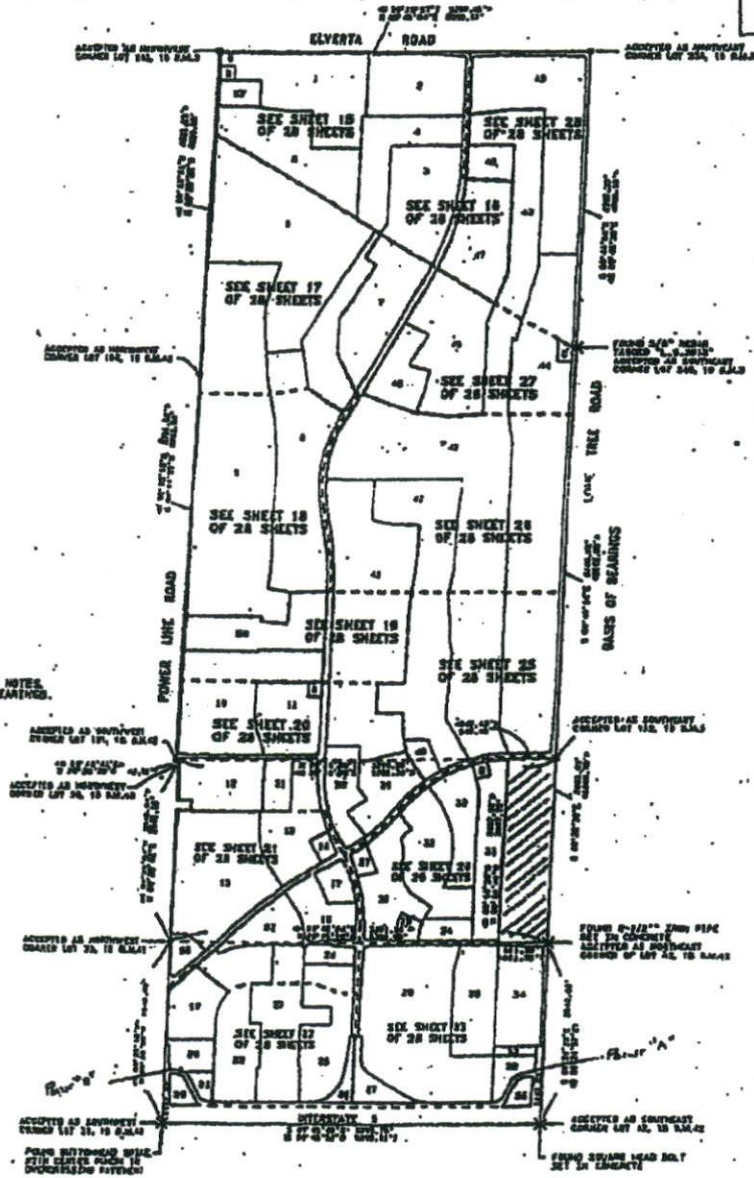
EXHIBIT B

SUBDIVISION MAP OF
METRO AIR PARK UNIT "A"
LOTS 44-49, 101-105 & 162 AND PORTION OF LOTS 35-42 & 50, 15 B.M. 42,
PARCELS 1 AND 2, 74 P.M. 12, PARCELS 1 AND 2, 79 P.M. 30
ALSO LOTS 130-132, 161-164, 190-196, 238-242 AND PORTION OF LOT 243; 16 B.M. 3
COUNTY OF SACRAMENTO, CALIFORNIA
SCALE: 1"=1000' NOVEMBER, 2003
Stantec Consulting, Inc.
SHEET 14 OF 28 SHEETS

PRELIMINARY

STANTEC
Oct 18 2003

NOTE:
REFER TO SHEET 15 FOR NOTES,
LEGEND AND BASIS OF BEARINGS.



(Left Blank for Exhibit A)