

**Sacramento County Water Agency Code  
Title 5**

**ZONE 40 - SPECIAL SERVICE AREA A  
WATER SUPPLY DEVELOPMENT**

Chapters:

- 5.05 Purpose and Authority
- 5.10 Findings
- 5.15 Definitions
- 5.20 Deposit and Use of Recycled Water Facilities Fees
- 5.25 Payment of Fees
- 5.30 Adoption and Compliance with Schedule of LSPFFP
- 5.35 Calculation of Recycled Water Facilities Fees
- 5.40 Credit/Reimbursement for Construction of Recycled Water Facilities
- 5.45 Reimbursement Agreements
- 5.50 Compliance with Other Laws

Schedules:

- R-1
- R-2

**CHAPTER 5.05  
PURPOSE AND AUTHORITY**

Sections:

5.05.010 Purpose and Authority

**5.05.010 Purpose and Authority.**

The purpose of this ordinance is to establish a development impact fee for recycled water in the Special Service Area A of Zone 40 of the Sacramento County Water Agency (hereinafter "Special Service Area A"). (WAO-0069 § 1, 2007)

## **CHAPTER 5.10 FINDINGS**

Section(s):

5.10.010 Findings

### **5.10.010 Findings.**

The Sacramento County Water Agency Board of Directors finds and determines as follows:

A. The City of Elk Grove adopted the Laguna South Public Facilities Fee Program Nexus Study dated July 11, 2001, identifying the need for and cost of new public facilities and improvements required by new development in the Laguna South area, including reclaimed water facilities.

B. The City of Elk Grove found that the anticipated environmental impacts of construction of the improvement described in the above-referenced documents are identified and analyzed in the environmental impact report ("EIR") prepared for the General Plan, and no significant new environmental impacts or changes have been identified which would require a subsequent EIR pursuant to CEQA Guidelines Section 15162.

C. The County's Environmental Coordinator has determined that the establishment of Special Service Area A and this ordinance consist of a change in organization of powers to carry out an existing activity, and therefore qualifies for an exemption pursuant to CEQA Guidelines Section 15320.

D. The Laguna South Public Facilities Fee Program ("LSPFFP") Nexus Study and the ordinance adopted by the City of Elk Grove implementing the LSPFFP stated that all reclaimed water facilities fees collected shall be expended by the Sacramento County Water Agency solely to pay for the costs of reclaimed water facilities identified in the LSPFFP.

E. This Ordinance authorizes Zone 40 of the Sacramento County Water Agency to implement an existing recycled water facilities program currently carried out by the City of Elk Grove without changing said requirements or geographic location of such program.

F. The Board hereby adopts the findings made by the City of Elk Grove in the LSPFFP adopted July 11, 2001 and in Ordinance 09-2001 related to recycled water facilities.

G. The Board hereby finds that the development described in the LSPFFP related to recycled water facilities will require construction of the facilities described in the LSPFFP adopted by the City of Elk Grove.

H. The Board adopted a resolution creating Special Service Area A on June 8, 2004, the boundaries of which are identical to the boundaries of the existing LSPFFP recycled water facilities benefit area. (WAO-0069 § 1, 2007)

## CHAPTER 5.15 DEFINITIONS

### Sections:

5.15.010	Agency
5.15.015	Accessory Dwelling Unit
5.15.020	Agency Act
5.15.030	Agency Engineer
5.15.040	Board
5.15.050	City
5.15.060	City of Elk Grove/Laguna South Public Facilities Fee Program
5.15.070	Costs
5.15.080	Department
5.15.090	Director
5.15.100	Fee
5.15.110	Interest Rate
5.15.120	Laguna South Public Facilities Fee Program Area
5.15.130	Nexus Study
5.15.140	Non-Residential Development
5.15.150	Reclaimed Water
5.15.160	Recycled Water
5.15.170	Recycled Water Facilities
5.15.180	Recycled Water Facilities Fee
5.15.190	Water Connection Permit
5.15.200	Zone 40 – Special Service Area A

#### **5.15.010 Agency.**

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

#### **5.15.015 Accessory Dwelling Unit.**

An attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons on the same parcel as a single-family residence. Includes efficiency units and manufactured homes. (WAO-0098 § 8, 2020)

#### **5.15.020 Agency Act.**

The Sacramento County Water Agency Act commencing at West's Water Code Appendix Section 66-1. (WAO-0069 § 1, 2007)

#### **5.15.030 Agency Engineer.**

The Director of the Sacramento County Department of Water Resources of the Municipal Services Agency or his or her designee. (WAO-0072 § 13, 2008; WAO-0069 § 1, 2007)

#### **5.15.040 Board.**

The Board of Directors of the Sacramento County Water Agency.

(WAO-0069 § 1, 2007)

**5.15.050 City.**

The City of Elk Grove. (WAO-0069 § 1, 2007)

**5.15.060 City of Elk Grove/Laguna South Public Facilities Fee Program.**

The program, including any amendments thereto, adopted by resolution of the City Council for financing of designated facilities within the LSPFFP area, including, but not limited to, a designation of those facilities to be constructed with the development fees collected pursuant to this Ordinance, the schedule for commencement of construction, the estimated cost of construction of the facilities and the total number of dwelling unit equivalents within the LSPFFP area. (WAO-0069 § 1, 2007)

**5.15.070 Costs.**

Amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a facility including, without limitation, the costs of land, construction, engineering, administration, and consulting fees. (WAO-0069 § 1, 2007)

**5.15.080 Department.**

The Sacramento County Department of Water Resources. (WAO-0069 § 1, 2007)

**5.15.090 Director.**

The Director of the Department of Water Resources. (WAO-0069 § 1, 2007)

**5.15.100 Fee.**

The Laguna South Recycled Water Facilities Fee established pursuant to this ordinance. (WAO-0069 § 1, 2007)

**5.15.110 Interest Rate.**

The annual rate of interest earned by the Treasury of the County of Sacramento on the investment of pooled funds. (WAO-0069 § 1, 2007)

**5.15.120 Laguna South Public Facilities Fee Program Area.**

All property located within the geographic area depicted in Exhibit A and B to the Resolution adopted by the Board of Directors on June 8, 2004 creating Zone 40 – Special Service Area A, whose boundaries are identical to the boundaries of Zone 40 – Special Service Area A. (WAO-0069 § 1, 2007)

**5.15.130 Nexus Study.**

The Laguna South Public Facilities Fee Program Nexus Study adopted by the City of Elk Grove, identifying the need for and cost of new public facilities and improvements required by new development in the Laguna South area, including recycled water facilities. (WAO-0069 § 1, 2007)

**5.15.140 Non-Residential Development.**

A subdivision map, parcel map, or permit for the original construction, grading, installation, or construction of other than single-family detached homes, single-family

attached homes, duplexes, townhomes, condominiums, apartments, manufactured homes, and mobile homes. (WAO-0069 § 1, 2007)

**5.15.150 Reclaimed Water.**

Recycled Water. (WAO-0069 § 1, 2007)

**5.15.160 Recycled Water.**

Highly treated wastewater meeting the requirements of Title 22 of the State of California Administrative Code, and that as a result of treatment, is suitable for direct beneficial use or a controlled use that otherwise would not occur. (WAO-0069 § 1, 2007)

**5.15.170 Recycled Water Facilities.**

Those recycled water facilities designated in the Laguna South Public Facilities Fee Program. (WAO-0069 § 1, 2007)

**5.15.180 Recycled Water Facilities Fee.**

The Laguna South Public Facilities Reclaimed Water Fee, the fee levied by this Ordinance upon the issuance water connection permits within the LSPFFP area. (WAO-0069 § 1, 2007)

**5.15.190 Water Connection Permit.**

The permit issued or required for the construction of a new water service for an improvement pursuant to and as defined by Section 3.50.130 of Chapter 3.50 of Title 3 of the Water Agency Code. (WAO-0069 § 1, 2007)

**5.15.200 Zone 40 – Special Service Area A.**

All property located within the geographic area depicted in Exhibits A and B to the Resolution adopted by the Board of Directors on June 8, 2004 creating Zone 40 – Special Service Area A. A copy of such resolution is attached (Attachment 1) to this ordinance and hereby incorporated by reference. (WAO-0069 § 1, 2007)

**CHAPTER 5.20**  
**DEPOSIT AND USE OF RECYCLED WATER FACILITIES FEES**

Section(s):

5.20.010      Deposit and Use of Recycled Water Facilities Fees.

**5.20.010      Deposit and Use of Recycled Water Facilities Fees.**

A.      All Recycled Water Facilities Fees collected pursuant to this Ordinance shall be placed in the Laguna South-E. Franklin-SCWA-Reclaimed Water Fund and shall be expended solely to pay the costs of recycled water facilities located within Zone 40 Special Service Area A.

B.      The Laguna South-E. Franklin-SCWA-Reclaimed Water Fund is a financial component of Zone 40 of the Sacramento County Water Agency.

C.      Any fund or funds required to be established and maintained herein may be established and maintained in the accounting records either as an account or fund, and may, for the purpose of such accounting records, any audits thereof and any reports or statements with respect thereto, may be treated either as an account or fund; but all such records with respect to such fund shall be at all times maintained in accordance with sound accounting practice. (WAO-0069 § 1, 2007)

**CHAPTER 5.25  
PAYMENT OF FEES**

Section(s):

5.25.010      Payment of Fees

**5.25.010      Payment of Fees.**

A.      The development fees imposed pursuant to this Ordinance shall be paid by the property owners in Special Service Area A to the Agency, in an amount calculated pursuant to Schedule R-1 attached hereto and incorporated by reference. The fees shall be both calculated and paid upon the issuance of water connection permits.

B.      For property for which the development fees established by this Ordinance were previously paid pursuant to Elk Grove City Code Chapter 16.83, said development fees already collected shall not be refunded for the purpose of later payment at time of water connection permit approval. Adjustments to said fees shall be provided by the Agency if necessary. (WAO-0069 § 1, 2007)



**CHAPTER 5.30**  
**ADOPTION AND COMPLIANCE WITH SCHEDULE OF LSPFFP**

Section(s):

5.30.010 Adoption and Compliance with Schedule of LSPFFP

**5.30.010 Adoption and Compliance with Schedule of LSPFFP.**

A. This ordinance and Schedule R-1 establishes the amount of the Recycled Water Facilities Fee. The Board may amend the fee by resolution at its discretion.

B. The Board shall by resolution adopt the portion of the Laguna South Public Facilities Financing Program Nexus Study addressing Reclaimed Water Facilities.

C. All facilities constructed pursuant to this ordinance shall be credited or reimbursed in accordance with the schedule established in the Schedule R-2 adopted by the Board.

D. Within one hundred and eighty (180) days after the last day of the fiscal year, the Agency shall make available to the public the information required by Government Code section 66006.

E. The Board shall review the Nexus Study at least every five years, or more often if it deems it appropriate, and make any finding required by Government Code section 66001. (WAO-0069 § 1, 2007)

**CHAPTER 5.35**  
**CALCULATON OF RECYCLED WATER FACILITIES FEES**

Section(s):

- 5.35.010 Calculation of Recycled Water Facilities Fees
- 5.35.020 Accessory Dwelling Unit Fees

**5.35.010 Calculation of Recycled Water Facilities Fees.**

Each year no later than March 1 the Agency Engineer shall determine whether an adjustment of Recycled Water Facilities Fees in Schedule R-1 is required. Schedule R-1 fees shall be as shown upon this ordinance's effective date. Beginning March 1, 2014, Schedule R-1 fees may be adjusted by the Agency Engineer effective March 1 of each year as follows:

A. That year's January 1 construction cost index for 20 U.S. cities and that year's January 1 construction cost index for San Francisco shall be determined by resort to the appropriate January issue of the Engineering News Record magazine or its most equivalent alternative. The average of these two indexes shall be calculated and if it equals the prior year's average, Schedule R-1 shall not be adjusted.

B. If the average of the two indexes does not equal the prior year's average, then an adjustment factor shall be computed by dividing the average of the two indexes by the prior year's average. This adjustment factor shall then be multiplied by each fee rate set forth in Schedule R-1. The results shall constitute the adjusted Schedule R-1.

(WAO-0085 § 1, 2014; WAO-0069 § 1, 2007)

**5.35.020 Accessory Dwelling Unit Fees.**

The Recycled Water Facilities Fees for Accessory Dwelling Units shall apply only to Accessory Dwelling Units larger than 1,200 square feet.

The Recycled Water Facilities Fee for Accessory Dwelling Units shall be the rate in Schedule R-1 equivalent to the resultant residential density of the parcel.

The Recycled Water Facilities Fee for Accessory Dwelling Units shall be paid prior to issuance of a building permit. (WAO-0098 § 9, 2020)

**CHAPTER 5.40  
CREDIT/REIMBURSEMENT FOR CONSTRUCTION  
OF RECYCLED WATER FACILITIES**

Section(s):

5.40.010 Credit/Reimbursement for Construction of Recycled Water Facilities

**5.40.010 Credit/Reimbursement for Construction of Recycled Water Facilities.**

A. Credits and reimbursement for construction of Recycled Water Facilities shall be calculated pursuant to Schedule R-2 plus eight percent (8%) of the allowable amount as an offset for engineering costs.

B. Credits for Recycled Water Facilities shall be apportioned among the parcels for which these facilities were approved at the time of installation.

C. Credits allowed pursuant to this Ordinance shall be applied toward Recycled Water Facilities Fees due for the real property to which the credit is apportioned.

D. Where credit is allowed pursuant to this Ordinance and apportioned to a particular parcel that is to be divided, the credit shall be apportioned among the divided parcels.

E. Unless otherwise determined by the Board, an owner of real property within the Special Service Area A shall construct any recycled water facility designated by the agency for construction on that real property.

F. Each year no later than March 1 the Agency Engineer shall determine whether an adjustment of Schedule R-2 is required. Schedule R-2 shall be as shown upon this ordinance's effective date. Beginning March 1, 2014, Schedule R-2 credits may be adjusted by the Agency Engineer effective March 1 of each year as follows:

1. That year's January 1 construction cost index for 20 U.S. cities and that year's January 1 construction cost index for San Francisco shall be determined by resort to the appropriate January issue of the Engineering News Record magazine or its most equivalent alternative. The average of these two indexes shall be calculated and if it equals the prior year's average, Schedule R-2 shall not be adjusted.

2. If the average of the two indexes does not equal the prior year's average, then an adjustment factor shall be computed by dividing the average of the two indexes by the prior year's average. This adjustment factor shall then be multiplied by each credit rate set forth in Schedule R-2. The results shall constitute the adjusted Schedule R-2.

R-2. (WAO-0085 § 2, 2014; WAO- 0069 § 1, 2007)

**CHAPTER 5.45**  
**REIMBURSEMENT AGREEMENTS**

Section(s):

5.45.010 Reimbursement Agreements

**5.45.010 Reimbursement Agreements.**

Allowable credits for construction of Recycled Water Facilities which exceed the amount of any fees required by this Ordinance shall be reimbursed provided:

A. The Recycled Water Facilities were constructed pursuant to plans approved by the Agency Engineer prior to commencement of any construction.

B. The Agency Engineer has determined that fee requirements, allowable credits, and reimbursable amounts are consistent with this Ordinance.

C. The person seeking reimbursement has paid all fees required by this Ordinance.

D. The reimbursement request was submitted in writing to the Agency Engineer prior to the final approval of an improvement plan or where no improvement plan is filed prior to commencement of any construction.

E. A written reimbursement agreement has been executed by the party who executed the subdivision agreement. Where no subdivision map is to be filed and before the time the improvement plans for the real property are approved by the approving authority, the written reimbursement agreement shall be executed by the owner of the real property where the construction of the Recycled Water Facilities will occur.

F. The written reimbursement agreement shall set forth the terms, conditions, amount of reimbursement and time frame for reimbursement including no prepayment penalties and interest per annum on the unpaid balance at the net County of Sacramento treasury pool rate for the prior fiscal year with interest not beginning to accrue until 60 days have passed from the date construction is accepted by the agency or the date the Board approves the written reimbursement agreement, whichever occurs last.

G. The Board has approved the written reimbursement agreement.

(WAO-0069 § 1, 2007)

**CHAPTER 5.50  
COMPLIANCE WITH OTHER LAWS**

Section(s):

5.50.010 Compliance with Other Laws

**5.50.010 Compliance with Other Laws.**

This Ordinance is intended to establish a method for funding the cost of certain facilities and services the need for which will be generated by the level and type of development proposed in the Laguna South Public Facilities Fee Program/Zone 40 – Special Service Area A. The provisions of this Ordinance shall not be construed to limit the power of the Board to impose any other fees or exactions or to continue to impose existing ones, on development within Zone 40 Special Service Area A, but shall be in addition to any other requirements which the Board is authorized to impose, or has previously imposed, as a condition of approving plans, rezonings or other entitlements within the Laguna South Public Facilities Fee Program/Zone 40 – Special Service Area A area pursuant to state and local laws. In particular, individual property owners shall remain obligated to fund, construct, and/or dedicate the improvements, public facilities and other exactions required by, but not limited to: (1) the Sacramento County Municipal Services Agency Improvement Standards; (2) the Quimby Act (Government Code section 66477 et seq.) and implementing ordinances (Chapter 22.40 of the Sacramento County Code); (3) school impact fees (Government Code sections 65970 et seq.) and implementing ordinances (Chapter 16.50 of the Sacramento County Code); (4) the City of Elk Grove and (5) other water supply fees imposed by the Agency. (WAO-0069 § 1, 2007)

**SACRAMENTO COUNTY WATER AGENCY CODE  
ZONE 40 – SPECIAL SERVICE AREA A  
Title 5**

NOTICE IS HEREBY GIVEN that recycled water development fees collected within the boundaries of Zone 40 Special Services Area A of the Sacramento County Water Agency shall be established pursuant to Title 5 of the Sacramento County Water Agency Code. The following schedule R-1 shows the revised fees for Zone 40 Special Services Area A:

**SCHEDULE R-1**

**RECYCLED WATER DEVELOPMENT FEES FOR  
ZONE 40 SPECIAL SERVICE AREA A**

Schedule R-1 fees may be adjusted by the Agency Engineer effective March 1 of each year as follows:

a. That year's January 1 construction cost index for 20 U.S. cities and that year's January 1 construction cost index for San Francisco shall be determined by resort to the appropriate January issue of the Engineering News Record magazine or its most equivalent alternative. The average of these two indexes shall be calculated and if it equals the prior year's average, Schedule R-1 shall not be adjusted.

b. If the average of the two indexes does not equal the prior year's average, then an adjustment factor shall be computed by dividing the average of the two indexes by the prior year's average. This adjustment factor shall then be multiplied by each fee rate set forth in Schedule R-1. The results shall constitute the adjusted Schedule R-1.

Residential		Non-Residential	
Land Use Type	Fee Per Unit	Land Use Type	Fee Per Sq. Ft.
AG-80	\$1,154	M-1 / M-2	\$0.122
AG-20	\$1,154	MP	\$0.226
AR-10	\$1,154	BP	\$0.226
AR-5	\$1,154	SC	\$0.194
AR-2	\$1,154	AC	\$0.194
AR-1	\$1,154	GC	\$0.163
RD-1	\$1,154	LC	\$0.238
RD-2	\$1,154	TC	\$0.300
RD-3	\$1,154		
RD-4	\$1,154		
RD-5	\$1,154		
RD-6	\$1,154		
RD-7	\$1,154		
RD-9	\$1,154		
RD-10	\$913		
RD-12	\$913		
RD-15	\$913		
RD-20	\$767		
RD-25	\$767		
RD-30	\$767		

(WAO-0085 § 3, 2014)

**SACRAMENTO COUNTY WATER AGENCY CODE  
ZONE 40 – SPECIAL SERVICE AREA A  
Title 5**

NOTICE IS HEREBY FURTHER GIVEN that credit authorizations for recycled water development fees collected within the boundaries of Zone 40 Special Service Area A of the Sacramento County Water Agency shall be established pursuant to Title 5 of the Sacramento County Water Agency Code. The following schedule R-2 shows the revised credit schedule for Zone 40 Special Service Area A:

**SCHEDULE R-2**

**UNIT PRICES FOR ZONE 40 SPECIAL SERVICE AREA A CREDITS**

Schedule R-2 credits may be adjusted by the agency engineer effective March 1 of each year as follows:

a. That year's January 1 construction cost index for 20 U.S. cities and that year's January 1 construction cost index for San Francisco shall be determined by resort to the appropriate January issue of the Engineering News Record magazine or its most equivalent alternative. The average of these two indexes shall be calculated and if it equals the prior year's average, Schedule R-2 shall not be adjusted.

b. If the average of the two indexes does not equal the prior year's average, then an adjustment factor shall be computed by dividing the average of the two indexes by the prior year's average. This adjustment factor shall then be multiplied by each credit rate set forth in Schedule R-2. The results shall constitute the adjusted Schedule R-2.

RECYCLED WATER TRANSMISSION MAINS

<b>Recycled Water Transmission Pipe Size *</b>	<b>Credit Per Foot</b>
6"	\$38.00
8"	\$50.50
10"	\$63.50
12"	\$76.20
16"	\$137.40
18"	\$173.10
20"	\$213.10
24"	\$308.20

Other recycled water transmission pipe size credits shall be determined by the Agency Engineer subject to Board approval.



- \* Construction costs for recycled water transmission mains include but are not limited to: pipes, elbows, tees or outlets, reducers, valves, valve assembly appurtenances, bedding, backfill, restrained joints, thrust blocks, etc.

**OTHER RECYCLED WATER FACILITY CREDITS**

<b>Recycled Water Facility</b>	<b>Total</b>
1. Storage Tank **	\$3,258,667
2. Pumps ***	\$1,520,666

\*\* 3 million gallons (MG) at \$1,086,222/MG.

\*\*\* 1000 nominal horsepower (HP) at \$1,520.70/HP.

(WAO-0085 § 4, 2014; WAO-0069 § 1, 2007)

**SACRAMENTO COUNTY WATER AGENCY**

**RESOLUTION NO. WA-2544**

**CREATION OF ZONE 40 - SPECIAL SERVICE AREA A AND  
ADOPTION OF NEXUS STUDY**

**WHEREAS**, the City of Elk Grove adopted the Laguna South Public Facilities Fee Program ("LSPFFP") Nexus Study ("Nexus Study") dated July 11, 2001, identifying the need for and cost of new public facilities and improvements required by new development in the Laguna South area, including reclaimed/recycled water facilities; and

**WHEREAS**, the Nexus Study and the ordinance adopted by the City of Elk Grove implementing the LSPFFP stated that all reclaimed/recycled water facilities fees collected shall be expended by the Sacramento County Water Agency solely to pay for the costs of recycled water facilities identified in the LSPFFP; and

**WHEREAS**, the Sacramento County Water Agency ("Agency") desires to implement the existing reclaimed/recycled water facilities program currently carried out by the City of Elk Grove without changing said requirements or geographic location of such program; and

**WHEREAS**, in order to implement such program it is necessary to create a special service area of Zone 40 of the Agency and to adopt portions of the Nexus Study related to reclaimed/recycled water facilities.

**NOW, THEREFORE**, the Board hereby finds and determines that:

1. There is hereby created a special services area within Zone 40 entitled Zone 40 – Special Service Area A, the boundaries of which are described in Exhibits A and B attached hereto and incorporated by reference.
2. The development within Zone 40 – Special Service Area A will require the construction of recycled water facilities as described in the Nexus Study.
3. The fees to be charged within Zone 40 – Special Service Area A are fairly apportioned based upon the need for the facilities created by proposed development.
4. The findings of nexus contained within the Nexus Study are appropriate pursuant to Government Code section 66000, et seq.
5. The findings made in the Nexus Study related to reclaimed/recycled water facilities are adopted by the Board.

On a motion by Director Nottoli, seconded by Director Johnson, the foregoing Resolution was passed and adopted by the Board of Directors of the Sacramento County Water Agency this 8th day of June, 2004, by the following vote, to wit:

AYES: Directors, Collin, Niello, Nottoli, Johnson

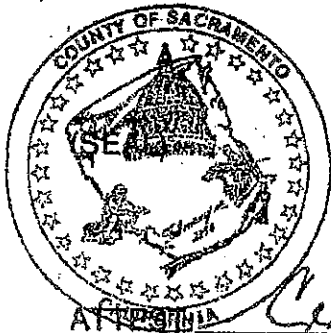
NOES: Directors, None

ABSTAIN: Directors, Dickinson

ABSENT: Directors, None

*Muriel P. Johnson*

Chair of the Board of Directors of the Sacramento County Water Agency, a district organized under the laws of the State of California



*Cindy H. Turner*  
Clerk of the Board of Supervisors of Sacramento County, California and ex officio Secretary of the Board of Directors of the Sacramento County Water Agency

FILED

JUN 08 2004

BOARD OF DIRECTORS  
*Cindy H. Turner*  
Clerk of the Board

In accordance with Section 25103 of the Government Code of the State of California a copy of the document has been delivered to the Chairman on JUN 08 2004

By: *Faye Romo*  
Deputy Clerk, Board of Directors

## LEGAL DESCRIPTION

### SACRAMENTO COUNTY WATER AGENCY ZONE 40 SPECIAL SERVICE AREA A

ALL THAT REAL PROPERTY SITUATE IN THE CITY OF ELK GROVE, COUNTY OF SACRAMENTO, DESCRIBED AS FOLLOWS:

PORTIONS OF SECTIONS 1, 5, 8, 11, 12 AND 17, AND ALL OF SECTIONS 2, 3, 4, 9 AND 10, TOWNSHIP 6 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FRANKLIN BOULEVARD AND THE NORTH LINE OF SAID SECTION 5, AS SAID INTERSECTION IS SHOWN ON THAT CERTAIN RECORD OF SURVEY (61 R.S. 4) ENTITLED "A PORTION OF THE EAST ONE-HALF OF SECTION 5, A PORTION OF THE WEST ONE-HALF OF SECTION 4, A PORTION OF THE N.W. ONE-QUARTER OF SECTION 9 AND A PORTION OF THE N.E. ONE QUARTER OF SECTION 8, T. 6-N., R. 5 E., M.D.M.", FILED IN BOOK 61 OF SURVEYS AT PAGE 4, SAID NORTH LINE OF SECTION 5 IS LOCATED IN ELK GROVE BOULEVARD; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG THE CENTERLINE OF FRANKLIN BOULEVARD AS SHOWN ON SAID RECORD OF SURVEY (61 R.S. 4) THE FOLLOWING TWO (2) COURSES: 1) SOUTH  $08^{\circ}45'52''$  WEST 2,210.62 FEET AND 2) SOUTH  $08^{\circ}57'30''$  WEST 3,315.92 FEET TO THE COMMON SECTION LINE BETWEEN SAID SECTIONS 5 AND 8; THENCE CONTINUING ALONG THE CENTERLINE OF FRANKLIN BOULEVARD AS SHOWN ON THE "ELK GROVE MEADOWS UNIT 2" SUBDIVISION MAP (316 B.M. 1) FILED IN BOOK 316 OF MAPS AT PAGE 1 SOUTH  $08^{\circ}57'05''$  WEST 714.05 FEET TO THE CENTERLINE OF WESTERN PACIFIC RAILROAD MAIN LINE AS SHOWN ON SAID "ELK GROVE MEADOWS UNIT 2" SUBDIVISION MAP (316 B.M. 1); THENCE ALONG SAID CENTERLINE OF WESTERN PACIFIC RAILROAD MAIN LINE SOUTH  $05^{\circ}37'38''$  EAST 4,825.88 FEET TO THE COMMON SECTION LINE BETWEEN SAID SECTIONS 8 AND 17; THENCE CONTINUING SOUTHEASTERLY ALONG THE CENTERLINE OF WESTERN PACIFIC RAILROAD MAIN LINE TO THE SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 17; THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 17 TO THE EAST  $\frac{1}{4}$  SECTION CORNER OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 17 TO THE COMMON SECTION CORNER OF SAID SECTIONS 8, 9, 17 AND 18; THENCE ALONG THE SOUTH LINE OF SAID SECTIONS 9, 10 AND 11 TO THE SOUTH  $\frac{1}{4}$  SECTION CORNER OF SAID SECTION 11; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF SAID SECTION 11 TO THE CENTER  $\frac{1}{4}$  SECTION CORNER OF SAID SECTION 11; THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 11 TO THE CENTER NORTH  $\frac{1}{16}$  SECTION CORNER OF SAID SECTION 11; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 11 TO THE COMMON NORTH  $\frac{1}{16}$  SECTION CORNER OF SAID SECTIONS 11 AND 12; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 12 TO THE CENTER NORTH  $\frac{1}{16}$  SECTION CORNER OF SAID SECTION 12; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF SECTION 12 TO THE COMMON  $\frac{1}{4}$  SECTION CORNER OF SAID SECTIONS 1 AND 12; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE CENTERLINE OF STATE HIGHWAY 99; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF STATE HIGHWAY 99 TO THE NORTH LINE OF SAID SECTION 1, SAID NORTH LINE OF SECTION 1 IS LOCATED IN ELK GROVE BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF SAID SECTIONS 1, 2, 3, 4 AND 5 TO THE POINT OF BEGINNING.







