

EXHIBIT "A"

PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT

RATE SCHEDULE

**I. MINIMUM CHARGES**

**A. PAJARO, SUNNY MESA, BAYFARMS/HILLCREST**

**APPLICABILITY**

Applicable to all metered water service.

**TERRITORY**

The areas served by the Pajaro/Sunny Mesa Community Services District currently known as Pajaro, Sunny Mesa, Bay Farms/Hillcrest and Vega in the North Monterey County Area.

**RATES**

<u>Quantity Rates:</u>	<u>Per Meter Per Month</u>
Inside District - <i>Domestic</i>	
0-500, per 100 cu. ft. (748 gallons).....	\$ 2.90
501 & up .....	\$ 3.02
Outside District - <i>Domestic</i>	
Per 100 cu. ft. (748 gallons) .....	\$ 4.77
Bulk or Construction water	
Per 100 cu. ft. (748 gallons) .....	\$ 60.49
Agricultural water	
Per acre foot per month.....	\$ 433.18

\* Pajaro Valley Water Management Agency Established Rates shall be collected by the District from the customer and be refunded to PVWMA at required intervals. The District shall establish a collection fee annually and add on to the established water charge.

Pajaro Valley Water Management Agency	\$ 170.00	per acre ft. (325,829 gallons)
Pajaro/Sunny Mesa C. S. D. Collection Fee	25%	per acre ft. (43,560 cubic feet)
PVWMA per cubic foot	0.39	per 100 cubic feet
P/SMCSD collection fee	0.10	per 100 cubic feet
Total	0.49	per 100 cubic feet

\* rev. 10-1-10

Service Availability Charge Per Month <u>Meter Size</u>	Inside District <u>\$ Per Month (2)</u>	Outside District <u>\$ Per Month (3)</u>
5/8" – 3/4' .....	\$ 13.03 .....	\$ 18.59
1" .....	\$ 23.98 .....	\$ 36.99
1.5" .....	\$ 34.65 .....	\$ 54.60
2" .....	\$ 48.90 .....	\$ 78.50
3" .....	\$ 81.09 .....	\$ 132.32
4" .....	\$ 122.69 .....	\$ 201.57
6" .....	\$ 259.40 .....	\$ 368.33
8" .....	\$ 526.39 .....	\$ 594.38
10" .....	\$ 625.96 .....	\$ 706.63

**B. BLACKIE ROAD #18, LANGLEY/VALLE PACIFICO, NORMCO WATER, & VIERRA ESTATES**

**APPLICABILITY**

Applicable to all metered water service.

**TERRITORY**

The areas served by the Pajaro/Sunny Mesa Community Services District currently known as Normco Water Company, Langley/Valle Pacifico, Vierra Estates, and Blackie Road #18 in the North Monterey County Area.

**RATES**

<u>Quantity Rates:</u>	<u>Per Meter Per Month</u>
All water, per 100 cu. ft. (748 gallons) .....	\$ 3.77

<u>Service Availability Charge Per Month:</u>	<u>Inside District \$ Per Month (2)</u>
<u>Meter Size</u>	
5/8 x 3/4 in.....	\$ 11.77
3/4 in.....	\$ 17.66
1 in.....	\$ 29.43
1.5 in.....	\$ 41.20
2 in.....	\$ 52.97
3 in.....	\$ 64.74
4 in.....	\$ 100.96
6 in.....	\$ 201.57
8 in.....	\$ 463.05
10 in.....	\$ 572.19

**C. MOSS LANDING DIVISION**

**APPLICABILITY**

Applicable to all metered water service.

**TERRITORY**

Moss Landing Harbor and Town, the Monterey Dunes area, and north along the Monterey Bay Coast.

**RATES**

<u>Quantity Rates:</u>	<u>Per Meter Per Month</u>
All water, per 100 cu. ft. (748 gallons) .....	\$ 2.78

<u>Service Availability Charge Per Month:</u>	<u>Per Meter \$ Per Month (2)</u>
Meter Size	
5/8 x 3/4 in.....	\$ 23.01
3/4 in.....	\$ 34.51
1 in.....	\$ 57.52
1.5 in.....	\$ 115.03
2 in.....	\$ 184.04
3 in.....	\$ 345.61
4 in.....	\$ 507.18
6 in.....	\$ 668.75
8 in.....	\$ 830.32
10 in.....	\$ 991.89

**PAJARO, SUNNY MESA, BAYFARMS/HILLCREST**  
**BLACKIE ROAD #18, LANGLEY/VALLE PACIFICO,**  
**NORMCO WATER, VIERRA ESTATES**  
**MOSS LANDING DIVISION**

- (1) Service Availability is a fixed monthly charge and includes NO minimum amount of water.
- (2) Charges shown are for one service connection served by a single water meter. For each additional connection to a single meter located inside the District, an additional fee of \$9.67 per month shall be added to the charge shown.
- (3) Charges shown are for one service connection served by a single water meter. For each additional connection to a single meter located outside the District, an additional fee of \$12.86 per month shall be added to the charge shown.
- (4) Multiple dwellings, such as duplexes, triplexes, apartment houses and the like, in addition to the minimum rate, shall pay a monthly service charge of \$9.67 for each unit in excess of one whether occupied or not.
- (5) Hotels, motels, auto courts, in addition to the minimum rate, shall pay a monthly service charge of \$9.67 for each room therein not equipped with complete living facilities, and \$15.00 for each room therein that is so equipped with complete living facilities. Complete living facilities shall mean provisions for storage, preservation and preparation of food.
- (6) Trailer parks, in addition to the minimum rate, shall pay a monthly service charge of \$4.32 for each space whether rented or available to rent.
- (7) Dwelling units combined with commercial units, in addition to minimum rate, shall pay a monthly service charge of \$9.67 if water is serving the business unit.
- (8) The owner of any property that consists of two (2) or more dwellings or residential units which are served water through a single meter shall be solely responsible for all monthly water service payments to the District.

**D. VEGA**

**APPLICABILITY**

Applicable to all metered water service.

**TERRITORY**

The areas served by the Pajaro/Sunny Mesa Community Services District currently known as Vega in the North Monterey County Area.

**RATES**

<u>Quantity Rates:</u>	<u>Per Meter Per Month</u>
<i>Inside District - Domestic</i>	
0-500, per 100 cu. ft. (748 gallons).....	\$ 2.39
501 & up.....	\$ 2.49
<i>Outside District - Domestic</i>	
Per 100 cu. ft. (748 gallons) .....	\$ 3.58
<i>Bulk or Construction water</i>	
Per 100 cu. ft. (748 gallons) .....	\$ 45.44
<i>Agricultural water</i>	
Per acre foot per month.....	\$ 324.50

\* Pajaro Valley Water Management Agency Established Rates shall be collected by the District from the customer and be refunded to PVWMA at required intervals. The District shall establish a collection fee annually and add on to the established water charge.

Pajaro Valley Water Management Agency	\$ 162.00	per acre ft. (325,829 gallons)
Pajaro/Sunny Mesa C. S. D. Collection Fee	25%	per acre ft. (43,560 cubic feet)
PVWMA per cubic foot	0.38	per 100 cubic feet
P/SMCSD collection fee	<u>0.10</u>	<u>per 100 cubic feet</u>
Total	0.48	per 100 cubic feet

\* rev. 10-1-10

<u>Service Availability Charge Per Month Meter Size</u>	<u>Inside District \$ Per Month (2)</u>	<u>Outside District \$ Per Month (3)</u>
5/8" – 3/4' .....	\$ 13.03 .....	\$ 18.59
1".....	\$ 23.98 .....	\$ 36.99
1.5" .....	\$ 34.65 .....	\$ 54.60
2" .....	\$ 48.90 .....	\$ 78.50
3" .....	\$ 81.09 .....	\$ 132.32
4" .....	\$ 122.69 .....	\$ 201.57
6" .....	\$ 259.40 .....	\$ 368.33
8" .....	\$ 526.39 .....	\$ 594.38
10" .....	\$ 625.96 .....	\$ 706.63

VEGA

- (1) Service Availability is a fixed monthly charge and includes NO minimum amount of water.
  - (2) Charges shown are for one service connection served by a single water meter. For each additional connection to a single meter located inside the District, an additional fee of \$8.79 per month shall be added to the charge shown.
  - (3) Charges shown are for one service connection served by a single water meter. For each additional connection to a single meter located outside the District, an additional fee of \$11.69 per month shall be added to the charge shown.
  - (4) Multiple dwellings, such as duplexes, triplexes, apartment houses and the like, in addition to the minimum rate, shall pay a monthly service charge of \$8.79 for each unit in excess of one whether occupied or not.
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- (1) Hotels, motels, auto courts, in addition to the minimum rate, shall pay a monthly service charge of \$8.79 for each room therein not equipped with complete living facilities, and \$13.64 for each room therein that is so equipped with complete living facilities. Complete living facilities shall mean provisions for storage, preservation and preparation of food.
  - (2) Trailer parks, in addition to the minimum rate, shall pay a monthly service charge of \$3.93 for each space whether rented or available to rent.
  - (3) Dwelling units combined with commercial units, in addition to minimum rate, shall pay a monthly service charge of \$8.79 if water is serving the business unit.
  - (4) The owner of any property that consists of two (2) or more dwellings or residential units which are served water through a single meter shall be solely responsible for all monthly water service payments to the District.

Meter Hook-up Fee Per Schedule in Force at Time of Hook-up (see pages 8 & 9)	
Installation of Meter and Service Line	\$ 4,779.00 per meter or line
Charge Per Acre (prorata if less than full acre)	\$ 958.00
Connection Charge	\$ 32,245.00 per connection

**Water Service Construction Charges**

All new water customers will be charged a construction charge whenever a new connection to the main or a new service lateral is required. That charge shall be actual cost plus 25%. A deposit shall be made in accordance with the following schedule:

<u>Meter Size</u> <u>Deposit</u>	<u>Inside District</u> <u>Construction Charge Deposit</u>	<u>Outside District</u> <u>Construction Charge</u>
5/8" .....	\$ 7,062.00 .....	\$ 8,470.00
1" .....	\$ 8,470.00 .....	\$ 10,004.00
1.5" .....	\$ 10,005.00 .....	\$ 11,292.00
2" .....	\$ 11,292.00 .....	\$ 12,947.00
3" .....	(1) .....	(2)
4" .....	(1) .....	(2)
6" .....	(1) .....	(2)
8" .....	(1) .....	(2)
10" .....	(1) .....	(2)

(1) ..... Larger than 2":      inside District:      actual cost plus 25%

(2)      Larger than 2":      outside District:      actual cost plus 50%

(1)      (2) Construction deposit shall be made in the amount estimated by Engineer.

Applicant shall receive refund if actual cost is less than estimate or pay the excess if actual cost is greater than estimate.

A. Connection Fees

All new regular water service connections, increases in meter sizes, and the connection of additional dwelling units to existing services require the payment of a connection fee in accordance with the following schedule:

Residential Uses

Residential uses shall include single-family dwellings, condominiums, apartments, mobile homes, and trailer spaces.



**Residential Connection Fee**

Inside District.....\$ 6,970.00 ..... per dwelling unit  
 Inside District.....\$ 7,770.00 ..... per mobile home  
 Outside District.....\$10,125.00 ..... per dwelling unit

Non-Residential Uses

Non-residential uses include office buildings, stores, motels (without kitchens), hospitals, rest homes, parks, laundromats, schools, restaurants, and other miscellaneous non-residential uses.

Non-Residential Connection Fee

<u>Meter Size</u> <u>District</u>	<u>Commercial</u> <u>Inside</u>	<u>Industrial</u> <u>Inside</u>	<u>Commercial</u> <u>Outside</u>	<u>Industrial</u> <u>Outside</u>
5/8" – 3/4" .....	\$ 6,732.00 .....	\$ 12,241.00 .....	\$ 9,063.00 .....	\$ 16,478.00
1" .....	\$ 9,321.00 .....	\$ 16,949.00 .....	\$ 12,048.00 .....	\$ 21,186.00
1.5" .....	\$ 15,147.00 .....	\$ 27,541.00 .....	\$ 16,831.00 .....	\$ 30,602.00
2" .....	\$ 25,246.00 .....	\$ 45,507.00 .....	\$ 28,843.00 .....	\$ 51,788.00
3" .....	\$ 50,493.00 .....	\$ 91,806.00 .....	\$ 55,672.00 .....	\$ 101,222.00
4" .....	\$ 67,065.00 .....	\$ 121,937.00 .....	\$ 69,914.00 .....	\$ 127,116.00
6" .....	\$ 134,001.00 .....	\$ 243,639.00 .....	\$ 155,364.00 .....	\$ 282,480.00
8" .....	\$ 268,261.00 .....	\$ 487,748.00 .....	\$ 310,728.00 .....	\$ 564,960.00

Connection Charge: Annexed Area (Sunny Mesa, Hillcrest/Bay Farms Areas)

The owner or owners of lands within areas hereafter annexed to the District shall pay to the District, prior to the issuance of a permit to connect any portion of the property so annexed to the water system of the District, a fee computed at the rate of One Hundred Dollars (\$100.00) per real property parcel under said ownership per year for each year, or any part thereof, from and after January 1, 1969. Any future splits of these real property parcels will be subject to this same connection charge. This charge shall be in addition to all other charges of the District.

Meter Installation Charges:

The District will install meters on the basis of cost plus twenty-five percent (25%). The applicant shall deposit five thousand dollars (\$4,500.00) cash.

The District shall bill the applicant for any amount in excess of the deposit and refund all overages. Only duly authorized employees or agents of the District will be authorized to install meters. Application for installation of meters shall not be considered unless the service connection has already been effected and water is being sold to the applicant and/or being paid for. Applicants who have never paid for

water services of the District under such Application must make the application and deposits as heretofore set forth in District ordinance.

Main Extension Charges:

Inside District: actual cost plus 25%  
 Outside District: actual cost plus 50%

Construction deposit shall be made in the amount estimated by the Engineer. Applicant shall receive refund if actual cost is less than estimate or pay excess if actual cost is greater than estimate.

Other Charges:

Application Fee: ..... \$ 275.00  
 Right-Of-Way Deed Checking Fee: ..... \$ 330.00

**3. FIRE SERVICES CUSTOMERS**

The following schedule of fees and charges shall apply to all fire service customers, including fire Districts and private individuals or companies requesting water service for the sole purposes of fire protection.

<u>Type of Service</u>	<u>Service Availability (4)</u>		<u>Connection</u>		<u>Construction (1)</u>	
	<u>Fees Per Month</u>		<u>Charges</u>		<u>Charges</u>	
Metered Services (Detector Checks)	Inside/Outside		Inside/Outside		Inside	Outside
1.5" or less.....	\$ 44.59.....		\$ 10,140.00.....		Actual	Actual
2 - 4".....	\$ 97.93.....		\$ 14,751.00.....		Cost	Cost
6".....	\$ 180.17.....		\$ 27,657.00.....		Plus	Plus
8".....	\$ 263.20.....		\$ 45,766.00.....		25%	50%
10".....	\$ 349.93.....		\$ 64,543.00.....		25%	50%

Fire Hydrants (Maintained by Water District)

4" Hydrant... no charge ..... no charge ..... Actual.... Actual  
 6" Hydrant... no charge ..... no charge ..... Cost..... Cost  
 Plus 25% Plus 50%

Fire Hydrants (Maintained by Private Sector) (4)

Commodity Rate: No charge if water is used for fire protection.

<u>Type of Service</u>	<u>Service Availability (4) Fees Per Month</u>	<u>Connection Charges</u>	<u>Construction (1) Charges</u>
Residential Fire Sprinklers	Inside/Outside	Inside/Outside	Inside/Outside
When fire and domestic water service is provided by a single meter.	Included in Section 1	Included in Section 2A	Included in Section 2

- (5) A construction deposit shall be made in the amount estimated by Engineer. Applicant shall receive refund if actual cost is less than estimate or pay the excess if actual cost is greater than estimate.
- (6) For purposes of this section, fire districts shall include the City of Watsonville Fire Department, Freedom Fire District, North County Fire District, Salsipuedes Fire District, Aromas Fire District, Santa Cruz County Service Area No. 4 and State Department of Forestry.
- (7) Fees and charges apply to all fire hydrants serving private property and not maintained by a fire district.
- (8) Service availability fees as shown unless charges are otherwise established by special agreement, to defray cost of providing fire service.

**III. MISCELLANEOUS SERVICE CHARGES**

A. Deposits for Water Service. A cash deposit of twice the estimated maximum periodic billing shall be made for establishment of credit. In no case shall deposit be less than the following minimum, per meter size:

5/8", 3/4", 1" .....	\$ 150.00
1.5", 2: .....	\$ 450.00
3" .....	\$ 550.00
4" & over .....	\$ 1,500.00

B. Warped Disc Replacement..... \$ 300.00

C. Repair Shut-Off Valve..... \$ 300.00

D. Turn-On and Turn-Off (except for emergencies):

Monday through Friday,..... \$ 200.00  
8:00 a.m. to 5:00 p.m.

All other times ..... \$ 275.00

There will be no turn-on charge for customers obtaining District water service for the first time on the premises.

E. Fee for Water Meter Test:

5/8", 3/4", 1" .....	\$ 300.00
1.5", 2: .....	\$ 400.00
3" .....	\$ 600.00
4" & over .....	Engineer's Estimate

F. Fire Hydrant Meter Deposit:

Initial deposit.....	\$ 2,500.00
Refund upon return if .....	\$ 2,500.00
meter is satisfactory	

Rental fee for agricultural use .....	\$ 600.00 per year
Charge for relocating meter .....	\$ 300.00
Service Availability fees .....	\$ 50.00 per month

Customers are liable for payment of all water used at established commodity rates for inside and outside District consumption.

G. Fire Hydrant Spanner Wrench Deposit.....\$ 60.00

H. Returned Checks.....\$ 50.00

I. Penalty for unauthorized relocations or connections\$ 1,500.00, plus cost of water used at applicable commodity rate.

J. Late Charges: All fees and charges shall be billed and collected simultaneously. Bills are payable upon presentation and ten percent (10%) penalty charge shall be added to the total bill if payment is made after the 25<sup>th</sup> day after the Post Office cancellation date of billing.

- K. Well Permit Fees:
  - Filing Fee .....\$ 400.00
  - Inspection Fee .....\$ 500.00
- L. Fire Flow Check .....\$ 600.00
- M. Single Water Truck Fill .....\$ 600.00  
(5,000 gallon maximum)
- N. Cross Connection Program  
Testable Backflow Prevention Devices (Yearly)
  - 5/8" - 1" .....\$ 90.00
  - 1.5" and Larger .....\$ 160.00
- O. Temporary Service – Construction Meter Deposit:
  - Refund upon return  
(if meter is satisfactory)
  - Inside District: ..... \$ 600.00 ..... \$ 300.00
  - Outside District: ..... \$ 800.00 ..... \$ 500.00

Customers are liable for payment of all water used at established rates for inside and outside District consumption.

- P. Water Plan Check:
  - Main extension built by others .....\$ 500.00      per sheet
  - Recheck Fee .....\$ 300.00                      per sheet
  - Engineering and Inspection for main improvements      10% of estimate cost of  
extensions built by others                                      improvements

Q. In addition to the connection fee listed in Section C, any parcel not assessed under Assessment District No. 84-1 shall be charged an assessment fee based on use as described in the Engineer's Report for Assessment District No. 84-1. Fees for each use are as follows:

- Residential .....\$ 3,200.00
- Commercial .....\$8,000.00
- Industrial.....\$ 15,000.00

Fees shall increase ten percent (10%) each year beginning on July 1, 1999.

The aforementioned established fees, rates and charges shall supersede any and all fees, rates and charges of the District inconsistent therewith and shall be effective upon adoption.

- R. Beginning on January 1, 2004, monthly service availability charges, commodity rate charges, water service construction charges and connection fees may increase by ten percent (10%) annually.