

TEHAMA COUNTY SANITATION DISTRICT NO. 1

ORDINANCE No. --

AN ORDINANCE AMENDING ORDINANCE 2119 AND PRESCRIBING REGULATIONS

The Board of Directors of the Tehama County Sanitation District No.1 ordains as follows:

ARTICLE 1: Purpose and Authority

Pursuant to Health & Safety Code Section 4766, the Tehama County Sanitation District No. 1 may adopt and enforce ordinances and regulations not in conflict with general laws or the administration, operation, and use and maintenance of its facilities and services. This Ordinance is adopted pursuant to the authority granted to the District under the California Health and Safety Code Section 4766, and all other applicable laws.

The purpose of this Ordinance is to update and clarify all regulatory provisions governing the administration, operation, use, and maintenance of wastewater collection and treatment services provided by the Tehama County Sanitation District No. 1 ("District"). This Ordinance does not alter, amend, revise, or otherwise modify any existing user fees, service charges, installation fees, penalties, or other monetary assessments established under prior ordinances.

ARTICLE 2: Findings

The Board of Directors of the Tehama County Sanitation District No.1 hereby finds and declares the following:

- A. The District's wastewater treatment facilities have finite hydraulic and treatment capacity. Excess inflow and infiltration ("I&I"), particularly from defective private laterals and illegal connections, places undue strain on the collection system, increases operational costs, reduces treatment efficiency, and may compromise regulatory compliance.
- B. Private building sewers and laterals are owned and maintained by property owners, and that clear regulatory language is required to eliminate confusion regarding maintenance responsibilities, inspection requirements, repair obligations, and cost allocation.
- C. Advances in CCTV inspection technology, combined with the age of much of the District's existing lateral infrastructure, make CCTV inspections an effective, reliable, and industry-accepted means of identifying structural defects, illegal connections, infiltration sources, and conditions constituting a public nuisance. Additional ordinance language is necessary to clearly establish inspection triggers, procedures, and enforcement mechanisms.
- D. Building sewer defects are frequently discovered during property transfers, and that requiring CCTV inspections prior to close of escrow protects buyers, sellers, and the District by identifying problems before transfer of

ownership and preventing future disputes, system damage, and enforcement costs.

- E. Infiltration and inflow resulting from defective laterals, illegal connections, or abandoned plumbing significantly increase treatment and operating costs and may accelerate equipment wear and regulatory risk. Establishing excess flow fees and required correction timelines provides a necessary enforcement tool to protect the system.
- F. This Ordinance provides reasonable timelines, case-by-case extensions, installment plans, penalty waivers, and an appeals process to ensure that enforcement is fair, transparent, and sensitive to seasonal conditions, contractor availability, geographic constraints, and financial hardship.
- G. Proper collection and treatment of wastewater is essential to protecting public health, preventing pollution of surface and groundwater, and avoiding sanitary nuisances. The regulations adopted in this Ordinance are necessary to ensure compliance with state and federal wastewater standards.
- H. The requirements of this Ordinance are consistent with generally accepted wastewater utility practices, engineering standards, and regulatory norms throughout California.
- I. This ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061(b)(3) (there is no possibility the activity in question may have a significant effect on the environment). In addition to the foregoing general exemptions, the following categorical exemption applies: section 15308 (actions taken as authorized by local ordinance to assure protection of the environment). There are no unusual circumstances under CEQA Guideline 15300.2(c). Each exemption stands as a separate and independent basis for determining this ordinance is not subject to CEQA.
- J. Adoption of this Ordinance is in the best interests of the Tehama County Sanitation District No. 1, its ratepayers, and the public at large and that the
- K. Enforcement of this Ordinance is essential to ensure compliance, preserve infrastructure, protect ratepayers, and maintain the financial and operational integrity of the District..

ARTICLE 3: Ordinance Amendments And Additions

Tehama County Sanitation District No. 1 adds Section 2.15 to the language in Ordinance 2119:

Section 2.15: SERVICE FEES: Beginning in 2026, with regard to the 2027-2028 fiscal year service charges and thereafter, the District shall establish or alter the amount of the annual service fee by resolution of the Board.

The annual service fee is a sewer assessment in nature and designed to recover from ratepayers for services and facilities furnished by the District.

Tehama County Sanitation District No.1 Ordinance 2119 Section 1.4, 1.5, 1.8, 2.2, 2.3, and 5.2 are amended as follows:

Section 1.4: APPLICATION FOR SERVICE. Application for a building sewer connection permit and wastewater disposal service shall be made in writing on a form available at the District Office. The application shall include required application fees. No applicant will be denied service on the grounds of race, color, national origin, or sex.

The permit for the installation of a non-existing sewer and/or lateral sewer shall be valid for constructing the new connection for two years from date of issuance. Installation permits will be issued to only one (1) party for one (1) property on which a building permit or mobile home permit has been applied for with the Tehama County Building Department.

No person shall construct a sewer, or a lateral sewer, or make any connection with the sewer system without first obtaining a sewer connection permit from the District and paying the sewer connection fee and all other fees and charges required by resolution of the Board, and otherwise complying with all requirements under any regulations adopted under this section by the Board of Directors.

Sewer service shall not be provided to a building, and no sewer connection permit shall be issued, unless the District finds that all of the following are satisfied:

1. The applicant's real property to be served is located in the sewer boundaries.
2. The applicant has paid in full the applicable connection charge and any other applicable deposits, fees, and/or charges.
3. The applicant's real property to be served abuts an existing sewer main, or the applicant has entered into a sewer main line extension agreement with the District.
4. The District possesses adequate wastewater treatment capacity to serve the new development.
5. The applicant has complied with all other applicable provisions of this and other county ordinances resolutions and policies.
6. The District shall not issue a sewer connection permit for any new structure unless is applied for concurrently with a building permi with the County. No

sewer service shall be permitted until a building permit with the County has been applied for.

7. The applicant's signature on an application for a sewer connection permit shall constitute an agreement to comply with such permit and all of the provisions, terms and requirements of this chapter and other ordinances, rules and regulations of the county, and with the plans and specifications approved by the county, if any, together with such corrections or modifications as may be made or permitted by the county if any. Such agreement shall be binding upon the applicant and may be altered only by the District upon the written request for the alteration from the applicant
8. The connection of the building sewer into the public sewer shall be made at the lateral or "T" branch, if such lateral "T" branch is available at a suitable location. Where no properly located "T" branch is available, a neat hole may be cut into the public sewer to receive the building or lateral sewer, with entry in the downstream direction at an angle of forty-five degrees. A wye saddle shall be used for the connection and in no case shall the pipe protrude inside the main sewer. A smooth, neat joint shall be made, and the connection made secure and watertight, including by encasement in concrete, if so determined by the District. The connection to the public sewer shall be made in the presence of the District and under his supervision and direction. Any cutting of sewer mains shall be done only by a licensed plumber and the cost shall be borne by applicant. Any damage to the sewer system shall be repaired at the cost of the applicant to the satisfaction of the District. All excavations for a lateral sewer installation shall be adequately guarded with barricades and/or lights, as required by the District, so as to protect the public from hazard. Streets, sidewalks, parkways and other property damaged in the course of the work shall be restored in a manner satisfactory to the District.
9. Old lateral sewers may be used in connection with new buildings only when they are found, upon examination and test by the District, to meet all requirements of this chapter and the standard specifications

Section 1.5: TENANTS. Upon the written request of the property owner, bills may be addressed to tenants for payment. The property owner remains responsible for payment of the bill. The property owner is responsible for collecting from tenants any fees that the Board has elected to collect on the tax roll.

Section 1.8 MERGING OF PROPERTY. A property owner that has submitted a request for merging properties to the County Planning Department and County Surveyor shall, prior to or concurrently with such submission, submit the proposed merger to the District.

1. Should the merging of properties with multiple dwellings occur, the District shall re-assess the HE of the newly merged property. Any increase in the

sewer fee caused by the merger that is not paid to the District within 90 days shall be added to that property's next tax roll.

2. If any dwelling with a sewer lateral is removed from a merged property, the associated sewer lateral must also be removed to prevent water infiltration to the sewer system.
 - a. Proof of the sewer lateral removal and watertight capping at the main must be submitted to the District in order to have HE assessed for new sewer rates.
 - b. Work done at mainline connection shall be done by a licensed plumber.
 - c. Should the extra lateral stay in place, fees will continue as if that lateral is in service. Regardless of dwellings or structures on a property, if there is a sewer lateral connected to the main and can contribute to the system, a sewer fee will be assessed to the property owner.
 - d. A non-refundable inspection fee is required when merging a property, removing a lateral, and capping the lateral at the sewer mainline.

Section 2:2: BILLING. All service charges for wastewater disposal services shall be based upon HE and may be collected in advance, per Government Code Section 54347, not less than twice a year, by the District or its authorized representative on the bills provided therefore, along with any other applicable fees or penalties. The annual service fee shall be due on the date specified by the District but no sooner than 90 days after the mailing of the invoice to the ratepayer. Alternatively, the District Board may elect to collect the service charges on the tax roll in the same manner and at the same time as general property taxes by adopting a resolution electing to do so and describing the process for submission of an annual report to the Clerk of the Board.

If the Board elects to collect fees on the tax roll, a written report shall be filed with the clerk each year which shall contain a description of each parcel using sewer services and facilities and the amount of the charge for the subsequent calendar year. Upon receipt of the report, the clerk shall set a time and place of a public hearing pursuant to H&S Code Section 5473.1 and publish notice for the public hearing pursuant to Government Code Section 6066. The Report shall be filed with the clerk and the public hearing shall be set with sufficient time for the Board to consider the report and make a decision so that the County Auditor can receive the report before August 10. Ideally, the report shall be filed before June 1 and the public hearing shall be held before July 15.

Section 2.3: CONNECTION FEE. Beginning in 2026, the District shall establish, and may thereafter update from time to time, a connection fee by resolution pursuant to Health and Safety Code Section 5474. The fee is used to cover the inspection of the connection and other administrative expenses in setting up the new account. This fee will contemplate only one inspection and if additional

inspections are necessary they will be an additional cost. All inspections, construction, and repairs to laterals connecting to the main line are at the expense of the property owner. All fees related to a new connection shall be paid in full before sewer service will be permitted to begin.

Section 2.3.1 INSPECTION FEE Beginning in 2026, District shall establish, and may thereafter update from time to time, an inspection fee by resolution pursuant to Health and Safety Code Section 5471.

Section 2.4: EXCESS FLOW FEES. Any User who causes or allows discharges in excess of normal flows, as determined by the District, typical for the type of use served shall bear the costs for such excess flows. The costs for such excess flow shall be based on the number of HE and the User shall pay the current established HE rate per year per HE in addition to the user fee described in the Service Charge Schedule.

Lateral sewers shall be maintained by the owner of the property served, from the building being served up to the property line, provided a cleanout accessible to maintenance forces is available. If a cleanout is not available, the owner shall maintain the lateral to its connection to the public main.

Laterals are to be maintained and in good working conditions to not allow rain runoff, ground water, or other forms of water to enter the closed system as the District is not designed to handle these excess flows. All lateral sewers shall be tested by means approved by the District, in the presence of a District representative. All lines showing excessive leakage shall be repaired or replaced at the expense of the property owner and shall be done at the direction and to the satisfaction of the District. Infiltration leakage found by the District will be assessed for its impacts on the Wastewater Treatment Plant's treatment and holding capacity. Upon a determination that a ratepayer's infiltration leakage will have a negative impact on the District's ability to treat and hold wastewater, the District will provide the ratepayer with a Notice of Excessive Infiltration Leakage.

Infiltration leakage deemed to have a negative impact on the District's ability to treat and hold wastewater shall be penalized with a higher user fee. The higher user fee shall be increased at the rate of one HE for infiltration leakage in excess of the permitted amount up to 200 GPD, two HE for up to 400 GPD, and so on, with a maximum user penalty increasing the overall annual fee no more than five times the normal rate for that ratepayer.

The excess flow penalty shall apply for a full year and will be included in the next soonest tax roll report. A ratepayer can avoid having the excess flow fees imposed if all of the following are accomplished within 180 days of issuance of the Notice of Excessive Infiltration Leakage.

1. A written plan submitted within 30 days of this letters date. The plan can be in email or submitted by mail.

2. The owner will have 90 days from the submitted plan to provide that actions are be taken to repair the lateral. This includes submitting estimates from a contractor, attempt to hire a contractor, planned date repair, proof of supplies purchased, and equipment rental estimates. The repair completion shall not exceed 2 calendar years from the date of this letter. Failure to complete the repairs shall increase sewer fees outline in section 2.4.
3. Notice to the District with proof that the repair is starting and estimated date of completion. An inspection is required to ensure that all repairs are done in accordance with all federal, state, and local laws including all applicable District ordinances.
4. The District shall take into account the following circumstances: weather conditions, time of year for travel, snow on the ground, distance of travel, availability of supplies, availability of contractors, or other circumstances provided by the owners with approval from the District staff. Extensions may only be granted for listed circumstances and will be outlined to the owner.

Upon correction of the excessive flow, the District will, if appropriate, adjust the rate back to the regular fee. If no corrections are made the higher user fee will continue for each year thereafter.

Access to Properties for Sewer Lateral inspection: The District (or any designated representative thereof) is hereby authorized to inspect private sewer laterals with 24-hour advance notice to the owner for the following purposes:

- (a) To determine the size, depth, and location of any sewer connection.
- (b) To determine the end outlet of any sewer connection by depositing harmless testing materials in any plumbing fixture attached thereto and flushing the same, if necessary.
- (c) To determine, by measurements and samples, the quantity and nature of the sewage or wastewater being discharged.
- (d) To determine the location of the roof, swimming pool, hot tub, floor drains, mechanical pumps and surface drains, and whether or not they physically connect to a sewer.
- (e) To assess the condition of the lateral where he/she suspects that the lateral may be allowing inflow or infiltration.

Nothing herein shall be deemed to provide the District with any right or authority to enter a building or other apparently private or interior area of a real property. The lateral inspection will be conducted from the exterior lateral cleanout. If such a cleanout is not accessible from the exterior, the District will contact the owner for accommodations.

Section 2.8: SEWER CAPACITY CHARGE. Beginning in 2026, the District shall establish by resolution, and may update by resolution from time to time, a sewer capacity which shall be applied to all future new residential sewer connections. This fee is for the maintenance and depreciation of equipment as well as the impact fee for the extra flow the plant will handle. Commercial buildings and multi-dwelling units including condominiums, duplex or larger, and apartments will be assessed at the appointed HE for the property. Properties that were once connected to the sewer system and went through the process of removing or capping their lateral will also be charged the sewer capacity charge as a reconnection fee.

Section 2.9: CAPPING AND ABANDONMENT FEES:

Beginning in 2026, the District shall establish, and may update from time to time, capping and abandonment fees by resolution pursuant to Health and Safety Code Section 5474

1. All capping or abandonment of laterals must be approved by the sanitation Board to ensure that there is no leakage. Each request will be assessed on a case-by-case basis. Without approval from the Board, all sewer fees will continue.
2. All capping or abandonment request must be in writing and the appropriate form must be completed before consideration moves forward to the Board.
3. All capping and abandonment requests require that no dwelling be located on the property. Storage sheds with no plumbing will be exempt. An inspection shall be necessary if the property owner is disputing the service charges. A connected lateral for the use of a trailer or RV is still considered to be working plumbing and fees will continue.
4. All capping and abandonment work at the county mainline will require the use of a licensed and bonded plumber. Proof of invoice must be submitted to the county. Capping of the lateral must be done at the county cleanout so that no I & I may enter the sewer from the disconnected property.
5. An inspection of the capping and abandonment is required by District staff. , The inspection fee shall be paid in full prior to the inspection. In the event the inspection fails, each additional inspection will be assessed an additional inspection fee.
6. In the event the capping of a lateral is found to be reconnected without proper approval and inspections, a fine of \$500.00 will be assessed and sewer fees will be reinstated to the property. Service fees shall be back dated to the date the connection was found.
7. A capped or abandoned line that wishes to reconnect to the sewer will be treated as new construction and section 2.8 will be applied to the property.

Mineral County Water District is separate from Tehama County Sanitation District No. 1. Regardless of the current water connection, if a property has a connected lateral to the sewer mainline, billing for that property will continue pursuant to this Ordinance.

SECTION 3.1: BUILDING CCTV INSPECTION TRIGGERS. Except as provided in subsection (b) of this Section, all building sewers for existing buildings including but not limited to those serving residential, multiple residential, commercial, and industrial properties that are connected to the public sewer shall pass a CCTV inspection as reviewed by an authorized District inspector, and at the property owner's expense when any of the following events occur:

(Subsection a) Inspection trigger events:

1. To properties prior to the close of escrow of the sale or, if there is no escrow, prior to recording the deed or the document transferring the title.
2. When obtaining a building permit for construction or remodel valued over \$60,000.
3. When the District finds that unpermitted building sewer work has been completed at county sewer main connection. This includes the installation of an unpermitted lateral.
4. When the District finds that the building sewer is a public nuisance.

(Subsection b) Exceptions. This section shall not apply:

1. To properties showing that the building was originally constructed 10 years or less before the anticipated date of sale.
2. To properties with a sewer repair permit approved by the District documenting that the building sewer was replaced in full within 10 years of the triggering event provided in subsection (a) of this Section before the anticipated date of sale.
3. To properties with CCTV inspection that was submitted to the county and shown that no defects, cracks, roots, or any infiltration is occurring within 5 years of the original date of the inspection.
4. To properties undergoing transfer to a bank due to foreclosure.

SECTION 3.3: VALID CCTV SEWER INSPECTION REQUIREMENT. CCTV inspections must verify the following:

1. The building sewer is free of roots, grease deposits, and other solids which may impede or obstruct the transmission of sewage.
2. There are no improper or illegal connections to the building sewer such as sump pumps, down spouts, or area drainage facilities.

3. All joints in the building sewer are tight and sound to prevent the exfiltration of sewage and the infiltration of groundwater, storm water, and/or rainwater
4. The building sewer is free of structural defects, cracks, breaks, offset joints, or missing portions and the grade is reasonably uniform without major sags or offsets.

Upon completion of repairs to the building sewer, the current property owner shall have another CCTV inspection conducted to verify the conditions set forth in this Section or other test parameters may be conducted for partial or full building sewer replacement.

All costs for inspections, tests, and repair or replacement of the building sewer shall be the responsibility of the building or property owner, including all additional permits prior to commencement of construction.

All work shall be done to the satisfaction of authorized District staff, in accordance with all state laws and all District ordinances, standard drawings, standard specifications, and regulations.

A failure to perform a lateral inspection by CCTV or an inspection that reveals defects such as roots, offset joints, break in line, etc, shall be good cause for an escrow to be delayed until a plan of action is accepted by the District. The District staff has the authority to consider and accept or deny a plan of action. This plan of action may include but not be limited to a timeline for the repair, will the repair be completed before escrow closes, and proof that the repair is complete. The District may also agree to the buyer accepting the responsibilities of the repairs due to time of year as snow may cover the grounds. In such circumstances, a signed plan of action with a timeline and potential disciplinary actions will be included and signed by the buyer before the close of escrow. Should the buyer back out of the purchase of the property, the current owner will be responsible for the repairs of the lateral in time frame approved by the District. Failure to repair the damaged lateral shall be penalized per section 2.4

SECTION 3.4: CCTV INSPECTIONS BY THE DISTRICT

The District owns and operates a closed-circuit television (CCTV) inspection system for the purpose of inspecting, documenting, and maintaining the sewer mainline system. The CCTV system records video, photographs, date and time, and written descriptions of inspection locations. The District shall conduct inspections of sewer mainlines between manholes to identify defects requiring maintenance or repair, and to observe lateral connections from properties connected to the system.

The District shall identify defects, including but not limited to root intrusion, collapsed pipe sections, offset joints, line sagging, and any other condition that may impede the proper flow of wastewater to the wastewater treatment plant. The District may also document evidence of inflow and infiltration originating from private laterals by observing and recording flows entering the mainline.

Based on such evidence, District personnel may initiate further investigation of the subject property in accordance with Section 2.4. The District shall provide formal notice to the property owner prior to conducting any property inspection and shall

include a description of the identified issues along with supporting photographic documentation obtained through CCTV inspection

Section 5.2: BUILDING SEWERS AND CONNECTIONS.

[subsections a. – k. shall remain unchanged]

I. In order for a parcel to be removed from service once a connection has been create all of the following shall first be complete:

- 1) Any fixture esigned and intended to be connected to a sewer, such as but not limited to a sink or a flushing toilet or urinal, shall be completely dismantled and removed from the site;
- 2) The sewer lateral shall be capped at both ends to ensure that no site facilities can be used;
- 3) Evidence shall be provided that any future inflow and infiltration generated by site will not affect the Wastewater Treatment Plant;
- 4) Final inspection by appointment performed by authorized District staff (an inspection fee applies);
- 5) If the property owner provides documentation that the above conditions have been met to the District's satisfaction, the sewer service to the site shall be deemed ceased.

ARTICLE 4: VALIDITY AND SEVERABILITY

If any provision, clause, sentence, or paragraph of this ordinance, or any application thereof to any person or circumstance, is held to be unconstitutional or otherwise invalid for any reason, such invalidity shall not affect the validity of the remainder of this ordinance which can be given effect without the invalid provision, clause, sentence, paragraph, or application. To this end, the provisions, clauses, sentences, and paragraphs of this ordinance are hereby declared to be severable. The Board of Directors hereby declare that they would have passed this ordinance, and each provision, clause, sentence, or paragraph thereof, irrespective of the fact that one or more provision, clause, sentence, or paragraph be declared invalid or unconstitutional.

ARTICLE 5: OPERATIVE DATE OF ORDINANCE

This ordinance shall become operative on and after July 1, 2026 or 30 days after adoption, whichever is later and shall remain in effect until June 30, 2027, and as of that date is repealed unless another ordinance adopted subsequently either extends or rescinds this ordinance or take effect before June 30, 2027. The Clerk shall cause this to be published as required by law.

ARTICLE 6. FEES UNCHANGED

Nothing in this Ordinance shall amend, alter, or modify the amount of any user fee, connection fee, installation fee, penalty amount, HE rate, or any other monetary charge

established in prior Ordinance No. 2119. All such fees remain in full force and effect

The above and foregoing ordinance was duly passed and adopted at a regular meeting of the Board of Directors of the Tehama County Sanitation District No. 1, State of California, at their meeting of _____, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

Chairperson of the Board of Directors
Tehama County Sanitation District No. 1

STATE OF CALIFORNIA)
)
COUNTY OF TEHAMA)

I, SEAN HOUGHTBY, County Clerk and ex-officio Clerk of the Board of Directors of the Tehama County Sanitation District No. 1, State of California, hereby certify the above and foregoing to be a full, true and correct copy of an ordinance adopted by said Board of Directors on the ____ day of _____, 2026.

Dated: This ____ day of _____, 2026.

SEAN HOUGHTBY, County Clerk and ex-officio
Clerk of the Board of Directors of the Tehama County
Sanitation District No. 1, State of California

By _____
Deputy