

POLICY HANDBOOK

POLICY TITLE: Sewer Rates
POLICY NUMBER: 5020

5020.1 Purpose. To set forth the Sewer Rate policy for the Gold Mountain CSD.

5020.2 Background.

Establishment of sewer accounts and subsequent billing is aligned with the community Planned Development Permit. Per the Gold Mountain Planned Development Permit, dated April 3, 1996, Condition #10, no more than one Dwelling Unit and one Guest House, as defined in the Plumas County Code, shall be permitted on each Residential Lot except as may be otherwise specifically provided in the approval of a tentative map or a subordinate planned development permit.

Per the Development Permit Conditions 11 and 12, certain lots in Planning Areas 1, 10, and 14 (Commercial Residential) shall be permitted for more than one Dwelling Unit per lot with intervening areas in common ownership. More than one Dwelling Unit per lot in the designated Planning Areas requires a subordinate planned development permit.

This policy documents the Sewer Rates, reflected in Resolution No. 2021-22-18, if passed June 15, 2022 by the Gold Mountain CSD Board of Directors.

5020.3 Definitions:

Account Holder – a property owner, a renter, lessee, condominium association, or rental company with an account for sewer service with the CSD. The property owner has the ultimate responsibility for all sewer fees.

Commercial Lot – Connected Lots that are not Commercial Residential or Residential. May include governmental and quasi-governmental owners.

Commercial Residential Lot – Connected Residential lots falling outside the Nakoma Community Association Covenants, Conditions, and Restrictions (CCR) defined residential lots.

Connected Lot – a lot that has connected to the District's wastewater infrastructure. All lots have a minimum of one EDU.

Dwelling Unit (DU) – primary structure on a Residential or a Commercial Residential Lot, intended for living or sleeping purposes with cooking and sanitation provisions.

Equivalent Dwelling Unit (EDU) – a measurement of wintertime wastewater flow from a typical Dwelling Unit with year-round occupancy. One EDU is measured as average use of 95 gallons per day of water in the winter months between November and April, inclusive.

Guest House (GH) - an independent structure of an area of no more than 1,200 square feet, excluding garages and carports (Plumas County Code Sec. 9-2.240).

Living Unit (LU) - a building, or portion of a building on a Residential or Commercial Residential Lot, intended for living or sleeping purposes with cooking and sanitation provisions including Dwelling Units, Guest Houses, and multi-units on a commercial lot. Every LU is assigned one EDU.

Residential Lot – Connected Lots permitted one Dwelling Unit, Additional Quarters, and a Guest House with the total number of Living Units not to exceed two.

Unconnected Lot – a lot that has service immediately available to it but has not yet connected to the District's wastewater infrastructure. All lots have a minimum of one EDU.

5020.4 Account Status

1. Existing Residential and Commercial Residential Lots as of July 1, 2022 are grandfathered in and will continue to pay charges for a single LU, regardless of the number of LUs associated with the account. The property will be governed by this policy when sold or transferred.
2. New construction Projects shall be assigned one EDU per DU and GH on Residential Lots, and one EDU per LU on Commercial Residential Lots. Commercial Lots shall be assigned the number of EDUs based on the Project Engineer's estimates of wintertime water use. Once actual water use has been established (2 winter periods), the District will adjust the number of EDUs assigned to each Commercial Lot in the Project.

5020.5 Sewer Service Fees

Residential and Residential Commercial Lot Sewer Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee per EDU. All Living Units pay the service charge for each LU, with the exception of 4.1 above lots that are grandfathered in until the lot is sold or transferred to new ownership.
- Flow charge: A flat quarterly fee per EDU. All Living Units pay the service charge for each LU, with the exception of 4.1 above lots that are grandfathered in until the lot is sold or transferred to new ownership.

Commercial Lot Sewer Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee per EDU. The District assigns the number of EDUs to each Commercial Lot based on engineering plans and retains the option of adjusting the number of EDUs assigned once actual wintertime usage is established (typically two years of use).

- Flow charge: A flat quarterly fee per EDU. The District assigns the number of EDUs to each Commercial Lot.

Unconnected Lot Sewer Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee per EDU.

See Sewer Rate Schedule approved with Resolution No. 2021-22-18 for details of actual Sewer Rates.