

**POLICY HANDBOOK**

**POLICY TITLE: Water Rates**

**POLICY NUMBER: 5010**

**5010.1 Purpose.** To set forth the Water Fee policy for the Gold Mountain CSD.

**5010.2 Background.**

Establishment of water 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 (DU) and one Guest House (GH), 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 DU per lot with intervening areas in common ownership. More than one DU per lot in the designated Planning Areas requires a subordinate planned development permit.

This policy documents the Water Rates, reflected in Resolution No. 2021-22-17, passed June 15, 2022, by the Gold Mountain CSD Board of Directors.

**5010.3 Definitions:**

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

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

Commercial Residential Lot – 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 water infrastructure.

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

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 DU, GH, and multi-units on a commercial lot.

Residential Lot – lots permitted one DU and a GH with the total number of LUs, not to exceed two.

Unconnected Lot – a lot that has service immediately available to it but has not yet connected to the District’s water infrastructure.

#### **5010.4 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 convert to the changed policy when sold or transferred.
2. New construction, or property changing ownership after July 1, 2002, will be assessed a separate water service charge for each LU (DU and each GH) on a Residential Lot, and for each LU in a multi-unit residential structure or other LU structure arrangement on a Commercial Lot. Based on design review and project purpose, the CSD may require individual water meters on each LU in situations where individual meters may contribute to an equitable billing of water service.

#### **5010.5 Water Service Fees**

Residential and Residential Commercial Lot Water Fees

1. Customer charge: A flat quarterly fee billed to the Account Holder.
2. Service charge: A flat quarterly fee billed per Living Unit (LU). All Living Units (DU or GH), pay the quarterly charge for a 1” meter, regardless of whether the LU has a separate water meter or not, with the exception of 5010.4,1 above, whereby lots that are grandfathered in will be billed for one (1) LU until the lot is sold or transferred to new ownership. Meters that do not service Living Units are billed according to water meter size.
3. Water usage cost: A fee charged per thousand gallons of water recorded through each metered connection every three months.

Commercial Lot Water Fees

1. Customer charge: A flat quarterly fee billed to the Account Holder.
2. Service charge: A flat quarterly fee billed by water meter size.
3. Water usage cost: A fee charged per thousand gallons of water recorded through each metered connection every three months.

Note: Dedicated fire service (extinguishing) connections to be treated as one dwelling unit

Unconnected Lot Water Fees

1. Customer charge: A flat quarterly fee billed to the Account Holder.
2. Service charge: A flat quarterly fee for 0.75 times the 1” water meter fee.

See Water Rate Schedule approved with Resolution No. 2021-22-17 for details of actual Water Rates.