
Gold Mountain Community Services District

POLICY HANDBOOK

POLICY TITLE: Water Account & Billing

POLICY NUMBER: 5005

5005.1 Purpose. To set forth the water billing policy for the Gold Mountain CSD.

5005.2 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, one Additional Quarters, 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.

5005.3 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 – 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 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 Dwelling Units, Guest Houses, and multi-units on a commercial lot.

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

Board Approval Date: _____

Last Review Date: _____

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

5005.4 Account Status

1. Existing Residential and Commercial Residential Lots as of _____ 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 revert to the charge policy for new construction when sold or transferred.
2. New construction shall require separate water meters for each 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 Residential Lot. Meters provide an equitable way to bill for service and water use fees.

5005.5 Water Service Fees

Residential and Residential Commercial Lot Water Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee per water meter. All Living Units pay the quarterly charge for a 1" meter, regardless of whether the LU has a separate water meter or not, with the exception of 4.1 above, lots that are grandfathered in until the lot is sold or transferred to new ownership. Meters that do not service Living Units are billed according to water meter size.
- Water usage cost: A fee charged per gallon of water recorded through each metered connection.

Commercial Lot Water Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee per water meter. Meters that do not service Living Units exclusively are billed according to water meter size.
- Water usage cost: A fee charged per gallon of water recorded through each metered connection.

Unconnected Lot Water Fees

- Customer charge: A flat quarterly fee billed to the Account Holder.
- Service charge: A flat quarterly fee for a 1" water meter.