DEPARTMENT: Public Works  
BY: James J. Petropulos  
PHONE: 966-5356

RECOMMENDED ACTION AND JUSTIFICATION:
Public Works is requesting that the Board approve policies and procedures for the management of the County-owned reserve wastewater treatment capacity for Yosemite West. In addition to the wastewater facilities project to be funded by property assessments the County is establishing reserve capacity that may be purchased by property owners needing additional wastewater capacity above and beyond their original allotment or assessment. The reserve capacity will be funded with a United States Department of Agriculture loan that will be paid off as the excess capacity is sold.

The reserve capacity is approximately 33 Equivalent Dwelling Units (EDU). An EDU is sufficient wastewater capacity for one-three bedroom two bath house or 250 gallons of effluent per day. Property owners wishing to expand their homes or to build a larger than standard home will need to purchase the additional EDU's as determined by the number of plumbing fixtures in addition to that included in the standard three bedroom two bath house.

The proposed policy was reviewed by the Yosemite West Maintenance Advisory Committee, the consensus is to recommend this policy for adoption by the Board.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
The Board has taken a number of actions regarding the Yosemite West Wastewater Facilities Project. Most recently the Board approved the issuance of the assessment ballots for the project due by April 27, 2004. Also, staff was instructed to obtain financing for the reserve capacity at a previous Board meeting.

ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
The Board may amend the proposed policy. The Board may defer action however adopting a policy prior to the completion of the Proposition 218 process on April 27, 2004 may prove beneficial towards a successful vote.

Financial Impact? ( ) Yes ( ) No  
Current FY Cost: $  
Budgeted In Current FY? ( ) Yes ( ) No ( ) Partially Funded

Amount in Budget: $  
Additional Funding Needed: $  
Source:
Internal Transfer
Unanticipated Revenue
Transfer Between Funds
Contingency
( ) General  ( ) Other

List Attachments, number pages consecutively
1. Policy
2. Engineer's Report Excerpt (Table C-1)

CLERK'S USE ONLY:
Res. No.:  
Ord. No.  
Vote – Ayes:  
Noes:  
Absent:  
( ) Approved
( ) Minute Order Attached  ( ) No Action Necessary

The foregoing instrument is a correct copy of the original on file in this office.
Date:
Attest: MARGIE WILLIAMS, Clerk of the Board  
County of Mariposa, State of California  
By:  
Deputy

COUNTY ADMINISTRATIVE OFFICER:
( ) Requested Action Recommended
( ) No Opinion
Remarks:

CAO:

Revised Dec. 2002
Equivalent Dwelling Unit Reserve Capacity for Yosemite West Wastewater Facilities Project Policy

A. Intent and Purpose

To establish policies, procedures and authority for the operation of the reserve capacity for the Yosemite West Wastewater Facilities Project. This policy establishes specific requirements and guidelines for the operation of the reserve capacity for the Yosemite West Wastewater Facilities Project.

B. Description

The reserve capacity for the Yosemite West Wastewater Facilities Project (reserve capacity bank) is additional wastewater treatment capacity to allow Yosemite West Property owners the opportunity to either expand an existing dwelling or build a home requiring more wastewater treatment capacity (one EDU) than the standard 3 bedroom, 2 bath home of 250 gallons per day. Reserve capacity is anticipated to be approximately 33 EDU’s or 8,250 gallons per day, but may be less depending on final allocation for existing uses.

C. Funding

The reserve capacity bank is overseen by the County of Mariposa, financed by a United States Department of Agriculture Loan over a 40 year period @ 4.5% interest.

D. Allocation

Reserve capacity will be allocated on a first come first served basis upon approval of a building permit issued by the Mariposa County Building Department.

Procedure: The applicant will apply for a building permit at the Department of Building Services. The Department of Public Works will determine the amount of additional wastewater capacity above the already allocated EDU’s if needed. The applicant will then pay for the additional capacity at the time the permit is purchased. The EDU allotment remains with the permit as long as the permit is in effect.

Once available, reserve capacity minimum purchase allotment is 0.105 or a minimum cost of $1,049.60

E. Price

Minimum price per EDU is $9,996.21 Fractions are pro-rated.

Each year the Board of Supervisors will review the cost of the reserve bank and adjust accordingly. Factors considered, but not limited to in establishing future prices for the EDU’s are the rate of inflation based on the Consumers Price Index (CPI), finance charges, operation costs, and administrative costs.
# EXHIBIT C
## TABLE C-1

**ENGINEER'S REPORT**  
MARIPOSA COUNTY ASSESSMENT DISTRICT NO. 01-1  
(Yosemite West Wastewater Facilities Project)

**PLUMBING FIXTURE UNIT DATA FOR DEFINING THE SEWER SYSTEM EQUIVALENT DWELLING UNIT (EDU)**

<table>
<thead>
<tr>
<th>Plumbing System Fixture Unit (PFU) Assignments</th>
<th>PFU Values To EDU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yosemite West Equivalent Dwelling Unit (EDU) Definition</td>
<td></td>
</tr>
</tbody>
</table>

## I. Assign PFU to the System EDU

### A. Residential Dwelling Bathroom

1. Bath/Shower  
   - PFU: 2.0  
   - PFU Value: 0.105
2. Lavatory  
   - PFU: 1.0  
   - PFU Value: 0.053
3. Water Closet  
   - PFU: 3.0  
   - PFU Value: 0.158
4. Subtotal PFU per Residential Dwelling Bathroom  
   - PFU: 6.0  
   - PFU Value: 0.316

### B. Residential Dwelling Kitchen

- PFU: 2.0  
- PFU Value: 0.105

### C. Residential Dwelling Laundry

1. Clothes Washer  
   - PFU: 3.0  
   - PFU Value: 0.158
2. Laundry/mop sink  
   - PFU: 2.0  
   - PFU Value: 0.105
3. Subtotal Laundry System  
   - PFU: 5.0  
   - PFU Value: 0.263

### D. Total PFU/EDU

1. Two (2) Bathrooms/EDU  
   - PFU: 12.0  
   - PFU Value: 0.632
2. Kitchen  
   - PFU: 2.0  
   - PFU Value: 0.105
3. Laundry  
   - PFU: 5.0  
   - PFU Value: 0.263
4. Total PFU/EDU  
   - PFU: 19.0  
   - PFU Value: 1.000

## II. Convert the PFU for the System EDU to Gallons per day/PFU

### A. Project Design Criteria: 1-EDU has waste discharge rate of 250 Gallons per Day (gpd).

### B. Calculate EDU gpd/PFU = 250/19 =  

13.16

## III. Assign PFU to 1-Bedroom (1-BdRm) Condominium Units

### A. Residential Dwelling Bathroom

1. Bath/Shower  
   - PFU: 2.0  
   - PFU Value: 0.105
2. Lavatory  
   - PFU: 1.0  
   - PFU Value: 0.053
3. Water Closet  
   - PFU: 3.0  
   - PFU Value: 0.158
4. Subtotal PFU per Condominium Bathroom  
   - PFU: 6.0  
   - PFU Value: 0.316

### B. Residential Dwelling Kitchen

- PFU: 2.0  
- PFU Value: 0.105

### C. Condominium Building Common Use Laundry Facilities

1. Allocate Building Laundry Facilities to each Unit  
   - PFU: 0.3  
   - PFU Value: 0.016
2. Laundry/mop sink  
   - PFU: 0.1  
   - PFU Value: 0.005
3. Subtotal Condominium Laundry  
   - PFU: 0.4  
   - PFU Value: 0.021

### D. PFU/1 BdRm Condominium Unit

1. One Condominium Bathroom per 1-BdRm Unit  
   - PFU: 6.0  
   - PFU Value: 0.316
2. Kitchen  
   - PFU: 2.0  
   - PFU Value: 0.105
3. Common Laundry Facilities Share  
   - PFU: 0.4  
   - PFU Value: 0.021
4. Total PFU/1- BdRm Condominium Unit  
   - PFU: 8.4  
   - PFU Value: 0.442

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5402Spd3/DefineFixUn_Edu  
C-I-1  
ATTACHMENT #2  
02/17/2004/11:29 AM
## EXHIBIT C
### TABLE C-1

**ENGINEER'S REPORT**  
**MARIPOSA COUNTY ASSESSMENT DISTRICT NO. 01-1**  
*(Yosemite West Wastewater Facilities Project)*

**PLUMBING FIXTURE UNIT DATA FOR DEFINING THE SEWER SYSTEM EQUIVALENT DWELLING UNIT (EDU)**

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<tr>
<td>Yosemite West Equivalent Dwelling Unit (EDU) Definition</td>
<td>Values</td>
<td></td>
</tr>
<tr>
<td>IV. Assign PFU to 2-Bedroom (2-BdRm) Condominium Units</td>
<td>12.0</td>
<td>0.632</td>
</tr>
<tr>
<td>1. Two Condominium Bathrooms per 2 BdRm Unit</td>
<td>2.0</td>
<td>0.105</td>
</tr>
<tr>
<td>2. Kitchen</td>
<td>0.4</td>
<td>0.021</td>
</tr>
<tr>
<td>3. Common Laundry Facilities Share</td>
<td>14.4</td>
<td>0.758</td>
</tr>
<tr>
<td>4. Total PFU/2-BdRm Condominium Unit</td>
<td>4.0</td>
<td>0.211</td>
</tr>
</tbody>
</table>

**V. Residential Dwelling Powder Room**

<table>
<thead>
<tr>
<th>PFU</th>
<th>PFU Values</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bath/Shower (none)</td>
<td>0.0</td>
</tr>
<tr>
<td>2. Lavatory</td>
<td>1.0</td>
</tr>
<tr>
<td>3. Water Closet</td>
<td>3.0</td>
</tr>
<tr>
<td>4. Subtotal Powder Room</td>
<td>4.0</td>
</tr>
</tbody>
</table>

**NOTES:**

1. An Equivalent Dwelling Unit (EDU) is defined for the purpose of the Yosemite West Wastewater Facilities Project as a dwelling unit structure constructed on a lot in the Yosemite West Subdivision and having the following Plumbing Systems: one domestic kitchen, a domestic laundry facilities area and up to two bathrooms. The bathrooms include a single water closet, a bath tub or shower or combination tub and shower and may also include up two lavatories.

2. A Plumbing System is defined for the purpose of the Yosemite West Wastewater Facilities Project as an operational unit of domestic use plumbing facilities that provides certain base plumbing services needed to support day-to-day occupancy of a dwelling. The Plumbing Systems are comprised of plumbing fixtures that have been installed within an existing structure in Assessment District No. 01-1. All existing structures within Assessment District No. 01-1 and their Plumbing Systems are assumed to have been constructed and installed pursuant to the building permits issued by the Mariposa County Building Official for each existing structure. Any existing structures and Plumbing Systems that were not installed pursuant to appropriate permit(s) issued by the County Building Official are subject to removal pursuant to a County code enforcement action and, accordingly, such non-permitted improvements have not been counted in the determination of a parcel's total plumbing fixture units.
MARIPOSA COUNTY BOARD OF SUPERVISORS

MINUTE ORDER

TO: JIM PETROPULOS, Public Works Director
FROM: MARGIE WILLIAMS, Clerk of the Board

SUBJECT: POLICIES, PROCEDURES AND AUTHORITY FOR THE OPERATION AND ALLOCATION OF THE EQUIVALENT DWELLING UNIT RESERVE CAPACITY FOR THE YOSEMITE WEST WASTEWATER FACILITIES PROJECT
Resolution No. 04-170

THE BOARD OF SUPERVISORS OF MARIPOSA COUNTY, CALIFORNIA,

ADOPTED THIS Order on April 20, 2004

ACTION AND VOTE:

B) Adopt the Policies, Procedures, and Authority for the Operation and Allocation of the Equivalent Dwelling Unit (EDU) Reserve Capacity for Yosemite West Wastewater Facilities Project

BOARD ACTION: Discussion was held with Jim Petropulos, and he advised that this EDU reserve bank is for approximately 33 EDU’s at a cost of about $300,000 to the project. Discussion was held relative to clarifying the EDU information, including correcting the minimum price for an EDU in the attachment. Supervisor Parker suggested that the cost be higher for EDU’s used for commercial operations versus residential. (M)Stetson, (S)Balmain, Res. 04-170 was adopted approving the policies, procedures, and authority for the operation and allocation of the EDU reserve capacity, with the changes as discussed/Ayes: Unanimous. Jim Petropulos advised that the EDU reserve may vary depending on the final allocation for existing uses. He further advised that an agenda item is scheduled for April 27th to establish a process for amending the assessments.

cc: Mary Hodson, Deputy County Administrative Officer
File