

CARL RITTIMAN & ASSOCIATES, INC.
Certified Professional Soil Scientist
PO Box 590 • Mendocino CA 95460

Stakeholders

Date: August 27th, 2026

Re: Bedroom Definition Policy Revisions

Various Stakeholders, in conjunction with the EHD, have been working to clarify and improve several Policies. For the past several months, discussions have focused around the Bedroom Definition Policy. My (I believe our collective) hope with this policy revision/discussion, was to create a clear and reasonable policy, which outlined the characteristics of what qualifies as a potential bedroom while also acknowledging the reality of the average occupancy figures per dwelling unit.

Unfortunately, the draft policy which we discussed during last's months meeting has resulted in what I believe is a more confusing document, that did not acknowledge the reality of the low occupancy numbers per dwelling unit, which we discussed at length during the 4/30/26 meeting. The discussion during that meeting focused on the reality that the occupancy numbers per dwelling unit (in our county its 2.2, in the state its 2.7 and nationally its 2.5) are extremely low, thus indicated that the majority of leachfields are already over-built for their use. In addition, we discussed the reality that the required leachfield design flow estimates of 75 gallons per person/150 gallons per bedroom are significantly higher than actual per person in-home water consumption.

To hopefully move this policy revision forward, we have drafted a version of a new Draft Bedroom Definition Policy. Although not included in our current draft policy I would also like to propose an additional change which takes into account the low occupancy and low water consumption data;

the first 2 bedrooms/potential bedrooms within a residence are assigned a wastewater flow of 150 gallons per day, assuming 2 person occupancy per each bedroom

all bedrooms/potential bedrooms after the first 2 will assume 1 person occupancy with an assigned water flow of 75 gallons per day

I appreciate your review and comments regarding this info prior to the meeting next week....and I look forward to our continued discussions to move this policy draft to completion.

Thank you

Andrew Kawczak
Carl Rittiman & Associates