



Napa County

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Legislation Text

File #: 23-0627, **Version:** 1

TO: Members of the Governing Board
FROM: Christopher Silke, District Engineer
REPORT BY: Annamaria Martinez, Assistant Engineer
SUBJECT: Fiscal Year 2023-24 Availability Charge Public Hearing

RECOMMENDATION

PUBLIC HEARING 9:00 AM - Availability Charge

District Engineer requests the following for the Fiscal Year 2023-24 Availability Charge:

1. Open the Public Hearing to consider any objections or protests with respect to proposed water and sewer availability charges for the Napa Berryessa Resort Improvement District; and
2. Close the Public Hearing and adopt a Resolution to take the following actions:
 - a. Accept the District Engineer's Report for Fiscal Year 2023-24; and
 - b. Approve the imposition of water and sewer availability charges for Fiscal Year 2023-24.

EXECUTIVE SUMMARY

Today's Public Hearing will provide an opportunity for public comment on the proposed availability charges for the Napa Berryessa Resort Improvement District (District) for fiscal year 2023-2024 of \$10.00 per parcel per month for water, and \$10.00 per parcel per month for sewer. These proposed availability charges have remained unchanged since before January 1, 1997, and therefore do not need voter approval under Proposition 218. Staff requests the Board accept the Engineer's Report and levy the proposed water and sewer standby charges for the District for Fiscal year 2023-24.

PROCEDURAL REQUIREMENTS

1. Staff presentation;
2. Open the Public Hearing and receive public comments;

3. Close the Public Hearing; and
4. Motion, second, discussion, and vote on proposed availability charges and accepting the District Engineer's report.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Napa Berryessa Resort Improvement District Operations Budget
Is it Mandatory or Discretionary?	Discretionary
Is the general fund affected?	No
Future fiscal impact:	None
Consequences if not approved:	The availability charges provide a necessary annual revenue source for the operating budget. Without the revenue generated by the availability charges, the District will have insufficient funds to cover operations and maintenance expenses.
County Strategic Plan pillar addressed:	Effective and Open Government

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

SPECIAL ASSESSMENTS - WATER/SEWER AVAILABILITY CHARGE

Today's recommended action is to consider any objections or protests with respect to the water and sewer availability charge for the Napa Berryessa Resort Improvement District (District). The District was established by the Resort Improvement Act in the 1960's. Due to various parcel mergers over the years, the District currently contains approximately 552 parcels and assesses a water and sewer availability charge to each parcel, whether developed or not. The availability charge is collected by the County Treasurer along with the normal property tax on each parcel. Revenues generated by these charges are appropriated through the District's annual budget and fund the maintenance and upgrade of existing water and sewer system facilities.

In 1997, the residents of the District voted against replacing the water/sewer availability charge of \$240 per parcel per year (\$10 per parcel per month for water and \$10 per parcel per month for sewer) with a special tax. The District retained the availability charge as originally established. An increase in the availability charges above the proposed amounts would require voter approval under Proposition 218. The amount of this charge, and the parcels to which it is assessed, must be established annually by a Report of the District Engineer. The Engineer's Report includes a listing of parcels by Assessor's Parcel Number and the corresponding amount of the charge for Fiscal Year 2023-24.

