



Lake Berryessa Resort Improvement District

Inter-Office Memorandum

TO: District and Public Works Staff
FROM: Annamaria Martinez, Assistant Engineer
SUBJECT: Current Fees and Rates for LBRID
DATE: July 20, 2020

The below summarizes the water and sewer usage rates, the annual tax and assessment district charges, and the connection fees and connection process for the Lake Berryessa Resort Improvement District (LBRID). Please note: a Water/Sewer and Connection Fee application is required before starting service.

WATER/SEWER BILLING RATES:

LBRID bills water and sewer usage charges on a combined bi-monthly invoice in odd months only (January, March, etc...) Rates for LBRID include a flat fee for the first 4,000 gallons of metered water used each month and a consumption charge for each 1,000 gallons consumed thereafter. There is no maximum charge for water use. Sewer charges are billed similarly, and are capped at a maximum-metered water use of 6,000 gallons per month. A completed application is required prior to account activation.

Rates are as follows:

| | | | |
|-------------------------------|-----------------|-------------------------------|-----------------|
| Water Rate – first 4,000 gal: | \$115.00 | Sewer Rate – first 4,000 gal: | \$172.00 |
| Water Rate – Consumption: | \$3.85/1000 gal | Sewer Rate – Consumption: | \$5.50/1000 gal |

Average Bi-monthly Water/Sewer Invoice (10,000 gallons total use): \$592.70

SPECIAL TAX T-1 and ASSESSMENT DISTRICT:

There are water sewer related charges billed on the annual property tax bill:

- **Special Tax T1** – For operation and maintenance expenses.
 - Fiscal Year 2019/2020 charge = \$981
 - This tax is increased by 4% annually on July 1.
- **LBRID 2017-01 BOND** - An Assessment District (AD) was approved by voters for capital improvements projects in 2007. The below charge is to repay the bonds for the AD through 2047.
 - Current annual amount is just over \$700.

CONNECTION FEES:

Each new residence within LBRID must pay a connection fee to connect into the LBRID's water and wastewater system. *LBRID will not accept connection fees until 1) the applicant has applied for a Building Permit with the Napa County Planning, Building, and Environmental Services (PBES) Department, and 2) the applicant completes a water/sewer account application and pays applicable fees.*

It is the owner's responsibility to determine the location of laterals at the curb. District can provide construction schematics of lateral locations and depths, however, no as-builts are available and the locations depicted may not be accurate in-field.

For water service, the owner is responsible for the installation of the pipeline from two (2) feet outside the house to the lateral at the street curb. LBRID will provide a meter and christy box.

For sewer service, the owner shall be responsible for video inspection of the existing lateral prior to connection. The video shall be submitted to the District Engineer prior to connection for a determination of lateral integrity. Should the lateral be compromised, the owner shall be responsible for replacement of the lateral to the wye at the main. Connection fee adjustments may be allowed if full replacement is required. District staff will discuss options as appropriate.

Inspection by LBRID operators must be made prior to backfill. Failure to schedule an inspection after connection installation and backfill will require re-excavation of pipelines at the owner's expense. Builder must contact LBRID operators at 707-965-9186 or LBRID administrative staff at 707-259-8600 at least one week prior to start of construction to schedule inspections.

Fees are as follows:

| | |
|------------------------------------|----------------|
| Water Connection | \$2,500 |
| Sewer Connection | \$2,500 |
| Inspection Fee | \$ 200 |
| <u>Water/Sewer Account Deposit</u> | <u>\$ 375</u> |
| Total | \$5,575 |

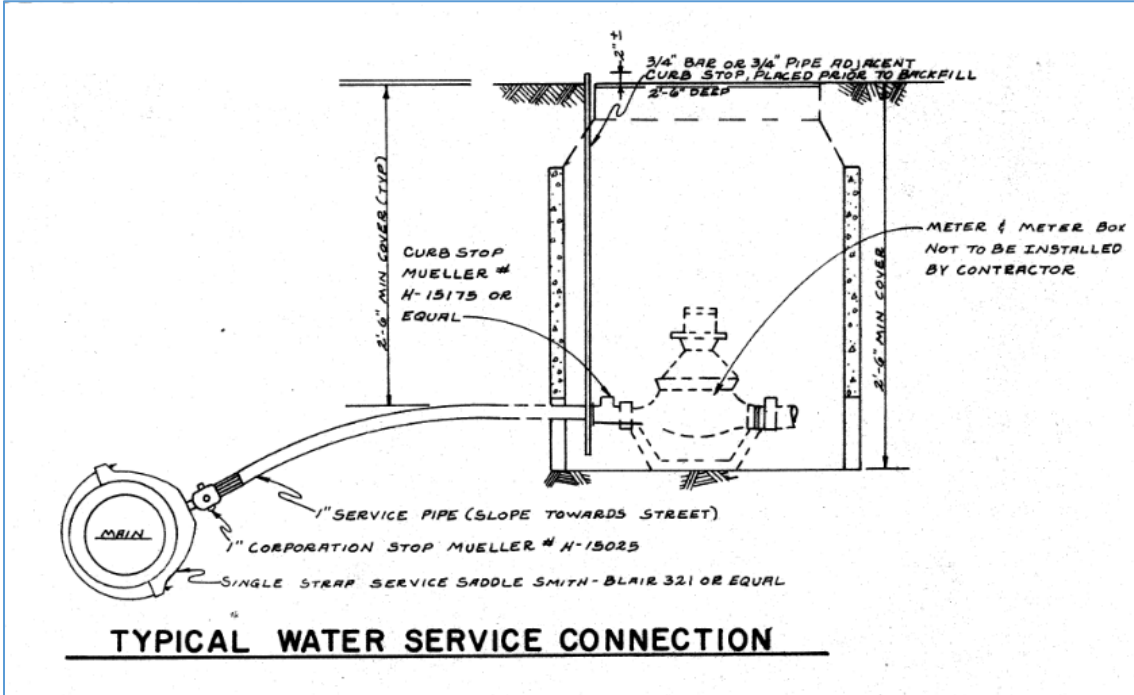
Connection fees can also be paid by credit card; an additional charge of \$125 will be billed by the company taking the payment.

In most cases, water service will not be accessible, and bi-monthly charges for the water/sewer account will not begin until a Notice of Occupancy has been issued by PBES. Water for construction can be purchased through use of a District installed hydrant meter by calling District staff at the numbers listed above.

Lots without paved streets adjacent to their property must submit engineered plans for connection to the Napa County Department of Public Works.

TYPICAL WATER METER INSTALLATION (3/4" to 1" meter)

(Please note that majority of properties have laterals extended to the property line at the street.)



TYPICAL SEWER SERVICE INSTALLATION

