



Agenda Date: 6/7/2017
Agenda Placement: 8E

Napa Sanitation District Board Agenda Letter

TO: Honorable Board of Directors

FROM: Jeff Tucker - Director of Administrative Services/CFO
NS-Administration

REPORT BY: Cheryl P. Schuh, Human Resources Officer/Clerk of the Board - 258-6003

SUBJECT: Provide Direction on Assessment Ballot Measure for Farmworker Housing and Provide Authorization

RECOMMENDATION

Provide direction on whether to vote for or against the Assessment Ballot Measure regarding Farmworker Housing Assessment District, and authorize the Clerk of the Board to submit the ballot on NapaSan's behalf.

EXECUTIVE SUMMARY

NapaSan owns two parcels in the Farmworker Housing Assessment District. These parcels, about 77 acres, are leased to Eagle Vines Golf Club. There is an Assessment Ballot Measure that, if approved, would assess the District \$10 per vineyard planted acre for FY 2017/18, and up to \$15 per acre for the following four year. The proceeds will be used to provide farmworker housing in Napa County. The estimated assessment to NapaSan in the first year is \$183.90. If the assessment increases to \$15 per vineyard planted acre, the annual assessment would increase to an estimated \$275.86.

According to the terms of the lease with Eagle Vines Golf Club, the tenant is responsible for property taxes and assessments, but ultimately the liability is NapaSan's.

Staff requests that the Board provide direction on how to vote on the Assessment Ballot Measure, and authorize the Clerk of the Board to submit the ballot.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it currently budgeted?	No
What is the revenue source?	Property taxes and assessments are the responsibility of the tenant. If unpaid by the tenant, then NapaSan is responsible for the property assessment and would need to seek reimbursement from the tenant.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The amount would be assessed if there is at least 50% in support of the ballot measure and the County Board of Supervisors approves the assessment.
Is the general fund affected?	Yes
Future fiscal impact:	The assessment would be \$183.90 in FY 2017/18 (\$10 per planted acre). In the following four fiscal years, the amount could increase to \$15 per planted acre, pending approval by the state legislature, estimated at \$275.86. This number could increase or decrease based on the number of planted acres on the leased property.
Consequences if not approved:	If not approved, the assessment ballot could still pass with 50%+ support and County approval. In this case, NapaSan's tenant would still be responsible for the assessment.
Additional Information:	None.

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

None.

SUPPORTING DOCUMENTS

A . Ballot

Napa Sanitation District: Approve

Reviewed By: Jeff Tucker