



Agenda Date: 2/28/2006
Agenda Placement: 9A

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Victoria Harlan, Staff Services Manager, 299.1359
SUBJECT: Director of Conservation, Development and Planning requests adoption of a resolution to waive Building Permit Fees for repair of structural damage caused by the 05/06 New Year's Eve Flood

RECOMMENDATION

Director of Conservation, Development and Planning requests adoption of a resolution waiving all but certain Building Permit Fees for repair of electrical, mechanical, plumbing systems, and if necessary, structural damage caused by the 05/06 New Year's Eve Flood.

EXECUTIVE SUMMARY

On December 31, 2005 severe flooding occurred in Napa County. In response, the Director of Conservation, Development and Planning directed building inspection staff perform site assessments of the damage.

In response to the initial property damage assessment, the Director determined the need to request adoption of a resolution waiving all but certain Building Permit Fees for repair of electrical, mechanical, plumbing systems, and if necessary, structural damage caused by the 05/06 New Year's Eve Flood. It was also decided to expedite the building permit and application process as a public service to those affected by the flood.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Building Inspection
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of this resolution will mean that reduced fees are collected for certain permit applications. Total building fees waived pursuant to this action are

	expected to be no more than \$15,000.
Is the general fund affected?	Yes
Future fiscal impact:	None
Consequences if not approved:	None
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

On December 31, 2005 severe flooding occurred in Napa County. In response, the Director of Conservation, Development and Planning directed building inspection staff perform site assessments of the damage.

The assessment revealed business and residential property damage ranged from minor to major, and was experienced both within concentrated areas or "clusters," and in widely disbursed areas of the County. Although difficult to generalize, the most common damage was derived from inundation of the ground floor or basement/crawl space of structures. Damage included loss of personal property, impacts to carpeting and other flooring, impacts to sheet rock, plaster, and electrical wiring within inundated areas.

In some areas, damage was derived from stream flows and debris-laden runoff rather than inundation. In these areas, some properties experienced structural damage (e.g. damage to foundations, decks, etc.), as well as damage to exterior sheathing, interior water damage, and damage to private roads, paved and landscaped areas.

In response to the initial property damage assessment, the Director determined the need to request adoption of a resolution waiving all but certain Building Permit Fees for repair of electrical, mechanical, plumbing systems, and if necessary, structural damage caused by the 05/06 New Year's Eve Flood. The City of Napa is also waiving fees. All fees shall be waived with exception for:

1. The fee required by subsection (1) (Building Inspections) of subparagraph (b) of Section 70.020 for 2 hours of Building Inspection time ensuring repairs and structures meet code requirements, currently \$108.54;
2. The fee required by subsection (7) (Permit Issuance) of subparagraph (b) of Section 70.020 for data collection and record maintenance, currently \$28.48; and
3. The State of California's Strong-Motion Instrumentation and Seismic Hazard Mapping Fee, collected for the State of California, currently .01% of valuation with a \$0.50 minimum.

As a public service, it was also decided to expedite the building permit and application process for those affected by the flood; however, the expedited processing will not legalize any structure originally built without a permit. Fee waivers only pertain to the repair of damage caused by the 05/06 New Year's Eve Flood and will not apply to permits for remodels or non-flood related repairs to property.

SUPPORTING DOCUMENTS

A . Resolution Waiving Fees for Flood Repair

CEO Recommendation: Approve

Reviewed By: Britt Ferguson