

NOTICE TO PROPERTY OWNERS
PUBLIC HEARING ON PROPOSED MODIFICATION OF SEWER SERVICE CHARGES

The Napa Sanitation District Board of Directors will hold a public hearing to consider adopting a new rate structure for the calculation of sewer service charges. The public hearing on the proposed rate structure will be held as follows:

Date: Wednesday, March 31, 2021
Time: 6:00 P.M.
Place: Napa Sanitation District Board Room

IN COMPLIANCE WITH THE DIRECTIVES OF THE COUNTY HEALTH OFFICER, STATE, AND CENTER FOR DISEASE CONTROL AND PREVENTION (CDC), THE BOARD ROOM WILL BE CLOSED TO THE PUBLIC. THIS MEETING WILL BE CONDUCTED AS A TELECONFERENCE. THE MEETING CAN BE VIEWED LIVE VIA ZOOM AT THE FOLLOWING LINK:

<https://us02web.zoom.us/j/85732124391>

Or Telephone: US: +1 669 900 6833

Webinar ID: 857 3212 4391

Rate Structure Adjustment

The Napa Sanitation District (NapaSan) intends to adjust its current rate structure in order to meet its revenue needs and ensure that costs are equitably distributed among all customers. Revenue collected by NapaSan pays for the treatment of wastewater, the recovery of reusable resources (such as recycled water and energy), and the maintenance and rehabilitation of the sewer system. The Sewer Service Charge (SSC) is the amount you pay for sewer service to your property. For residential customers, the SSC appears as an assessment on your property tax bill. For a single-family residence, the SSC is currently \$738.60 per year. The sewer service charges for other types of dwellings are calculated in relation to the wastewater generation associated with a single-family residence, or equivalent dwelling unit (“EDU”).

A thorough rate study was conducted that included a review of wastewater generation by all customers to determine whether the assumed flow and strength of wastewater from each customer class adequately represents the demand put on the system by those customer classes. The study found that assumptions made in the current rate structure regarding residential wastewater discharge should be amended. Currently, NapaSan assumes that a single-family home discharges approximately 210 gallons of wastewater per day, which equates to 76,650 gallons per year. The analysis of residential discharge showed that a more accurate figure to use as the benchmark for a single-family residence, or EDU, is 117 gallons per day. The median wastewater discharge for other dwelling types was lower than a single-family residence, but also showed that wastewater discharge assumptions for multi-family residential dwellings need to be updated. The table below shows the current assumed fraction of an EDU associated with each dwelling type and the recommended EDU based on the study.

Dwelling Type	Current EDU Ratio	Proposed New EDU Ratio
Single-family Residence	1.0	1.0
Duplex	1.0	0.8
Condo/Townhome	1.0	0.85
Apartment	0.6	0.8
Mobile Home	0.6	0.85
Single-family Residence with Accessory Dwelling Unit	2.0	1.5

If approved, the change in the EDU associated with the dwelling types listed above would result in the following rate changes with an adjustment automatically occurring each July 1, through 2025, as specified in the table below.

<u>Class</u>	<u>Current Year</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Single-family	\$738.60	\$738.60	\$738.60	\$738.60	\$738.60	\$738.60
Duplex	\$738.60	\$709.06	\$679.51	\$649.97	\$620.42	\$590.88
Apartment	\$443.16	\$472.70	\$502.25	\$531.79	\$561.34	\$590.88
Condo/Townhome	\$738.60	\$716.44	\$694.28	\$672.13	\$649.97	\$627.81
Mobile Home	\$443.16	\$480.09	\$517.02	\$553.95	\$590.88	\$627.81
Accessory Dwelling Unit	\$738.60	\$369.30	\$369.30	\$369.30	\$369.30	\$369.30

What is the process for NapaSan to approve the rate structure changes?

State law requires that NapaSan notify property owners about the proposed rate structure changes and associated rate increases and to hold a public hearing regarding the proposed changes. If written protests against the proposed rate adjustments are received by a majority of owners of the parcels affected, NapaSan will not approve the proposed rate structure changes and increases. If a majority protest is not received and the Board approves the new rate structure, each July 1 hereafter, through July 1, 2025, the SSC may increase up to the amounts shown in the table above.

HOW TO PROTEST THE RATE STRUCTURE CHANGES:

If you wish to protest the proposed rate structure changes you must submit a written protest, even if you plan to attend the public hearing via Zoom. Protests against the rate increase must be received in writing by the time of the end of the Public Hearing, must identify the owner(s) and the property or properties for which the protest is entered, and be signed by the property owner. If written protests against the proposed increase in the SSC are submitted by a majority of owners of the parcels affected, NapaSan will not approve the proposed rate changes.

Please send your written protest by mail to NapaSan, 1515 Soscol Ferry Road, Napa, CA 94558 prior to the Public Hearing at the date and time on the front page of this notice. Only one protest per parcel shall be counted.

If you are not in opposition to the proposed rates, no action is required on your part.

(Check box if you agree with statement.) I am protesting the proposed sewer rate structure change in accordance with Article XIII Section D of the California Constitution. I certify that I am the property owner and/or responsible for paying the sewer service assessment for this property.

APN Number _____ or Street Address _____
 (from envelope of this notice) _____

Signature _____

Printed Name _____

Mail or in Person to: Napa Sanitation District
 1515 Soscol Ferry Road
 Napa, CA 94558