

District 4 Rebuilding Meeting Summary:

Thank-you all that attended the meeting. Below are notes from the meeting, to help share with those who couldn't attend. Again, appreciate your patience, we'll continue to provide information, coordinate resources, and work to make the rebuilding process is as simple and easy as possible. – Alfredo Pedroza, Supervisor, District 4

PROGRAM HIGHLIGHTS

What have we done, where we are going: setting expectations for the rebuilding process

David Morrison, Director of Planning, Building and Environmental Services

- Since the fires, the County has been doing everything we can to make the debris removal and rebuilding process as efficient as possible.
- We are about half way done with the first part of recovery – debris removal.
- District 4 is ahead of the game with about 75% of the properties either already cleared and ready for rebuild or cleared of debris and waiting for soil sample results.

The Rebuilding Process

Vincent Smith, Planning Manager & Michael Zimmer, Chief Building Official

What we have done since the fires to prepare for Rebuilding Efforts:

- Adopted Urgency Ordinance streamlining process
- Assigned staff for additional help at the public service counter – Planning Functions:
 - Building location, setbacks, height, etc.
- The County is hiring consultants to help with workloads to assist with plan check and inspections for rebuild.
- 5 business-day review time for 1st comments for dwellings (not greater than 125% in floor area compared to original permitted burned dwelling). This process usually takes several weeks.

Cooperation within neighborhoods

- Much construction happening at once will require coordination, staging, and patience.
- Look for opportunities to share in construction staging areas, coordinated large deliveries (concrete trucks, lumber trucks, drywall trucks, etc.)
- Parking will be overtaxed – be patient.

Tips for Rebuilding

- Visit the County Assessor and ask for Parcel Record – everything Assessor has on your parcel
- Discuss your ideas for rebuilding with Assessor's office to get better understanding of property taxes
- Don't wait for lot cleanup to start your evaluation of your future home

Please note, information is constantly changing, this form is subject to change. For the most up to date information, please call the County Recovery Hotline – 707-299-1380.

Last updated – 1/31/18

- Meet with designer now and start design decision making (cabinet, fixtures, lighting)
- Visit Planning/Building/Environmental Services before you final your plans.
- Submit permit plans ASAP
- To speed up process, stay in touch with design professionals such as Architects, Engineers, Energy consultants, and contractors to ensure your project is on target and within timelines established.
- Work out needs and wants for rebuilds, such as interior finishes to include cabinets, lighting, fixtures and floor coverings to ensure they are ready to be installed when the project is at the finish stage. Often times the interior finishes take a long time to order, so if you do it while your foundation is being built, it will save time at the end.
- Coordinate with your HOA's – They have Architectural Review and we are looking for approvals; we can't fully enforce the private agreement between homeowner and HOA but we will ask for approval stamps on plans.
- It is okay to building your accessory dwelling unit)ADU first before your home – follow ADU rules for size and location
- Each residential structure will require a separate permit.
- No commercial structures qualify for quick review processing.

Driveways, Sprinklers: Fire regulations

Garrett Veyna, Napa County Fire Marshal

- Every roadway/driveway needs to be evaluated to ensure it is not a contributing factor in delaying first responders access or cause a delay in the residents evacuation. Call the Napa County Fire Department to have your roadway evaluated- 707-299-1464.
- The California Fire Code requires all residential structures to have fire sprinklers installed. Other buildings including barns/shops are evaluated on the size, use, and location of the structure. Any structure over 3,600 sqft. is required to have fire sprinklers unless it is categorized as a Group U-Agricultural Building.
- Residents are required to provide a water supply system for firefighting operations for use on potential wildfires or structure fires. The minimum water supply required is 2,500 gallons. Additional water supply is required for houses above 6,000 sqft. A water supply is not required if the design specialist can identify a municipal water supply (hydrant) within 1/2 mile of the residence.
- A Residential Rebuild packet specific to fire department requirements can be found at <https://www.countyofnapa.org/391/Fire-Marshals-Office>

Property Values, Taxation, Reassessment

John Tuteur, Napa County, Clerk-Recorder-Registrar

- 633 parcels have been corrected and 440 reduced tax bills sent out. 193 refund checks have been mailed out.

- Structure value is only reduced for three-quarters of the tax year because the house was habitable during the first quarter of the year -July 1 to September 30. Thus a \$1,000,000 house that was completely destroyed will still show a \$250,000 on the corrected tax bill.
- Land values of properties that were totally destroyed are being temporarily reduced for three quarters of the year to reflect the cost of clean up. The factored base year value of the land will be restored for the 2018-2019 tax year. Thus a \$100,000 land value which receives a 30% reduction, will be blended with \$25,000 for the first quarter of the year plus \$100,000 times .3 or \$70,000 times .75 = \$52,500 for a corrected land value of \$77,500.
- We will be reviewing remaining homes in the fire areas to see if there is a decline in market value of those homes. If there is evidence of such a decline, a temporary reduction will be made for the 2019-2020 tax year. There will probably not be enough sales between October 9, 2017 and March 31, 2018 to indicate a trend for the 2018-2019 tax year.

Important Numbers

County Recovery Hotline

(Rebuilding, Environmental Health, Planning, General Information)
707-299-1380

Assessor – Recorder – Registrar of Voters

(Taxes, Property Values, Historical records/plans, voting)
707-253-4459

Fire Marshal

(Driveway Evaluations, Sprinklers)
707-299-1464

Army Corp of Engineers

(Debris Removal)
877-875-7681

Meet with Alfredo

707-299-1478; or email

Nelson.Cortez@countyofnapa.org

Website

<https://www.countyofnapa.org/2225/Rebuilding-After-the-Fire>