



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY GRAND JURY

2010-2011

Final Report on

NAPA COUNTY

**LAKE BERRYESSA RESORT
IMPROVEMENT DISTRICT**

TABLE OF CONTENTS

Letter to Presiding Judge	
Letter to the Citizens of Napa County	
Lake Berryessa Resort Improvement District	
Summary	1
Background	2
i) LBRID Chronology	2
Discussion	4
i) Development of Berryessa Estates	4
ii) Drinking Water	5
iii) Sewer System	5
iv) Management	6
v) Financial	7
vi) Bonds	8
vii) LBRID 2011 and Beyond	8
viii) Governance	9
a.) Law	9
b.) Facts	9
c.) Discussion	10
d.) Conclusion	10
Findings	11
Recommendations	12
Request for Responses	12
Glossary	13
Methodology	13
Appendix	15
I. Map of the Lake Berryessa Region	



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A Commitment to Service

NAPA COUNTY GRAND JURY
P.O. BOX 5397
NAPA, CALIFORNIA 94581

June 22, 2011

The Honorable Diane M. Price
Presiding Judge
Superior Court of the State Of California
County of Napa
825 Brown Street
Napa, CA 94559

Re: 2010-2011 Napa County Grand Jury Final Report on the Lake Berryessa
Resort Improvement District

Dear Judge Price:

Pursuant to Section 933(a) of the California Penal Code, the 2010-2011 Napa County Grand Jury submits to you its final report on Lake Berryessa Resort Improvement District. Our investigation of this subject was conducted in a manner consistent with the California Penal Code, this Court's Charge, and the historic role of the Grand Jury to protect the interests of the residents of Napa County.

This is the tenth in a series of final reports we will be issuing before the term ends. I would like to acknowledge the hard work and dedication of the Grand Jurors, which our report reflects. It is a privilege and a pleasure to work with them.

Respectfully submitted,

A handwritten signature in cursive script that reads "Judith Bernat".

Judith Bernat
Forewoman
2010-2011 Napa County Grand Jury



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY GRAND JURY
P.O. BOX 5397
NAPA, CALIFORNIA 94581

To the Residents of Napa County:

In order to fulfill the Grand Jury's mandate to investigate all local government agencies, to assure they are being administered efficiently, honestly, and in the best interest of Napa County residents, the 2010-2011 Grand Jury investigated the Lake Berryessa Resort Improvement District.

The Grand Jury has carefully investigated this matter and developed a set of findings and recommendations with the objective of representing the public interest.

The Grand Jury made seven recommendations. Some of the recommendations made are that the Board of Supervisors pass a formal resolution forming a Board of Directors for LBRID; that the Board of Supervisors bring the composition of the LBRID Board of Directors into compliance with State law through the election of at least four members who reside in the District to replace the four supervisors who do not reside in the District; that the LBRID Board of Directors include in future rate calculations a formula to provide for the establishment and maintenance of a reserve balance.

The Napa County Office of County Counsel has reviewed this final report. The Napa County Superior Court Presiding Judge, pursuant to California Penal Code Section 933 (a), has found that this report complies with California Penal Code Part 2 Title 4. This report has been accepted and filed as a public document by the County Clerk.

Copies of this report are available for review in the Napa City-County Library and online at www.napa.courts.ca.gov. Follow the link to Grand Jury.

We hope you find this report informative.

It is an honor and privilege to serve on the 2010-2011 Grand Jury.

Respectfully submitted,

The 2010-2011 Napa County Grand Jury

LAKE BERRYESSA RESORT IMPROVEMENT DISTRICT

SUMMARY

The 2010-2011 Napa County Grand Jury is mandated to investigate and report to the residents of Napa County about their local government agencies and districts. The Grand Jury conducted an investigation of the Lake Berryessa Resort Improvement District (LBRID) after receiving approximately 150 complaints from LBRID residents. This District was last reported about by the Grand Jury in fiscal year (FY) 1996/97.

In 1965 LBRID was organized as a resort improvement district, governed by the County Board of Supervisors (BOS) pursuant to California Public Resources Code (CPRC) Section (§)13031. The original intent was for the District to provide a full range of municipal services to support the planned development of Berryessa Estates, an unincorporated community located along the northwestern shoreline of Lake Berryessa (the Lake). In 1971 LBRID was limited to provide only sewer and water services to the District.

The County Public Works (CPW) Director serves as District Manager and Engineer and is responsible for overseeing daily operations. The County's Auditor-Controller and the Treasurer-Tax Collector provide financial services; County Counsel provides legal services to LBRID.

LBRID has a history of water and sewer problems due to aging facilities and infrastructure. Deficiencies with the sewer system have been persistent and have resulted in repeated sewage spills into the Lake. The Regional Water Quality Control Board (RWQCB) fined LBRID \$400,000 in 2005, and \$375,000 in 2010, for repeated sewage spills.

Since 2000 LBRID has experienced a persistent financial imbalance. This resulted from a combination of increasing service costs, new regulatory requirements, the small number of parcels, and the reluctance to increase service rates.

In 2010 the District received a \$1.7M American Recovery and Reinvestment Act of 2009 (ARRA) grant for infrastructure improvements.

From approximately 1965 through the present, the supervisors acted in all respects as if they had formed a BOD, except for holding an election by district residents. They

created agendas, held meetings, produced minutes, and passed resolutions, all in the name of the BOD. These documents identify the five supervisors as the members of the BOD.

No election of an independent board by the residents of LBRID was ever held pursuant to §13034. All five members of the BOS still serve as the BOD.

To clarify matters, the BOS ought to pass a resolution and hold an election; or cease meeting and acting in the name of the BOD.

A BOD elected by LBRID residents would be more responsive to their needs. The four supervisors who do not represent the District have no political obligation to consider the interests of LBRID residents when in conflict with the interests of their own supervisorial constituents.

BACKGROUND

Outdated and failing infrastructure has created on-going water and sewer problems at LBRID which have resulted in management issues and financial burdens for LBRID residents and the County. The County has subsidized the District for many years through discretionary loans, and questions of responsibility remain.

LBRID Chronology

1965

- LBRID formed to provide municipal services for the planned development of Berryessa Estates.
- LBRID authorized \$875,000 in general obligation bonds to finance the construction of water and sewer systems for the second phase of development.
- Individual members of the BOS became LBRID's Board of Directors.

1967

- Water treatment facility constructed to disinfect and filter water from Lake Berryessa.
- Labry Corporation canceled remaining project development.

1969

- Water and sewer rate charges established.

Early 1970's

- Labry Corporation who developed Berryessa Estates filed for bankruptcy and ceased operation.

1971

- State amendment to the California Resort Improvement District Act limited LBRID to providing only water and sewer services.

1975

- Napa County sued Labry Corporation.
 - Labry Corporation agreed to build a marina and adjoining campground for Berryessa Estates as part of a legal settlement after the County sued Labry Corporation for false advertising.
- 1991
- LBRID approved first water and sewer charge increases.
- 1995
- LBRID began experiencing difficulties with its water and sewage facilities.
 - Raw sewage spill of 50,000 gallons. RWQCB filed an Administrative Civil Liability Complaint against LBRID which was withdrawn in January 1996 following submission of a revised compliance schedule.
- 1996
- LBRID was issued a Cease and Desist Order (CDO) from the RWQCB after allowing 50,000 gallons of raw sewage to spill into Putah Creek.
 - LBRID responded by preparing a facility status report of a financial plan required by RWQCB which concluded both water and sewer systems needed extensive improvements to replace worn and failing equipment.
- 1998
- LBRID voters approved the first parcel tax (T-1) to offset operating costs and minor capital improvements.
- 2000
- LBRID voters approved a second parcel tax (T-2000) to offset operating costs and minor capital improvements.
- 2005
- State Attorney General sued LBRID for an additional \$1.2M for failure to make necessary and timely improvements to sewer system over the prior 10-year period.
 - LBRID received first fine of \$400,000 from RWQCB in March 2005, for repeated illegal spills, to be paid over a 10-year period beginning in 2009.
- 2006
- LBRID voters approved bonds of \$4,755,841 which were issued to fund capital improvements. Each property owner was assessed \$15,442. The tax could be paid up front or an annual tax of \$1,100 could be added to their property tax bills. The bond must be paid off in 2037.
- 2007
- The loan from the County for \$100,000 used for trucking excess wastewater to Napa Sanitation was repaid.
- 2008
- LBRID received and repaid a County loan of \$400,000.
 - T-1 parcel tax was paid off.
 - A loan of \$95,000 for operating shortfall was repaid.
- 2009
- LBRID received a \$1.7M ARRA grant for system improvements including a new water treatment plant to be completed by May 2011.

- In May, the property tax delinquency rate was 16.17% (59 parcels), up 1.40% (6 parcels) from the end of May 2008 causing revenue loss to the District.
- LBRID received \$590,250 in loans from the County, which covered a \$90,250 operating shortfall and \$500,000 for the repair of sewer pipelines, installing electrical power to the pond, purchase and installation of additional evaporation equipment and minor facility upgrades.
- RWQCB fined LBRID \$375,000 for repeated sewage spills over the past three years that totaled more than 3.8 million gallons of wastewater. LBRID is negotiating a settlement with RWQCB.
- T-2000 property owner Oversight Committee was formed to approve use of funds for projects beyond the initial projects listed in the original bond document.
- First \$40,000 payment paid for the 2005 RWQCB fine.
- LBRID approved water and sewer rate increases effective July 1st.

2011

- LBRID received \$345,000 in loans from the County to cover an operating shortfall.
- \$533,699 in total projected revenue budgeted for LBRID water and sewer rates.

2012

- LBRID required to re-pay the County \$500,000 loan LBRID received in 2009.

DISCUSSION

Development of Berryessa Estates

LBRID was created in 1965 as a resort improvement district. It was anticipated that LBRID would eventually consist of approximately 2,000 residential units and a population of 5,000, with over 40,000 annual visitors. Currently LBRID has 188 developed lots and an estimated population of 475 residents. Of the 188 developed lots, eight are served by wells and septic systems so they do not contribute to the revenue.

In the early 1970s, the Labry Corporation, developers of Berryessa Estates, went bankrupt and ceased operation. The first increase to LBRID's water and sewer rates did not occur until 1991. In 1995, after damaging winter storms, the necessary repairs to the water and sewer facilities depleted financial reserves.

Aging facilities and infrastructure are at the center of LBRID's problems. Providing clean drinking water and sewer services to current 180 houses and 475 residents became challenging as the equipment deteriorated, failed, and needed replacing. Due to insufficient reserves, equipment and facilities have not been sufficiently maintained. Until the new plant is working, risk of spills resulting in emergency spending will continue to exist. These problems caused emergency trucking of wastewater to Napa Sanitation at a cost of \$100,000.

The \$1.7M ARRA grant was used to replace the failed wastewater treatment plant. Napa County Public Works anticipates construction will be completed in May 2011. The donation of land for additional spray fields combined with the new wastewater plant will help curtail spillage.

Drinking Water

LBRID's drinking water treatment facility, constructed in 1968, disinfects and filters water conveyed from Putah Creek, a tributary of Lake Berryessa. The water supply is sufficient to accommodate current use and projected growth. LBRID's growth is expected to remain stagnant.

Sewer System

In the 1990s LBRID experienced illegal sewage spills into the Lake, leading the RWQCB to issue notices of violation and CDOs between 1995 and 2010. Until 1995, the escalating infrastructure problems "weren't on anyone's radar." By late 2003 the RWQCB tightened its regulations and restrictions, therefore becoming more of an enforcement agency than a regulatory body. The RWQCB will not allow discharge into the creeks or the Lake, even though, according to County Public Works (CPW) engineers, the treated discharge is cleaner than the Lake.

There are three components to LBRID's sewer system: 1) the collection system, consisting of approximately 6.5 miles of the original clay pipes, which carries raw waste from the subdivision, 2) the treatment system, which provides treatment through a series of three to four ponds, and 3) the disposal system which consists of spray fields and wastewater evaporators and four ponds for storage in times when the spray fields and evaporators are non-operational. There are a total of seven ponds, the first five are original construction and the last two were constructed in the early 2000s.

All run-off from the spray fields is re-collected in pond seven and re-sprayed on the hillsides. LBRID uses four wastewater evaporation units that spray water directly into the air to enhance the natural evaporation of the wastewater, and ultimately decreases the amount of wastewater which needs to be sprayed into the spray fields. In the winter, during periods of heavy rainfall disposal and storage limits exceed capacity. Inflow and infiltration collection system, become overwhelmed by storm water runoff, and direct rainfall into the ponds. This inability to dispose of and store water during the winter violates the District permit.

The causes of the overflow and runoff can be attributed to many things, such as:

- mechanical failures at pump stations

- blockages or breaks in pipelines
- a high volume of inflow and infiltration
- rain falling on the ponds
- inadequate disposal in the summer months
- backwash wastewater from cleaning the filters at the water treatment plant
- storm water runoff into the ponds

Originally, the overflow from the LBRID treatment pond system was considered to be a combination of excessive storm water infiltration and inflow into the collection system, inadequate disposal in the summer months, and excessive water treatment plant backwash water that overwhelmed the system causing discharges in the winter months. During major storms, the capacity to capture additional water decreases rapidly. Once the system exceeds its limitations, there is no choice but to discharge the excess water.

There have been major improvements to the collection system and summer disposal. The new water treatment plant will produce significantly less backwash wastewater. More accurate wastewater flow information is being analyzed for better management of the existing pond system.

Management

The BOS, acting as LBRID's Board of Directors, provides operational and administrative services. The CPW Director serves as District Manager and Engineer and is responsible for overseeing day-to-day operations. The CPW's engineers assigned to LBRID and Napa Berryessa Resort Improvement District (NBRID), which is located on the southwest shore of the Lake, spend 95% of their time managing both Districts, leaving insufficient time for their other assignments.

Public Works assigns a full-time onsite licensed operator who divides his time between NBRID and LBRID, a 40/60 split respectively. Other administrative duties performed by CPW include budgeting, purchasing, billing, contracting and customer service. The offices of County Counsel, County Auditor-Controller and Treasurer-Tax Collector provide LBRID's legal and financial services.

A [NBRID] Board Agenda Letter dated March 2, 2010 from CPW reminded the BOD that "All services currently being provided by Napa County to NBRID and LBRID have been continuously provided without benefit of a formal agreement between the parties." It further states "Counsel for the District and Counsel for the County have recommended that the relationship between each District and County be formalized to reflect the separate status of the entities. . . the legal status of the two parties is that they are separate and distinct governmental entities."

A copy of a Master Facilities Plan with a timeline and cost analysis for future infrastructure, maintenance and replacement plans was requested by the Grand Jury. LBRID does not have an up-to-date Master Facilities Plan. The BOS could authorize the County Public Works Director to prepare an up-to-date Master Facilities Plan. This plan could map the infrastructure and financial needs of the District. The District would be well served to consider a 25-year plan which they review and update every five years.

Financial

The Grand Jury learned that it is very difficult to estimate the cost of operating LBRID. Although the BOS, BOD, and some residents are aware that there are financial problems with the District, the extent to which the County has been subsidizing the operation is difficult to ascertain. Historically, the total number of hours worked on behalf of LBRID has never been adequately tracked.

The Grand Jury found that some County staff costs from various departments might not have been fully captured in the expenses of the District in past years. There has been a concerted effort in recent years to thoroughly track time spent in managing the District. The FY 2011/12 budget is expected to accurately track staff time spent for administration, engineering and accounting.

Ongoing challenges of increasing service costs tied to new regulatory requirements, plus the small number of parcels and a reluctance to increase service rates, resulted in LBRID experiencing a financial imbalance by the early 2000s. Operating reserves were depleted after LBRID made numerous repairs to its water and sewer facilities following a series of damaging winter storms in 1995. Without adequate emergency reserves the District continues to experience revenue shortfalls and negative cash balance. Emergency repairs create a continuing shortfall. The new wastewater treatment plant, coupled with new spray fields, is designed to prevent future emergency situations.

The FY 2009/10 annual report includes audited financial statements for LBRID showing an increase in net assets of \$496,527 over the previous year. LBRID had operating losses of \$293,222 in FY 2009/10 and \$175,292 in FY 2008/09. Repair and maintenance costs have been increasing each of the last three years. The new wastewater treatment plant will cause these expenses to decrease and level off in future years.

County Loans to LBRID

FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY 10/11
\$0.00	\$0.00	\$100,000 ¹ Paid back FY 07/08	\$95,000 Paid back FY 08/09	\$590,250 ²	\$345,000 ³

¹Loan for emergency trucking of wastewater

²Loan for inflow and infiltration improvements and \$90,250 to cover operating shortfall.

³Loan to cover operating shortfall.

LBRID Total Revenue from LBRID Water and Sewer Rates

FY 05/06	FY 06/07	FY 07/08	FY 08/09	FY 09/10	FY10/11
\$401,354	\$543,517	\$446,722	\$517,297	\$566,054	\$533,699 ¹

¹Budgeted amount

This revenue does not include the ARRA funds which were restricted to the replacement of the wastewater treatment plant.

Water and sewer rates are operating revenues. ARRA and bond monies are restricted to specific improvements. The ARRA award and the 2007 bond revenue are not reflected in the chart above.

Bonds

The 2007 voter approved bond is a Limited Obligation Improvement Bond. The original bond document specifies the parameters of the capital improvements, including upgrades, replacements and repairs to the District's water and sewer system. These monies may not be used for operating costs or any operating shortfalls. Bond principal and interest are paid from the property tax assessments. The initial bond reserve account has been drawn on to help pay the principal and interest due to property tax delinquencies in the past two years.

LBRID 2011 and Beyond

LBRID's existing financial instability remains the critical issue going forward. LBRID has experienced a steep decline in its unrestricted assets over the last five fiscal years from \$140,105 to a negative \$725,020 due to persistent operating shortfalls. These shortfalls have required that LBRID request and receive discretionary loans from the County over the last few years to maintain operations. County staff estimates that additional loans will be required to meet budgeted operating costs in the coming years. The CPW staff has proposed a water and sewer rate increase to address some of the operating revenue shortfall problems. The ARRA funding of the new wastewater treatment plant has made money available from the 2007 bond assessment for other improvements that will help the District stay compliant with the RWQCB requirements. The continuing delinquencies and current economical environment coupled with increased costs will further exacerbate the District's financial problems.

The Grand Jury recommends the establishment of a plan to adjust the rate calculation each year to include a formula designed to establish and maintain a reserve balance. This reserve can then be depended upon to cover emergencies and ongoing repair and maintenance. Weather is uncertain and so too are emergencies. A healthy reserve balance that is continually replenished will move the District toward solvency.

Governance

LBRID operates under the California Public Resources Code (CPRC) Sections 13000-13233, which is known as the “Resort Improvement District Law.” The California Legislature passed this law to facilitate development of resorts similar to Squaw Valley in Placer County, California.

Law

The legal framework concerning the governance of a resort improvement district is set forth in CPRC Sections 13031 through 13034. The BOS is the governing body of the district (§13031). If deemed advisable by the BOS, a BOD for the district may be formed (§13032). Section 13032 does not specify by what means a BOS can create a BOD. There is no language in §13032 requiring a formal resolution by the BOS to form a BOD. The BOS may from time to time give the BOD any powers of the BOS (§13033).

Once a BOD is formed, §13034 requires an election by residents to fill the BOD with four residents from the district, to sit with the fifth member who is the supervisor who represents the district. The BOD may then, by unanimous vote, replace the supervisor on the BOD with another resident.

Facts

LBRID was organized in 1965.

From approximately 1965 through the present, the supervisors acted in all respects as if they had formed a BOD, except for holding an election by district residents. They created agendas, held meetings, produced minutes, and passed resolutions, all in the name of the BOD. These documents identify the five supervisors as the members of the BOD.

No election of an independent board by the residents of LBRID was ever held pursuant to §13034. All five members of the BOS still serve as the BOD.

The Grand Jury has asked for documentary evidence that the BOS has ever passed a formal resolution creating the BOD. To date, no one has produced any evidence showing that formal action was taken by the BOS.

Discussion

In light of these facts, the question is whether the BOS “formed” a board of directors under §13032, thereby requiring an election under §13034.

On the one hand, by creating agendas, holding meetings, producing minutes and passing resolutions, all in the name of the LBRID Board of Directors, the BOS acts as if it had created a BOD. On the evidence -- if it looks like a duck, swims like a duck, quacks like a duck, then it is probably a duck -- the actions of the supervisors amount to forming a BOD pursuant to §13032. If so, then the failure to hold an election is a violation of §13034.

On the other hand, if the BOS can form a BOD only through a formal action, an additional issue must be addressed. If a formal action was taken, then the BOD was formed and an election is required. If no formal action was taken, then the BOD was never formed and no election is required.

However, if the BOD was never formed and therefore has no legal existence, then holding meetings and passing resolutions in the name of the BOD causes confusion. Even the supervisors themselves are confused, as members of the Grand Jury personally observed during meetings of the BOD. In practice, the supervisors wear a two-billed cap -- with BOS on one bill and BOD on the opposite bill -- turning the cap when they believe it is appropriate.

This confusing situation is the result of the fact that a succession of Napa County Boards of Supervisors acted as if they had formed a BOD but did not need to hold an election. If these supervisors meant to function as LBRID’s governing body and not delegate any powers to an independent board elected by LBRID residents, then they should have never acted in the name of LBRID’s BOD.

Conclusion

To clarify matters, the BOS ought to pass a resolution forming a BOD and hold an election or cease meeting and acting in the name of the BOD.

A BOD elected by LBRID residents would be more responsive to their needs. The four supervisors who do not represent the District have no political obligation to consider the interests of LBRID residents when in conflict with the interests of their own supervisorial constituents.

FINDINGS

The 2010-2011 Grand Jury finds that:

- F1. LBRID's water and sewer problems were due to aging infrastructure and deferred maintenance.
- F2. Between 1995 and 2010 the RWQCB issued notices of violation and a Cease and Desist Order to the LBRID Board of Directors.
- F3. LBRID water and sewer rate increases have been insufficient to cover operating expenses.
- F4. LBRID does not have an up-to-date Master Facilities Plan.
- F5. Adequate reserves have not been set aside to address ongoing infrastructure needs and emergencies.
- F6. For the past two years current revenues have not been sufficient to cover operating expenses.
- F7. The LBRID Board of Directors has requested loans from the County to cover operating shortfalls.
- F8. The LBRID Board of Directors has requested a loan of \$345,000 to balance the FY 2010/11 budget.
- F9. LBRID does not have a rate calculation in place to establish and maintain a reserve balance for emergencies and ongoing repair maintenance.
- F10. By their actions the Board of Supervisors formed a Board of Directors for LBRID within the meaning of CPRC §13032.
- F11. The composition of the LBRID Board of Directors is not in compliance with CPRC §13034, since the members are not elected by the residents of the District.
- F12. The LBRID Board of Directors has no legal existence.
- F13. Since the LBRID Board of Directors does not legally exist, meetings and resolutions in its name can be legally challenged on that ground.
- F14. The Board of Supervisors causes public confusion by acting in the name of a board of directors that has no formal legal foundation.

RECOMMENDATIONS

The 2010-2011 Grand Jury recommends that the:

- R1. LBRID Board of Directors meets quarterly with LBRID property owners in Lake Berryessa Resort to update them on District issues and the Master Facilities Plan.
- R2. Board of Supervisors authorizes the County Public Works Director to prepare a Master Facilities Plan with a timeline and cost analysis for future infrastructure, maintenance and replacement plans.
- R3. County Public Works Director presents the newly formulated Master Facilities Plan to the property owners and the LBRID Board of Directors.
- R4. LBRID Board of Directors includes in future rate calculations a formula to provide for the establishment and maintenance of a reserve balance.
- R5. Board of Supervisors brings the composition of the LBRID Board of Directors into compliance with State law through the election of least four members who reside in the District to replace the four supervisors who do not reside in the District.
- R6. Board of Supervisors passes a formal resolution forming a Board of Directors for LBRID.
- R7. Board of Supervisors ceases meeting and acting in the name of the LBRID Board of Directors.

REQUEST FOR RESPONSES

Pursuant to California Penal Code section 933.05, the Grand Jury requests responses as follows:

From the following individuals:

- Napa County Public Works Director: F1, F2, F3, F4; R2, R3

From the following governing bodies:

- Lake Berryessa Resort Improvement District Board of Directors: F1, F2, F3, F4, F5, F6, F7, F8, F9, F11, F12; R1, R4
- Napa County Board of Supervisors: F10, F11, F12, F13, F14; R2, R5, R6, R7

GLOSSARY

ARRA - American Recovery and Reinvestment Act of 2009

BOD - Board of Directors of LBRID

BOS - Napa County Board of Supervisors

CDO - Cease and Desist Order

CPWD - County Public Works Department

LAFCO - Local Area Formation Commission

LBRID - Lake Berryessa Resort Improvement District

NBRID – Napa Berryessa Resort Improvement District

the Lake – Lake Berryessa

RWQCB - Regional Water Quality Control Board

§ - Section

METHODOLOGY

Information for this investigation was gathered through numerous interviews, document analysis, Internet research, on-site visit, in-person and video attendance of LBRID Board of Directors' meetings.

Interviews Conducted:

- LBRID residents
- LBRID Board of Directors
- Napa County Auditor-Controller Office personnel
- Napa County Board of Supervisors
- Napa County Department of Public Works personnel
- Napa County Executive Office personnel

Documents and Websites Reviewed:

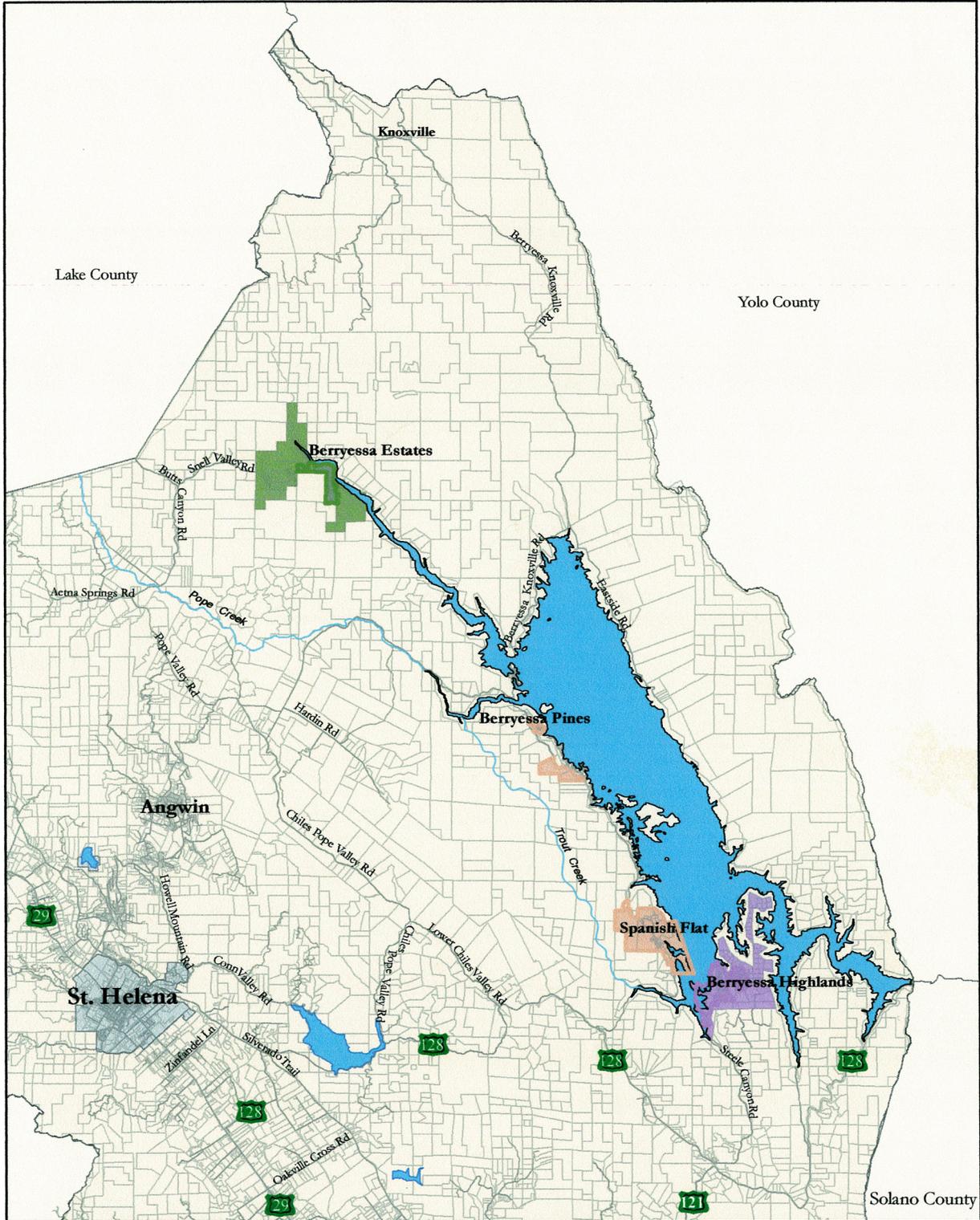
- California Public Resources Code Sections 13031 - 13034

- California Regional Water Control Board documents
- Agendas of Meetings of LBRID Board of Directors
- Board Agenda Letters of LBRID Board of Directors
- LAFCO Reports
- LBRID Annual Disclosure FY 2010
- LBRID Assessment District 2006-01 Limited Obligation Improvement Bonds 2007 Series A; July 24, 2007
- LBRID Budgets FYs 2006/07, 2007/08, 2008/09, 2009/10, 2010/11
- Letters between LBRID BOD and Pensus
- Minutes of Meetings of LBRID Board of Directors
- Napa County Public Works Staff Reports
- Napa Valley Register articles
- www.countyofnapa.org
- www.napavalleyregister.com
- www.swrcb.ca.gov

APPENDIX I

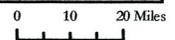
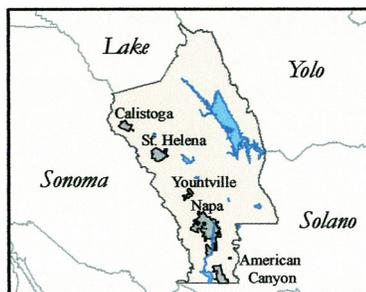
Lake Berryessa Region Municipal Service Review Map

Lake Berryessa Region Municipal Service Review



Affected Local Agencies

- Lake Berryessa Resort Improvement District
- Sphere of Influence
- Napa-Berryessa Resort Improvement District
- Sphere of Influence
- Spanish Flat Water District
- Sphere of Influence



LAFCO of Napa County
 1700 Second Street, Suite 268
 Napa, California 94559
<http://napa.lafco.ca.gov>