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PRELIMINARY ENGINEER'S REPORT

NAPA COUNTY CSA NO. 3

STREET MAINTENANCE ASSESSMENT DISTRICT

Fiscal Year: 2024-25

April 26, 2024

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NAPA COUNTY



PRELIMINARY ENGINEER'S REPORT COUNTY SERVICE AREA NO. 3 STREET MAINTENANCE ASSESSMENT DISTRICT

Prepared for:

Napa County Board of Supervisors

1195 3rd Street

Napa, CA 94559

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I CERTIFICATES

The undersigned respectfully submits the enclosed report as directed by the Board of Supervisors.

Dated: _____

Stephen A. Runk, P.E.
License Number: C23473

Date

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2024.

Neha Hoskins, Clerk of the Board
Napa County, California

Date

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the Board of Supervisors, County of Napa, California, on the _____ day of _____, 2024.

Neha Hoskins, Clerk of the Board
Napa County, California

Date

II ENGINEER'S STATEMENT

This Report is prepared, as directed by the Napa County Board of Supervisors, pursuant to Article XIIID of the State Constitution (Proposition 218).

The proposed public improvements and services will provide increased street lighting, street sweeping, and median landscaping to Napa County's County Service Area No. 3 ("CSA No. 3").

An estimated budget for the proposed improvements and services is set forth in Section V. Beginning FY 2024-25, the assessment rates may be subject to an annual increase by a percentage equal to the Bureau of Labor Statistics ("BLS") Consumer Price Index ("CPI") for the San Francisco-Oakland-Hayward area. Funding for the proposed improvements and services is derived from a property-based assessment of each parcel within CSA No. 3. A detailed description of the methodology for determining the special benefit assessment for each parcel is set forth in Section VI.

WHEREAS, on _____, 2024 the Board of Supervisors of Napa County ("County"), pursuant to Article XIIID of the State Constitution (Proposition 218), adopted its resolution ("Resolution") initiating proceedings for the levy of Fiscal Year ("FY") 2024-25 assessments against properties in CSA No. 3 to fund the maintenance, installation, and operation of public improvements and services that will provide increased street lighting, street sweeping, and median landscaping to CSA No. 3.

WHEREAS, the Resolution designates DTA as Assessment Engineer and directed the Assessment Engineer to prepare and file a report ("Engineer's Report") pursuant to Article XIIID of the California Constitution ("Proposition 218");

WHEREAS, Proposition 218 requires that the Engineer's Report contain the following:

- Plans and specifications of the improvements and services;
- An estimate of the costs of the improvements and services;
- A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the improvements and services;
- A diagram showing the benefit zones of all the parcels of real property within CSA No. 3; and
- An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for CSA No. 3, by virtue of the power vested under Proposition 218 and the order of the County, hereby submits this Engineer's Report and makes the following assessment to cover the portion of the estimated costs of the improvements and services, including the incidental

costs and expenses, to be paid by CSA No. 3.

The net assessment in FY 2024-25 is summarized in Table 1 below.

Table 1: Proposed Assessment Budget FY 2024-25

Improvement Item	Proposed Budget Amount FY 2024-25
Street Lighting	\$20,473
Street Sweeping	\$30,710
Median Landscaping	\$56,301
Administration	\$35,828
Total	\$143,312

DTA does hereby assess the net amount to be assessed upon all assessable lots or parcels of land within CSA No. 3 by apportioning the amount allocable among the several lots or parcels of each in proportion to the estimated special benefits to be received by each such lot or parcel from the improvements and services, as more particularly set forth in the list attached as **Appendix A** ("FY 2024-25 Assessment Roll") and by this reference made as part of this Engineer's Report. Reference is hereby made to the Benefit Zone Diagrams in **Appendix B** for a more particular description of the properties within CSA No. 3. Each parcel of land assessed is described on the Assessment Roll by reference to its parcel number as shown on the Napa County Assessment Roll.

David Taussig and Associates, Inc. d/b/a DTA

Stephen A. Runk, P.E.
License Number: C23473

Date

III ANNUAL UPDATE

CSA No. 3's authority to collect assessments for enhanced fire protection, street lighting, street sweeping, and median landscaping services for 25 years expired on June 30, 2022. On July 18, 2023, pursuant to Proposition 218, property owners within CSA No. 3 voted to:

1. Backdate the proposed assessment to June 30, 2022, of which funds already collected will be used only for service and repairing and upgrading street infrastructure within CSA No. 3;
2. Authorize the levy of the proposed assessment to continue providing increased street lighting, street sweeping, and median landscaping services at rates that will allow for services to be provided at an appropriate level;
3. Authorize the concept of cost-of-living increases for future years using the Bureau of Labor Statistics ("BLS") Consumer Price Index ("CPI") for the San Francisco-Oakland-Hayward area on an annual basis as the mechanism for street lighting, street sweeping, and median landscaping services; and
4. Discontinue the levy of the assessment to continue providing enhanced fire protection services for 2.5 firefighters.

The assessment methodology will continue until the Board of Supervisors has determined that funding for these services is no longer needed.

Since the approval of last year's Engineer's Report, CSA No. 3 has added 80,237 square feet of developed facilities.

IV DESCRIPTION OF IMPROVEMENTS AND SERVICES

Napa County will continue to provide increased street lighting, street sweeping, and median landscaping for those properties within CSA No. 3. CSA No. 3 is segregated into three (3) benefit zones, of which only Zones 1 and 3 are active, each receiving different types of property-related improvements and services. A parcel's assessment in each zone is calculated based on the benefits that parcel will receive from the property-related improvements and services. Zone 1 includes the area west of the Highway 12/Highway 29 intersection out to and including the Airport and is intended to include all the parcels whose access is off Airport Boulevard. This zone receives street median landscaping and maintenance services. Zone 3 consists of all parcels within CSA No. 3. This zone receives street lighting and street sweeping services. Prior to the property owner vote on July 18, 2023, Zone 2 received enhanced fire protection services. This zone is no longer subject to the fire assessment and is now inactive. The Benefit Zone Diagrams for the active zones are attached as **Appendix B** and depict the developed parcels with CSA No. 3.

V ESTIMATE OF COSTS

Section 22569 of the 1972 Act requires the Engineer's Report to contain an estimate of the costs of the improvements and services for FY 2024-25, including estimates of (i) the total costs for improvements and services for FY 2024-25, including incidental expenses, (ii) the amount of any surplus in the improvement fund to be carried over from a previous fiscal year, (iii) the amount of any contributions to be made from sources other than assessments levied pursuant to this part, (iv) the amount, if any, of the annual installment for the fiscal year where the legislative body has ordered an assessment for the estimated cost of any improvements and services to be levied and collected in annual installments, and (v) the net amount to be assessed upon assessable lands within CSA No. 3.

Table 2 below summarizes the anticipated assessment budget for FY 2024-25, which escalates annually by CPI pursuant to Resolution No. 2023-95. The percentage change from February 2023 to February 2024 was 2.37%.

Table 2: Proposed Assessment Budget FY 2024-25¹

Improvement Item	Prior Year Budget	Budget Amount FY 2024-25
Street Lighting	\$30,000	\$30,710
Street Sweeping	\$20,000	\$20,473
Median Landscaping	\$55,000 ²	\$56,301 ²
Administration	\$35,000	\$35,828
Total	\$140,000	\$143,312

Notes:

1. To keep up with cost-of-living increases, street lighting, street sweeping, and median landscaping services are subject to a CPI increase.
2. Median landscaping costs include water supply for landscaping services.

VI METHOD OF APPORTIONMENT

In determining the net amount to be assessed upon parcels within CSA No. 3, Proposition 218 states that “no assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel” where “special benefit” means “a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” This section describes the methodology used to calculate the net amount to be assessed on each parcel within CSA No. 3 in proportion to the special benefit conferred on each such parcel.

Determining the proportionate share of special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed improvements and services is the result of a four-step process:

1. Defining the proposed improvements and services;
2. Identifying how each parcel specially benefits from the proposed improvements and services;
3. Determining the amount of the special benefit each parcel receives from the proposed improvements and services; and
4. Apportioning the cost of the proposed improvements and services to each parcel based on the special benefit that each parcel receives from the proposed improvements and services.

A Categories of Benefit

Proposition 218 provides that “an agency shall separate the general benefits from the special benefits conferred on a parcel,” where “Special Benefit means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.” It is therefore necessary to establish definitions of General Benefit and Special Benefit as such terms relate to the benefit to be derived from the improvements and services.

Local streets are used primarily for direct access to residential and non-residential property. As such, the benefits generated by improvements and services on local streets accrue specially to properties served directly by the local streets, and not generally to properties throughout the County or to the public at large. Accordingly, no benefit from public streetlights or landscaping on local streets is allocable to General Benefit; the public streetlights and landscaping on local streets generate only Special Benefit.

B Benefit Zones

CSA No. 3 have two (2) active benefit zones each receiving different types of property-related improvements and services. The diagram attached in **Appendix B** shows the different benefit zones. A parcel's assessment in each zone is calculated based on the benefits that parcel will receive from the property-related improvements and services. Zone

1 includes the area west of the Highway 12/Highway 29 intersection out to and including the Airport and is intended to include all the parcels whose access is off Airport Boulevard. This zone receives street median landscaping and maintenance services. Zone 3 consists of all parcels within CSA No. 3. This zone receives street lighting and street sweeping services. Prior to the property owner vote on July 18, 2023, Zone 2 received enhanced fire protection services. This zone is no longer subject to the fire assessment and is now inactive.

C Street Maintenance Services

The County will continue to provide street maintenance within CSA No. 3. A 2023 re-evaluation of these services determined that over time, with inflation and supply chain issues, CSA No. 3 has been unable to attract vendors for some of these services and unable to pay present vendors to perform these services at an appropriate level. The ceilings also have not allowed for the periodic repair, replacement, and upgrades of aging streetlights, trees, and vegetation. On July 18, 2023, property owners voted to remove the ceilings and revise the budget, adjusted annually by a percentage equal to the Bureau of Labor Statistics ("BLS") Consumer Price Index ("CPI") for the San Francisco-Oakland-Hayward area, to provide an appropriate level of services. These services include increased street lighting, street sweeping and median landscaping maintenance, all of which are explained in detail below.

1. Street Lighting

The County Road Department pays the costs of the intersection lights and CSA No. 3 pays for the midblock lights. The lights are 5800 Lumen lights on PG&E rate schedule LS 1A high pressure sodium vapor lamps, for which the current monthly rate is about \$12.00 per light. This rate structure includes energy costs and maintenance. The estimated budget for costs associated with street lighting for FY 2024-25 is projected to be \$30,710.

2. Street Sweeping

The County Road Department currently estimates street sweeping services to cost \$20,000 per year. Future road development will increase monthly street sweeping costs. Planned frequency of street sweeping (monthly) may be reduced if actual experience shows that a reduced interval would suffice. The estimated budget for costs associated with street sweeping for FY 2024-25 is \$20,473.

3. Median Landscaping

CSA No. 3 assessments provide for maintenance of landscaped medians in Airport Boulevard, Devlin Road, and Gateway Road West. The estimated budget for costs associated with landscaping and water supply for these services for FY 2024-25 is projected to be \$56,301.

Table 5 below summarizes the CSA No. 3 street maintenance budget for FY 2024-25.

Table 3: CSA No. 3 Street Maintenance Budget

Maintenance Service	FY 2024-25 Budget
Street Lighting	\$30,710
Street Sweeping	\$20,473
Median Landscaping ¹	\$56,301
Total	\$107,484

Notes:

1. Median Landscaping costs include water supply for landscaping services.

4. Method of Assessment

The cost of street lighting improvements, street sweeping, and median landscaping is apportioned to each property within CSA No. 3 in proportion to the special benefit each property receives from the improvements. These improvements benefit all properties in relation to their building size, linear street frontage, and daily vehicle trip ends by their land use type as explained in detail below. Using these three (3) special benefit factors takes into consideration the different amount of demand each parcel will place on the street maintenance improvements. Each of these benefit factors is weighted equally, that is, each receives a weighted factor of one-third.

Building square footage reflects the highest and best use of the property. The larger the building the more business, warehousing or manufacturing the parcel can have. Smaller buildings benefit to a lesser degree than larger size buildings. Therefore, each parcel receives one-third of the special benefit from the street maintenance improvements in relationship to its building size.

Linear street frontage determines how much of each parcel's frontage demands for the street maintenance improvements. The longer the linear street frontage the greater the demand for the street maintenance improvements, and thus, the greater the special benefit from the street maintenance improvements. A parcel with a longer linear street frontage receives greater benefit from the street maintenance services.

Daily vehicle trip ends, as determined by each parcel's developed land use type, indicate how much traffic each parcel generates on the road system, and thus, how much that parcel requires for maintaining the roadway system. **Table 6** below lists the number of daily trip ends per land use type per 1,000 square feet of building size.

Table 4: Daily Trip Ends per Land Use Type

Land Use Type	ITE Daily Trip Ends, 1,000 sq. ft. of Bldg.
Office	24.60
Commercial	4.80
Warehouse	4.88
Manufacturing	6.97
Airport	55.00
Hotel	8.23 (per Room)
Restaurant	16.26
Flea Market	70.13
Vacant	0.00

5. Calculation

To calculate each parcel's assessment for the street maintenance portion of the budget requires determining which Benefit Zone each parcel is in and then calculating each parcel's proportionate share of the three benefit factors described above.

Every parcel within CSA No. 3 receives benefit from the street lighting and street sweeping portion of the budget. Therefore, each parcel's assessment for these two improvements is determined by calculating each parcel's proportionate share of its building size to 7,391,426 square feet (the total building square footage within the CSA No. 3), plus its linear street frontage to 76,994 feet (total linear street frontage within CSA No. 3), plus its estimated daily vehicle trip ends to 58,976 trips (total estimated daily vehicle trip ends generated within CSA No. 3).

Parcels within Zone 1, whose access is from Airport Boulevard, Devlin Road and Gateway Road West, benefit from the landscaping improvements, and thus, are responsible for that portion of the budget. The calculation method is the same for street lighting and street sweeping services. The total building area within Zone 1 is 5,578,116 square feet; the total street frontage within Zone 1 totals 49,372 feet; and the total number of estimated daily vehicle trip ends equals 41,525 trips.

To calculate each parcel's assessment for the administration portion of the budget is determined by calculating each parcel's percentage of the total budget for street lighting, street sweeping, and median landscape maintenance, and multiplying that percentage amount by the administration portion of the budget.

VII PRELIMINARY ASSESSMENT ROLL

The Assessment Engineer has prepared a Preliminary Assessment Roll for CSA No. 3 as required by Proposition 218, based upon the assessment methodology described in this Engineer's Report. The Preliminary Assessment Roll shows the FY 2024-25 preliminary assessment amount for street maintenance, Assessor's Parcel Number ("APN"), and owner name for each parcel in CSA No. 3. The Assessment Roll is shown in **Appendix A**. Reference is hereby made to the Napa County Assessment Roll for a description of the parcels within CSA No. 3.

APPENDIX A

Napa County
Preliminary Engineer's Report
CSA No. 3



FY 2024-25 PRELIMINARY ASSESSMENT ROLL

**NAPA COUNTY CSA NO. 3
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2024-25**

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
NAPA COUNTY OF	057-050-009	\$1,678.44
SKM NAPA LLC	057-060-010	\$592.83
NAPA-VALLEJO WASTE MANAGEMENT AUTHORITY	057-090-060	\$217.96
ALBERTSON KAREN E TR	057-100-018	\$220.11
NAPA POINTE 1 LP	057-100-021	\$709.38
ANDERSON DENISE E TR ETAL	057-110-001	\$58.81
HARDING NELSON & MINDY K TR ETAL	057-110-004	\$743.11
NAPA VALLEY PETROLEUM INC	057-110-006	\$136.27
HARDING THOMAS H & LADONNA TR	057-110-007	\$88.65
WYNN EDWARD ETAL	057-110-013	\$40.43
MCDONALD JOHN A & SHARON L TR ETAL	057-110-014	\$7.10
TOWER ROAD INVESTORS LLC	057-110-016	\$171.92
MCDONALD JOHN A & SHARON L TR ETAL	057-110-017	\$33.97
TOWER ROAD PARTNERS LLC	057-110-018	\$158.82
TOWER ROAD PARTNERS LLC	057-110-019	\$155.22
HEGARTY MICHAEL ROBERT	057-110-023	\$100.51
BRADY JODY D & TIMOTHY J TR ETAL	057-110-024	\$163.80
600 TOWER ROAD HOLDINGS LLC	057-110-025	\$50.70
OWENS CORNING MASONRY PRODUCTS LLC	057-110-027	\$294.41
TOWER ROAD WINERY CO-OP	057-110-028	\$1,090.13
HARDING THOMAS H & LADONNA TR	057-110-032	\$72.09
HARDING HARRY AND SONS	057-110-033	\$45.50
FOLEY PRODUCTS COMPANY LLC	057-110-037	\$313.30
HARDING NELSON & MINDY K TR ETAL	057-110-039	\$94.58
CHASE DIANE E TR	057-110-040	\$99.64
HARDING THOMAS H & LADONNA TR	057-110-041	\$68.25
TOMHAR INC	057-110-042	\$147.54
DEBRUIN MARJORIE ELAINE	057-110-043	\$63.56
CAMPBELL PAUL C & MARY M TR	057-110-044	\$67.09
NAPA CITY OF	057-110-049	\$68.25
NAPA CITY OF	057-110-052	\$87.42
HARRY HARDING & SONS INC	057-110-059	\$140.52
TOMHAR INC	057-110-060	\$51.38
HARRY HARDING AND SONS INC	057-110-061	\$22.32
TOMHAR INC	057-110-063	\$79.57
TOMHAR INC	057-110-064	\$91.82
NAPA CITY OF	057-110-065	\$155.70
NAPA CITY OF	057-110-066	\$136.80
NAPA CITY OF	057-110-067	\$286.21
NAPA CITY OF	057-110-068	\$68.25
SKIHAWK DEVELOPMENT COMPANY	057-110-069	\$1,402.08
OWENS CORNING MASONRY PRODUCTS LLC	057-110-070	\$879.42
SAFE HARBOR PARTNERS LLC	057-110-071	\$0.00
SANNELLA PAUL TR	057-110-072	\$0.00
NIELSON GEORGE S & DIANN M TR	057-151-020	\$73.86
ROSSMILLER SCOTT TR	057-151-021	\$44.83
FDM VENTURES LLC ETAL	057-151-023	\$277.26
COMPLETE WELDERS SUPPLY	057-151-026	\$161.04
KOWALESKI MICHAEL S TR	057-151-027	\$86.46

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
SEGUIN MOREAU NAPA COOPERAGE INC	057-151-028	\$292.55
HALF DOZEN HOLDINGS LLC	057-151-029	\$185.29
147 CAMINO ORUGA LLC	057-151-030	\$169.37
SACRAMENTO BUILDERS EXCHANGE INC	057-151-031	\$187.46
MK WAREHOUSE LLC	057-152-001	\$223.29
BARBOUR VINEYARDS LLC	057-152-004	\$209.07
RICKARD DONALD J & GLASS KATHY L TR	057-152-007	\$151.94
NAPA VALLEY COMMUNITY HOUSING	057-152-009	\$85.25
STORE MASTER FUNDING XXXII LLC	057-152-012	\$388.51
STORE MASTER FUNDING XXXII LLC	057-152-013	\$161.86
STORE MASTER FUNDING XXXII LLC	057-152-014	\$147.71
SOUTH COUNTY NAPA PROPERTIES LP	057-152-015	\$109.26
SOUTH COUNTY NAPA PROPERTIES LP	057-152-016	\$46.60
SOUTH COUNTY NAPA PROPERTIES LP	057-152-017	\$96.86
PACIFIC BELL TELEPHONE COMPANY	057-190-006	\$416.97
DOCTORS COMPANY	057-190-009	\$170.48
DOCTORS COMPANY	057-190-014	\$87.75
DOCTORS COMPANY	057-190-015	\$36.05
DOCTORS COMPANY	057-190-016	\$62.05
DOCTORS COMPANY	057-190-017	\$65.00
DOCTORS COMPANY	057-190-018	\$70.61
PEJU PROVINCE WINERY	057-190-019	\$206.24
PEJU PROVINCE WINERY	057-190-020	\$120.86
DOCTORS COMPANY	057-190-021	\$1,643.42
RANG DONG JOINT STOCK COMPANY	057-190-023	\$435.06
LOWENBERG ASSOCIATES LP ETAL	057-190-024	\$1,199.95
LOWENBERG ASSOCIATES LP ETAL	057-190-025	\$853.65
DVINE INVESTMENTS LLC	057-200-002	\$605.80
M&J LAND INVESTMENTS LLC	057-200-003	\$605.78
AIRPORT BOULEVARD REALTY LLC	057-200-024	\$5,612.22
VINUM CELLARS INC	057-200-028	\$532.99
RPE PLUM LLC ETAL	057-200-030	\$364.89
AKV PROPERTIES LLC ETAL	057-200-031	\$338.88
RPE PLUM LLC ETAL	057-200-032	\$364.89
PMC PACIFIC PROPERTIES LLC	057-200-033	\$304.20
NAPA OFFICE LLC	057-200-039	\$72.21
REDWOOD CREDIT UNION	057-200-040	\$588.74
REDWOOD CREDIT UNION	057-200-041	\$4,696.70
MOSHER DENNIS J & VIRGINIA L TR	057-210-013	\$1,024.48
ADVANCED PRESSURE TECHNOLOGY	057-210-016	\$1,777.75
CALFEE KENT N & EAGER SUSAN B TR ETAL	057-210-018	\$800.38
DDHQ LLC	057-210-022	\$1,293.20
WINE SERVICE COOPERATIVE	057-210-023	\$746.45
NAPA GATEWAY LLC	057-210-024	\$5,115.04
NAPA COUNTY OF	057-210-029	\$0.00
SAFE HARBOR PARTNERS LLC	057-210-032	\$893.22
CA GATEWAY PARTNERS PHASE II LLC	057-210-037	\$92.26
CA GATEWAY PARTNERS PHASE II LLC	057-210-038	\$200.57
CA GATEWAY PARTNERS LLC	057-210-039	\$0.00
CA GATEWAY PARTNERS LLC	057-210-040	\$0.00
PORTOCORK AMERICA INC	057-210-041	\$1,082.45
SAFE HARBOR PARTNERS LLC	057-210-044	\$824.89
PHEZ LLC	057-210-045	\$639.79
MKD CITY VILLAS LLC	057-210-048	\$819.44

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
MKD CITY VILLAS LLC	057-210-049	\$40.11
INDELICATO FAMILY OFFICE LLC	057-210-050	\$1,790.14
INDELICATO FAMILY OFFICE LLC	057-210-051	\$32.09
540 NAPA LLC	057-210-052	\$863.12
NAPA COUNTY OF	057-210-054	\$950.13
MERRITT JOHN B JR & BELL ELAINE C	057-210-058	\$1,058.50
NAPA COUNTY OF	057-210-059	\$0.00
NAPA COUNTY OF	057-210-060	\$212.74
IBEW LOCAL UNION 180 HOLDING COMPANY	057-210-064	\$162.06
E & P PROPERTIES INC	057-210-067	\$2,098.31
NAPA LH II LLC	057-210-068	\$0.00
NAPA LH II LLC	057-210-069	\$0.00
NAPA LH II LLC	057-210-070	\$0.00
TSION GROUP LLC	057-220-016	\$1,309.34
WINE SERVICE COOPERATIVE	057-220-019	\$1,377.30
GATEWAY PARTNERS 1 LLC	057-220-020	\$2,150.47
M & Y PROPERTIES LLC	057-220-021	\$620.15
MILPITAS PROPERTIES INC	057-220-023	\$1,882.62
RMCG LLC	057-220-024	\$1,188.86
STEELBIRD GHETTO PROPERTIES LLC	057-220-027	\$1,197.50
C & C REAL ESTATE PARTNERS LLC	057-220-028	\$679.71
BARREL TEN QUARTER CIRCLE LAND CO INC	057-220-030	\$1,477.26
SOLANO AND NAPA COUNTIES ELECTRICAL WORKERS	057-220-031	\$624.50
1562-1570 AIRPORT BOULEVARD LP ETAL	057-220-032	\$1,958.79
DEUXFILS LLC	057-230-007	\$323.12
BAILEY CUMMINGS FAMILY LP	057-230-008	\$660.70
LAFITTE CORK & CAPSULE INC	057-230-009	\$186.64
LAFITTE CORK & CAPSULE INC	057-230-011	\$86.91
HARBERTS GROUP LLC	057-230-012	\$106.19
25 EXECUTIVE LLC	057-230-013	\$467.42
GUERRERA PROPERTIES LLC	057-230-014	\$232.67
AIRPARK HOLDINGS INC	057-240-001	\$2,782.12
CARLSEN INVESTMENTS LLC	057-240-002	\$2,275.98
NAPA AIRPORT CENTER LLC	057-240-003	\$1,551.73
765 SKYWAY COURT LLC	057-240-004	\$1,527.66
PLEASANT HILL INDUSTRIAL PARK ASSOCIATES	057-240-005	\$1,671.83
BIAGI WINE ESTATES LLC	057-240-012	\$4,514.33
WAGNER PIERCE BLICKER LLC	057-240-014	\$595.62
EJ GALLO REVERSE PLACEHOLDER LLC	057-240-015	\$1,885.87
BIAGI SR LAND LLC	057-240-017	\$5,849.31
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-018	\$1,227.15
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-019	\$683.54
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-020	\$396.33
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-021	\$137.99
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-022	\$55.36
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-023	\$77.02
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-024	\$297.65
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-025	\$288.82
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-026	\$573.63
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-027	\$857.64
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-028	\$568.02
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-029	\$539.13
BIAGI FOLEY LLC	057-240-030	\$4,130.16
GVI REVERSE PLACEHOLDER LLC	057-240-031	\$325.52

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
PD PROPERTIES LLC	057-240-032	\$1,249.58
AMORIM CORK AMERICA INC	057-250-005	\$826.45
G3 ENTERPRISES INC	057-250-006	\$223.84
NAPA JAMIESON CANYON LLC	057-250-008	\$1,830.18
UNITED CEREBRAL PALSY OF THE NORTH BAY INC	057-250-014	\$1,080.74
TECH WAY 1 LP	057-250-015	\$712.85
LONG FAMILY ENTERPRISES LLC	057-250-022	\$437.50
GATEWAY WINERY LLC	057-250-023	\$121.95
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-025	\$207.87
V SATTUI WINERY	057-250-028	\$524.98
GATEWAY WINERY LLC	057-250-029	\$637.92
E & P PROPERTIES INC	057-250-030	\$1,068.80
E & P PROPERTIES INC	057-250-031	\$276.18
E & P PROPERTIES INC	057-250-032	\$226.59
LAIRD KENNETH E & GAIL TR	057-250-033	\$1,451.95
FOUR G ENTERPRISES LLC	057-250-035	\$1,316.54
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-036	\$247.90
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-037	\$552.77
HEIRSHIP LLC	057-250-038	\$1,488.34
CAMPAINHA DALE A	057-260-002	\$65.03
JOHNSTON STEWART	057-260-003	\$82.38
PENSERINI PROPERTIES LLC	057-260-004	\$76.31
WAGNER PAUL C & KATRINA SUSANNE TR	057-260-005	\$63.59
SANNELLA PAUL TR ETAL	057-260-006	\$63.59
P AND G EQUIPMENT LLC	057-270-002	\$7.10
P AND G EQUIPMENT LLC	057-270-003	\$7.10
190 CAMINO ORUGA LLC	057-270-004	\$51.06
190 CAMINO ORUGA LLC	057-270-005	\$51.05
190 CAMINO ORUGA LLC	057-270-006	\$60.41
PORTEOUS LELAND F & MARY L	057-270-007	\$29.95
RBK INVESTMENTS LLC	057-270-008	\$60.21
REICHOW RICHARD ALAN TR	057-270-009	\$56.83
SHARMA RAJIV K & DIMPLE	057-270-012	\$60.70
SHARMA RAJIV K & DIMPLE	057-270-013	\$24.86
HILL SUSAN P TR	057-270-014	\$24.58
HILL SUSAN P TR	057-270-015	\$33.41
KURUCZ ROBERT G JR	057-280-002	\$80.02
BUSBY DAVID	057-280-003	\$85.60
BUSBY DAVID	057-280-004	\$85.60
RMW PROPERTIES LLC	057-280-005	\$115.46
PEREZ REYNALDO III	057-280-006	\$80.02
RUISE DENNIS TR	057-280-007	\$79.63
SHINER PROPERTIES LLC	057-280-008	\$97.54
SHINER PROPERTIES LLC	057-280-009	\$98.34
STRONG KENNETH L & LAURIE M TR	057-280-010	\$98.34
FORMACHELLI PROPERTIES LLC	057-280-011	\$98.34
KRUPP BROTHERS VINEYARDS LLC	057-280-012	\$98.34
C R BUILDWORKS INC	057-280-013	\$97.54
SHERWOOD ERIC J	057-290-002	\$88.87
EQUITA LLC	057-290-003	\$101.56
V WINE CELLARS INC	057-290-004	\$101.56
VINO VENTURES LLC	057-290-005	\$101.56
COLWELL NEIL	057-290-006	\$101.56
HEUSCHOBBER JERRY & LYNELLE TR	057-290-007	\$101.56

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
BUSBY ENTERPRISES INC	057-290-008	\$101.56
BLAIR RICHARD E TR	057-290-009	\$101.56
65 SHEEHY CT LLC	057-290-010	\$101.56
MCDANIEL ANTHONY TR	057-290-011	\$101.56
RC NAPA LLC	057-290-012	\$101.56
71 SHEEHY COURT LLC	057-290-013	\$88.87
JOHN ANTHONY INVESTMENTS LLC	057-300-002	\$180.99
J3 WINE PARTNERS LLC	057-300-003	\$194.87
J3 WINE PARTNERS LLC	057-300-004	\$201.67
BETTY & DEUCE LLC	057-300-005	\$210.03
D AND O HOLDINGS LLC	057-310-002	\$232.18
SB NAPA LLC	057-310-003	\$105.53
SB NAPA LLC	057-310-004	\$189.94
SB NAPA LLC	057-310-005	\$189.94
SB NAPA LLC	057-310-006	\$105.53
SB NAPA LLC	057-310-008	\$84.41
SB NAPA LLC	057-310-009	\$189.94
SB NAPA LLC	057-310-010	\$274.38
BIAGI NAPA OFFICE LLC	057-310-011	\$105.53
BIAGI NAPA OFFICE LLC	057-310-012	\$63.32
BIAGI NAPA OFFICE LLC	057-310-013	\$168.85
FOXWORTHY MARK A & MONIKA L	057-320-002	\$184.09
RIECHERS PETER & CARLA TR ETAL	057-320-003	\$206.31
RIECHERS PETER & CARLA TR ETAL	057-320-004	\$115.69
RIECHERS PETER & CARLA TR ETAL	057-320-005	\$276.88
RIECHERS PETER & CARLA TR ETAL	057-320-006	\$249.66
RIECHERS PETER & CARLA TR ETAL	057-320-007	\$142.59
RIECHERS PETER & CARLA TR ETAL	057-320-008	\$164.36
RIECHERS PETER & CARLA TR ETAL	057-320-009	\$146.35
RIECHERS PETER & CARLA TR ETAL	057-320-010	\$131.88
RIECHERS PETER & CARLA TR ETAL	057-320-011	\$128.41
SAWYER J CHARLES TR	057-330-002	\$113.49
SAWYER J CHARLES TR	057-330-003	\$114.00
SAWYER J CHARLES TR	057-330-004	\$114.00
SAWYER J CHARLES TR	057-330-005	\$114.00
TRUC SHACK PROPERTIES LLC	057-330-006	\$114.00
TRUC SHACK PROPERTIES LLC	057-330-007	\$114.00
TRUC SHACK PROPERTIES LLC	057-330-008	\$106.92
DRIVON LAURENCE E & DONNA E	057-330-010	\$149.23
DRIVON LAURENCE E & DONNA E	057-330-011	\$149.74
DRIVON LAURENCE E & DONNA E	057-330-012	\$149.74
DRIVON LAURENCE E & DONNA E	057-330-013	\$149.74
DRIVON LAURENCE E & DONNA E	057-330-014	\$149.74
DRIVON LAURENCE E & DONNA E	057-330-015	\$149.74
DRIVON LAURENCE E & DONNA E	057-330-016	\$142.67
NAPA INDUSTRIAL LLC	057-350-001	\$1,731.94
NAPA INDUSTRIAL II LLC	057-350-002	\$0.00
NAPA INDUSTRIAL LLC	057-350-003	\$975.20
NAPA INDUSTRIAL LLC	057-350-004	\$2,799.89
BENSON INVESTMENTS INC	057-350-006	\$489.34
NCC VENTURE 1 LLC	057-350-010	\$0.00
NCC VENTURE 1 LLC	057-350-011	\$32.84
NCC VENTURE 1 LLC	057-350-012	\$1,448.26
NCC VENTURE 1 LLC	057-350-013	\$990.21

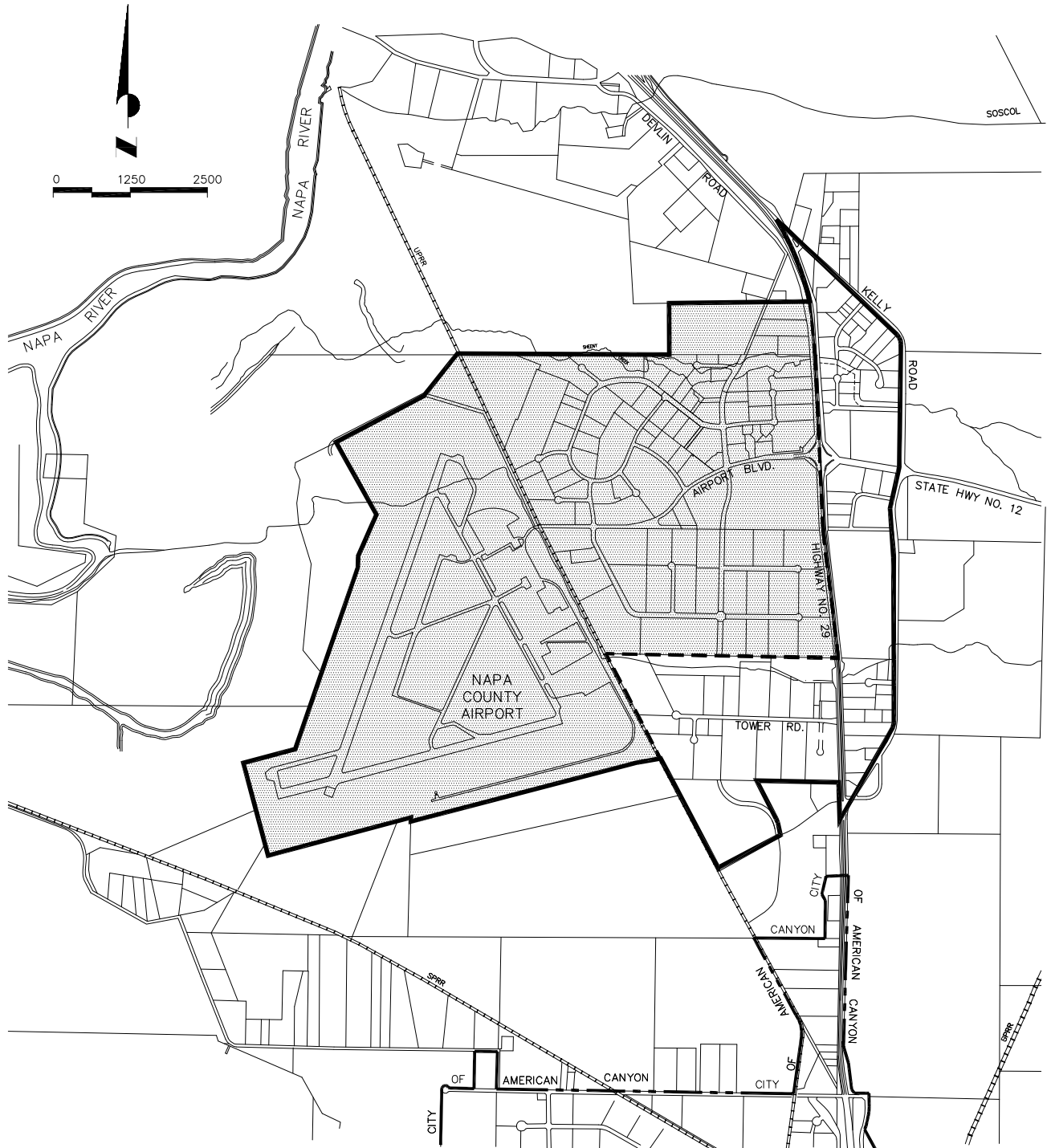
Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
NCC VENTURE 1 LLC	057-350-014	\$1,895.27
NCC VENTURE I LLC	057-350-015	\$279.55
NCC VENTURE I LLC	057-350-016	\$921.63
NCC VENTURE I LLC	057-350-017	\$193.57
Total		\$141,008.66

APPENDIX B

Napa County
Preliminary Engineer's Report
CSA No. 3



BENEFIT ZONE DIAGRAMS



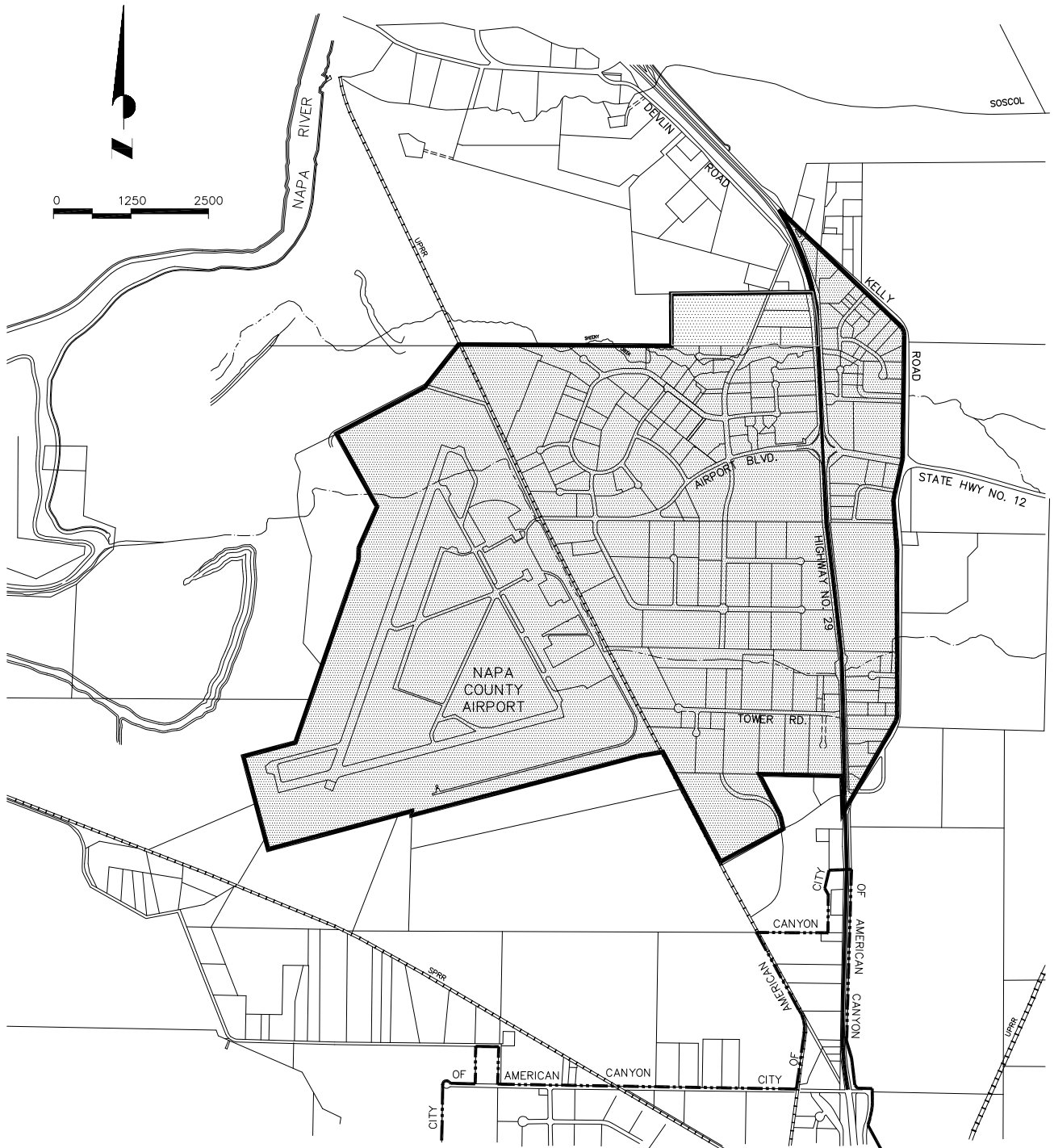
COUNTY OF NAPA COUNTY SERVICE AREA 3 ASSESSMENT DISTRICT BENEFIT ZONE 1

APRIL 2019

LEGEND

-  CSA 3 ASSESSMENT DISTRICT BOUNDARY
-  ZONE BOUNDARY
-  ZONE 1 - STREET LANDSCAPING





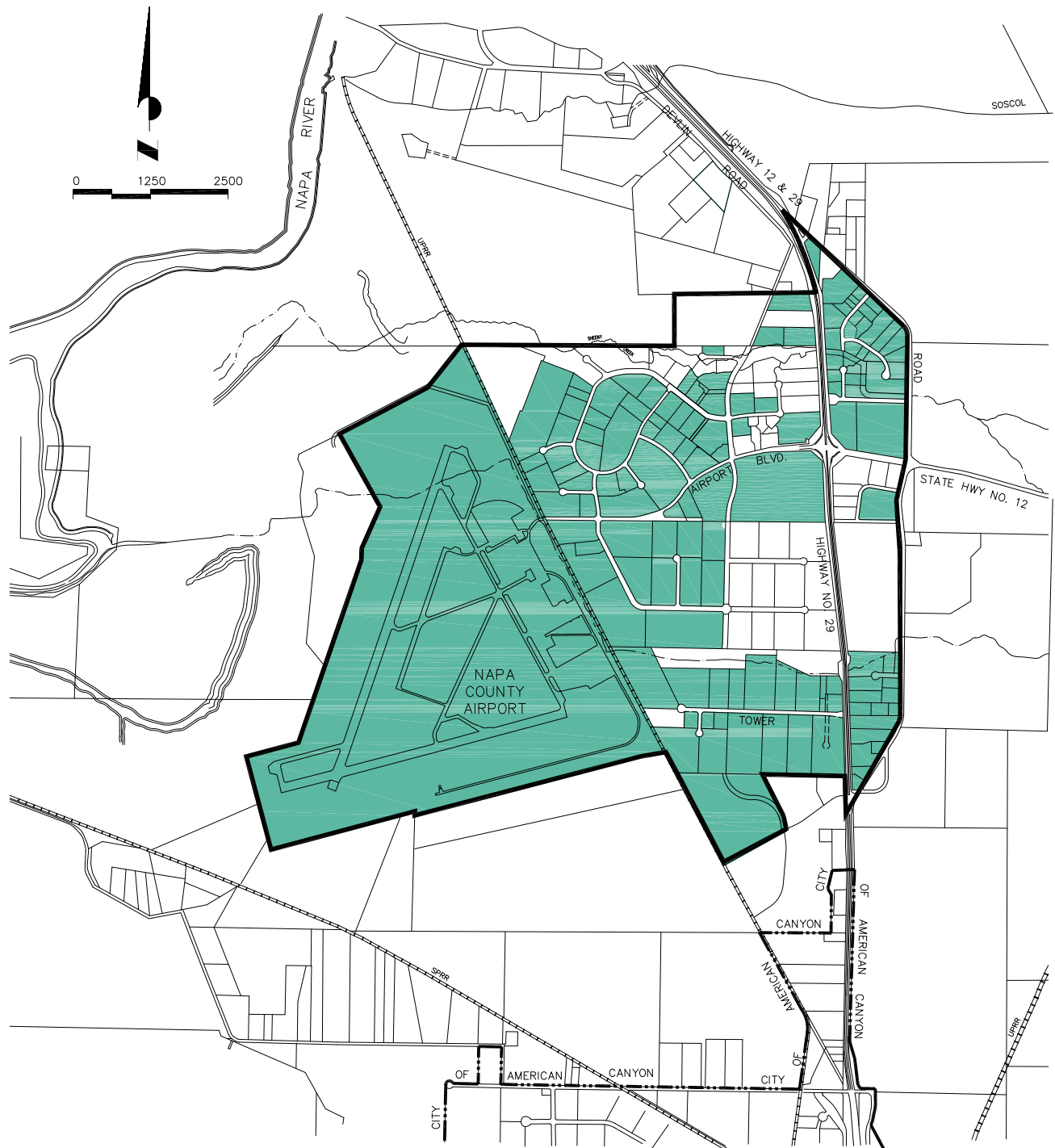
COUNTY OF NAPA ASSESSMENT DISTRICT COUNTY SERVICE AREA 3 BENEFIT ZONE 3

APRIL 2019

LEGEND

-  CSA 3 ASSESSMENT DISTRICT BOUNDARY
-  ZONE 3 - STREET SWEEPING & STREET LIGHTING





COUNTY OF NAPA COUNTY SERVICE AREA 3 ASSESSMENT DISTRICT DEVELOPED PARCELS AS OF APRIL 2019

LEGEND

- CSA 3 ASSESSMENT DISTRICT BOUNDARY
- DEVELOPED PARCELS





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