Napa County

Board of Supervisors Chambers
1195 Third Street, Third Floor
Napa, CA 94559

Agenda - Final

Tuesday, May 5, 2026
9:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

Board of Supervisors

Joelle Gallagher, District 1
Liz Alessio, District 2
Anne Cottrell, District 3
Amber Manfree, District 4
Belia Ramos, District 5

This is a simultaneous meeting of the Board of Supervisors of Napa County, Napa County Public Improvement Corporation, Silverado Community Services District, Monticello Public Cemetery District, In-Home Supportive Services Public Authority of Napa County, Lake Berryessa Resort Improvement District, Napa Berryessa Resort Improvement District, Napa County Housing Authority, and the Napa County Groundwater Sustainability Agency.

https://www.napacounty.gov/

GENERAL INFORMATION

The Board of Supervisors meets as specified in its adopted annual calendar on Tuesdays at 9:00 A.M. in regular session at 1195 Third Street, Suite 310, Napa, California 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Board of the Napa County Board of Supervisors. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Board's office no less than 72 hours prior to the meeting date by contacting (707) 253-4580.

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Levine Act Compliance: The Levine Act (Government Code Section 84308) governs contributions in Board of Supervisor proceedings related to licenses, permits, or entitlements, as defined in the Act. Board members are prohibited from accepting contributions exceeding $500 from parties, their agents, or participants during such proceedings and for 12 months after a final decision. If a Board member received a contribution exceeding $500 within the past 12 months, disclosure is required on the record, and the member must not use their position to influence decisions. Parties and participants must disclose applicable contributions exceeding $500 on the record, providing the following: • Name of the party or participant and any other person making the contribution • The name of the recipient • The amount of the contribution; and • The date the contribution was made. This information does not constitute legal advice. Parties and participants are advised to consult their legal counsel for guidance on compliance.

PUBLIC COMMENT

The Board is here to listen to everyone who wishes to address them, but everyone has the responsibility to act in a civil manner. Please remember this meeting is being recorded and broadcast on live television. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Board from taking any action today on matters raised during public comment.

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Chair, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Chair or Board, but are generally limited to three minutes.

ON A MATTER NOT ON THE AGENDA OR ANY CLOSED SESSION AGENDA ITEM

Public comment is an opportunity for members of the public to speak on items that are not on the agenda but are within the subject matter jurisdiction of Napa County and its related districts and agencies. Public comment is generally limited to three minutes per speaker, subject to the discretion of the Chair. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Any comments on the closed session agenda shall be made during the time allotted for General Public Comment.

How to Watch or Listen to the Napa County Board of Supervisors Meetings

The Napa County Board of Supervisors will continue to meet pursuant to the annually adopted meeting calendar available at the following link:

https://www.napacounty.gov/1429/Meetings-Agendas-Calendars

The Board realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote participation for members of the public is provided for convenience only. In the event that the remote participation options malfunction for any reason, the Board of Supervisors reserves the right to conduct the meeting without remote access.

Please watch or listen to the Board of Supervisors meeting in one of the following ways:

1. Attend in-person at the Board of Supervisors Chambers, 1195 Third Street, Napa Suite 305.
2. Watch via YouTube at https://www.youtube.com/@NapaCounty/streams.
3. Watch online at https://napa.legistar.com/Calendar.aspx (click the “In Progress” link in the “Video” column).
4. Watch on Napa Valley TV Channel 28.
5. Watch on Zoom via www.zoom.us/join (Meeting ID: 842-343-169) or listen on Zoom by calling 1-669-900-6833 (Meeting ID: 842-343-169).
6. To listen or watch in Spanish, please visit https://www.napacounty.gov/3723/Junta-de-Supervisores

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Call the Board of Supervisors Public Comment Line at 707-299-1776 during the item on which you want to speak. Comments will be limited to three minutes, subject to the discretion of the Chair. If you cannot make the meeting, you may leave a comment by voice mail by calling the Public Comment Line before or after the meeting.

2. Email your comment to publiccomment@countyofnapa.org 24 hours in advance of the meeting to ensure that your comment will be shared with all members of the Board of Supervisors.

In the event of a telephone or email malfunction which prevents a member of the public from submitting or making a public comment remotely, the Board of Supervisors reserves the right to receive only those public comments made in person.

For more information, please contact the Clerk of the Board's office at 707-253-4580 or email clerkoftheboard@countyofnapa.org.

1. CALL TO ORDER; ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PET OF THE WEEK

A. Presentation of the Pet of the Week. (No Fiscal Impact) **26-62**

4. APPROVAL OF PROCLAMATIONS AND COMMENDATIONS

A. Presentation of a Proclamation recognizing May 10-16, 2026 as "Police Week" - and May 15, 2026 as "Peace Officer Memorial Day" in Napa County. (No Fiscal Impact) **26-960**

Attachments: Proclamation

B. Presentation of a Proclamation recognizing May 2026 as "Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month" in Napa County. (No Fiscal Impact) **26-1036**

Attachments: Proclamation

C. Presentation of a Proclamation recognizing May 8, 2026, as "Provider Appreciation Day" in Napa County (No Fiscal Impact) **26-1078**

Attachments: Proclamation

5. CONSENT CALENDAR

Agricultural Commissioner

A. Adopt a Resolution accepting the FY26-27 Engineer's Report for the Napa County Winegrape Pest & Disease Control District, set a public hearing with respect to notice requirements for the proposed assessment, and designate County staff to answer any questions pertaining to the proposed assessment. (Fiscal Impact: $552,468 Revenue; Pest District Fund; Budgeted; Mandatory) **26-1003**

Attachments: Resolution
Assessment Roll Report
Engineer's Report

Clerk of the Board

B. Approval of minutes from the April 28, 2026 regular meeting. (No Fiscal Impact) **26-95**

Attachments: April 28, 2026

C. Approve the following proclamations: Older Americans Month; Mental Health Awareness Month; and Napa Valley 2026 Grower of the Year (No Fiscal Impact). **26-1044**

Attachments: Older Americans Month Proclamation
Mental Health Awareness Month Proclamation
Napa Valley Grapegrowers 2026 Grower of the Year Proclamation

Corrections

D. Approve and authorize Agreement No. 260343B with Serrano Advisors, LLC to provide consulting services related to implementing the California Advising and Innovating Medi-Cal program. (Fiscal Impact: $250,000 Expense; General Fund; Budgeted; Discretionary) **26-959**

Attachments: Agreement

E. Approve and authorize Amendment No. 1 to Agreement No. 7780 with Trinity Services I, LLC to amend the Agreement to add clauses required by the California State Public Works Board associated with the revenue bonds for the Napa County Detention and Rehabilitation Center. (No Fiscal Impact, Discretionary) **26-1022**

Attachments: Agreement

County Counsel

F. Approve and authorize Amendment No. 6 to Agreement No. 160133B with the law firm of Hanson Bridgett LLP extending the term of the agreement to expire on June 30, 2031. (Fiscal Impact: Nominal; Discretionary)
[4/5 vote required] **26-867**

Attachments: Agreement

County Executive Office

G. Adopt a Resolution creating Section 31F within the County of Napa Policy Manual, for Payment Card Industry information governance, and appointing the Treasurer-Tax Collector as the officer responsible for maintaining the security of payment card industry information received by the County. (No Fiscal Impact; Discretionary) **26-1020**

Attachments: Resolution
Exhibit A

H. Approve and authorize allocation of Board of Supervisors' funds for a community engagement event in Supervisorial District 4 on Saturday, May 16, 2026. (Fiscal Impact: $1,100 Expense; Budgeted; General Fund; Discretionary) **26-1053**

Attachments: Community Meeting Flyer

I. Approve and authorize allocation of Board of Supervisors' District 4 community grant funds to Arts Council Napa Valley's Visual and Performing Arts Student of the Year Celebration to provide support and community benefit. (Fiscal Impact: $1,000 Expense; Budgeted; General Fund; Discretionary) **26-1085**

County Fire Department

J. Declare certain items of personal property as surplus and no longer required for public use and approve and authorize the Purchasing Agent to dispose of these items. (No Fiscal Impact) **26-336**

Human Resources – Division of CEO's Office

K. Adopt a Resolution amending the Departmental Allocation List for the Child Support Services Department. (Fiscal Impact: $600 Expense; Child Support Services Fund; Budgeted; Discretionary) **26-1005**

Attachments: Resolution

L. Adopt a Resolution amending the Departmental Allocation List for the Office of County Counsel. (Fiscal Impact: $2,900 Expense; General Fund; Budgeted; Discretionary) **26-1067**

Attachments: Resolution

Napa County Housing Authority

M. Adopt a Resolution regarding the assessments for County Service Area No. 4 to accept the Engineer's Report; set a public hearing for June 2, 2026; direct the Clerk of the Board to comply with applicable notice requirements; and designate Alex Carrasco of the Department of Housing & Community Services as the person to answer questions. (Fiscal Impact: $644,554 Revenue, County Service Area No. 4 Fund, Budgeted, Discretionary) **26-932**

Attachments: Resolution
Engineer's Report
Assessment Roll

Public Works

N. Approve and authorize the extension of Lease Agreement 230192B with the California Department of Veterans Affairs for the term of July 1, 2026, through June 30, 2030, by exercising the second and final option to extend the existing land use lease for an additional four-year period between Napa County and the State of California. (No Fiscal Impact; Discretionary) **26-216**

Attachments: Agreement

O. Approve and authorize Agreement No. 260331B with the State of California Department of Transportation for the term July 1, 2025 through June 30, 2026, providing revenue in the amount of $337,648 to the County Roads Fund per the Federal Apportionment Exchange and State Match Program for general transportation purposes. (Fiscal Impact: $337,648 Revenue; Roads Fund; Budgeted; Discretionary) **26-431**

Attachments: Agreement

P. Adopt a Resolution to accept Preliminary Engineer's Report; approve the service plan; and schedule the public hearing for June 16, 2026, at 9:00 a.m. to levy assessments of $150,811 to fund services in County Service Area No. 3 for Fiscal Year 2026-27. (Fiscal Impact: $150,811 Revenue; County Service Area No. 3; Budgeted; Discretionary) **26-878**

Attachments: Resolution
Engineers Report

Q. Approve and authorize Amendment No. 2 to Agreement No. 190001B with Biggs Cardosa Associates, Inc. (BCA) increasing the contract maximum from $1,108,317 to $1,148,610, to provide additional environmental documentation and cultural resource studies required for the Greenwood Avenue Bridge over Garnett Creek Rehabilitation Project, Bridge No. 21C-0042; and approve a Budget Amendment for the contract amendment and staff cost. (Fiscal Impact: $75,000 Expense; Roads Fund; Not Budgeted; Discretionary)
[4/5 vote required] **26-926**

Attachments: Budget Summary
Agreement

R. Adopt a Resolution amending Sections 30.060, 30.090 and 30.100 of the airport fee schedule, effective July 1, 2026, increasing hangar and storage room fees by 1.9% and making other minor changes related to miscellaneous fees. (Fiscal impact: $14,930 Revenue; Airport Fund; Budgeted; Discretionary) **26-975**

Attachments: Resolution
Exhibit A (redlined)
Exhibit A (clean)

S. Approve and authorize Amendment No. 7 to Agreement No. 240200B with Kimley-Horn and increase the maximum compensation from $4,180,629 to $4,834,092 to provide consultant services to provide an Extended Phase I Plan, Fieldwork, and Report for the Napa Valley Vine Trail segment from Yountville through St. Helena and approve a Budget Amendment for additional federal grant funding. (Fiscal Impact: $850,000 Expense; Not Budgeted; State - Other Funding; Discretionary) **26-986**
[4/5 vote required]

Attachments: Budget Summary
Agreement

T. Award a $3,293,900 construction contract to Lawson Mechanical Contractors, LLC and approve a Budget Amendment in the amount of $4,450,180 for South Campus Building 4 HVAC Upgrades project rebid. (Fiscal Impact: $4,450,180 Expense; Capital Improvement Project Fund; Budget Reallocation; Discretionary) **26-987**
[4/5 vote required]

Attachments: Budget Summary

U. Approve and authorize Agreement No. 260345B with Napa County Office of Education to allow Napa County Public Works' Fleet Division to perform on-call vehicle maintenance and minor repair services for a 5-year period that may be extended for an additional 5-years with maximum compensation of $5,000 per fiscal year. (Fiscal Impact: $5,000 Revenue; Fleet Operations Division; Budgeted; Discretionary) **26-995**

Attachments: Agreement

Sheriff

V. Approve and authorize Amendment No. 2 of Agreement No. 220022B with CJ's Police K-9's for canine (K-9) and K-9 handler-related services. (Fiscal Impact: $90,000 Expense; General Fund; Budgeted; Discretionary) **26-836**

Attachments: Agreement

W. Approve and authorize the transfer of three capital asset Off Highway Vehicles (OHV) to San Joaquin County Sheriff's Office. (No Fiscal Impact; Discretionary) **26-993**

Attachments: San Joaquin Sheriff Memo
Equipment Disposition Request
Capital Asset Inventory

6. PUBLIC COMMENT
For all matters not listed on the agenda but within the jurisdiction of the Board of Supervisors, Special Districts and any Closed Session agenda item. (see page 1)

7. BOARD OF SUPERVISORS REPORTS AND ANNOUNCEMENTS

8. DISCUSSION OF ITEMS PULLED FROM CONSENT CALENDAR

9. ADMINISTRATIVE ITEMS

County Fire Department

A. Receive a presentation on Wildfire Preparedness from the Napa County Fire Department and a report from the County Coordinator on Fire Safe Councils. (No Fiscal Impact) **26-162**

County Executive Office

B. Approve and authorize three agreements related to the proposed annexation by the City of American Canyon of the Paoli-Watson Affected Territory and Hess-Laird Affected Territory that would effectively extend the City's border north to a portion of South Kelly Rd: (1) Agreement No. 260377B, an Urban Limit Line and Regional Housing Needs Allocation Agreement with the City of American Canyon; (2) Agreement No. 260379B, a Tax Sharing Agreement with the City of American Canyon and the American Canyon Fire Protection District for the Hess-Laird Affected Territory; and Agreement No. 260378B, a Tax Sharing Agreement with the City of American Canyon for the Paoli-Watson Lane Affected Territory. (No Fiscal Impact.) **26-1083**

Attachments: Agreement No. 260377B
Agreement No. 260378B
Agreement No. 260379B

10. PUBLIC HEARINGS

Human Resources – Division of CEO's Office

A. Receive a presentation on the status of Napa County vacancies, and recruitment and retention efforts for the 2025 calendar year. (No Fiscal Impact) **26-903**

11. ADMINISTRATIVE ITEMS (continued)

Public Works

A. Receive a status update on each of the Napa County controlled resorts; and approve Agreement No. 8708 with Wild Haven LLC to conduct environmental studies, site investigations, prepare environmental documents, and enter into negotiations for a long-term agreement for development and operations of resort concessions at the Spanish Flat Resort area. (No Fiscal Impact, Discretionary) **26-347**

Attachments: Agreement
Wildhaven Spanish Flat Proposal

12. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATORS **26-1072**
(Government Code section 54957.6)
Agency Designated Representatives: Christine Briceño, Director of Human Resources; Napa County Probation Professionals' Association - Nonsupervisory Unit; and Napa County Probation Professionals' Association - Supervisory Unit

B. Silverado Community Services District **26-1094**
Conference with Legal Counsel - Existing Litigation (Government Code Section 54956.9(d)(1))
Name of Case: Bojuana Wilcosky v. County of Napa Public Works, et. all; Napa Superior Court Case No. 24CV001696.

13. ADJOURNMENT

ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY, MAY 19, 2026 AT 9:00 A.M.

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON FRIDAY, MAY 1, 2026 BY 5:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE BOARD OF SUPERVISORS AND AVAILABLE FOR PUBLIC INSPECTION.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Board

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-62

TO: Board of Supervisors

FROM: Ryan J. Alsop, County Executive Officer

REPORT BY: Neha Hoskins, Clerk of the Board

SUBJECT: Pet of the Week

RECOMMENDATION

Presentation of the Pet of the Week. (No Fiscal Impact)

Napa County

Board Agenda Letter

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-960

TO: Board of Supervisors

FROM: Neha Hoskins, Clerk of the Board

REPORT BY: Paulette Cooper, Deputy Clerk of the Board II

SUBJECT: Proclamation for Police Week

RECOMMENDATION

Presentation of a Proclamation recognizing May 10-16, 2026 as “Police Week” - and May 15, 2026 as “Peace Officer Memorial Day” in Napa County. (No Fiscal Impact)

Police Week and Peace Officer Memorial Day – 2026

WHEREAS, there are approximately 750,000 sworn law enforcement officers serving at local, county, state, tribal and federal levels across the United States, including the current 115 dedicated sworn members of the Napa County Sheriff's Office; and

WHEREAS, since the first recorded line-of-duty death in 1786, more than 24,500 law enforcement officers nationwide have made the ultimate sacrifice, including Napa County Sheriff's Reserve Deputy James Healy, who gave his life in the line of duty on May 25, 1980; and

WHEREAS, in 1962, John F. Kennedy proclaimed May 15 as **National Peace Officers Memorial Day** and the calendar week in which May 15 falls, as **National Police Week**. Established by a joint resolution of Congress in 1962, **National Police Week** pays special recognition to those law enforcement officers who have lost their lives in the line of duty for the safety and protection of others; and

WHEREAS, in 2025, 111 law enforcement officers died in the line of duty across the United States, including 14 in the State of California; and

WHEREAS, each loss is deeply felt by families, colleagues, and communities, and stands as a solemn reminder of the risks borne daily by those who serve; and

WHEREAS, the Napa County Sheriff's Office Honor Guard represents our community with dignity at memorial services across the state, standing in quiet tribute with the families of the fallen; and

WHEREAS, it is vital that all members of the community recognize the responsibility, courage, and sacrifice inherent in law enforcement service, and the role these men and women play in safeguarding life, liberty, and property in Napa County.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, County of Napa, State of California, on this 5th day of **May 2026**, does hereby recognize **May 10-16, 2026** as **Police Week,** and **May 15, 2026** as **Peace Officer Memorial Day,** in Napa County**.** We call upon all members of our community to honor the memory of those who have fallen, to support the loved ones they leave behind, and to express our enduring gratitude to the men and women of law enforcement, past and present, whose service, sacrifice, and steadfast commitment help preserve the safety, rights, and freedoms we share.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher , District 1

Anne Cottrell, District 3

Belia Ramos, District 5

Napa County

Board Agenda Letter

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1036

TO: Board of Supervisors

FROM: Neha Hoskins, Clerk of the Board

REPORT BY: Neha Hoskins, Clerk of the Board

SUBJECT: Proclamation recognizing May 2026 as Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month

RECOMMENDATION

Presentation of a Proclamation recognizing May 2026 as "Asian American, Native Hawaiian, and Pacific Islander (AANHPI) Heritage Month" in Napa County. (No Fiscal Impact)

Asian American, Native Hawaiian, and Pacific Islander Heritage Month – May 2026

WHEREAS, the Napa County Board of Supervisors proudly recognizes **May 2026** as **Asian American, Native Hawaiian, and Pacific Islander Heritage (AANHPI) Month** in Napa County. We celebrate the vibrant heritage of the AANHPI community and their vast achievements and contributions in healthcare, technology, the arts, agriculture, and public service, that have significantly advanced the progress and prosperity of Napa County; and

WHEREAS, this year's national theme **"Power in Unity: Strengthening Communities Together"** reflects the enduring spirit of AANHPI communities, who have long understood that collective power, the courage to share their own stories, and the willingness to serve as bridge builders across cultures and generations are essential to creating thriving, inclusive communities; and

WHEREAS, Napa County has been shaped by Asian immigrants since the mid-1800s, beginning with Chinese immigrants who were foundational to local agriculture, infrastructure, and vineyard development, and who established some of California's earliest Chinatowns in Napa County's cities. Though this vibrant community was displaced, its cultural legacy lives on through historic sites like China Point Overlook Park, the Sam Kee Laundry Building, and plaques near the former Chinatowns in Napa and St. Helena. Historical Societies and groups like the Vallejo-Napa Chinese Club have worked to commemorate these historical sites to raise up the stories of Chinese immigrants in Napa Valley; and

WHEREAS, Japanese immigrants made lasting contributions through farming and viticulture, often under difficult and unjust conditions – including forced incarceration during World War II – yet continued to rebuild and strengthen the Napa County community post-war. Filipino immigrants, arriving largely in the early 20th century, played a vital role in vineyard labor and community building, laying the groundwork for civic and cultural organizations that endure today; and

WHEREAS, the spirit of community building is carried forward by the next generation, including the Filipino Clubs at American Canyon Middle School and American Canyon High School, whose student members proudly celebrate their cultural heritage, share their stories, and serve as bridge builders among their peers, embodying the very principle that unity and cultural pride are sources of strength for the entire community; and

WHEREAS, preserving and honoring the rich heritage of AANHPI communities enriches the cultural fabric of our region, promotes mutual respect and understanding, and reflects our shared commitment to equity and inclusiveness.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, Coun ty of Napa, State of California, on this 5th day of May 2026, does hereby recognize **May 2026** as **Asian American, Native Hawaiian, and Pacific Islander Heritage Month** in Napa County, and we encourage all community members to celebrate and amplify the stories, achievements, and contributions of the AANHPI community, and join together in advancing our shared vision of a just, equitable, and prosperous Napa County for all.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher, District 1

Anne Cottrell, District 3

Belia Ramos, District 5

Napa County

Board Agenda Letter

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1078

TO: Board of Supervisors

FROM: Neha Hoskins, Clerk of the Board

REPORT BY: Paulette Cooper, Deputy Clerk of the Board II

SUBJECT: Proclamation recognizing May 8, 2026, as "Provider Appreciation Day" in Napa County

RECOMMENDATION

Presentation of a Proclamation recognizing May 8, 2026, as "Provider Appreciation Day" in Napa County (No Fiscal Impact)

Provider Appreciation Day – May 8, 2026

WHEREAS, **Provider Appreciation Day** is an annual celebration on the Friday before Mother's Day that recognizes the work of childcare providers, teachers and other educators of young children. Established by the National Association for Family Child Care in 1995 as a way to thank family child care and center-based providers, **Provider Appreciation Day** is now celebrated throughout the United States and around the world as a "thank you" to the people who educate, support and spend a tireless amount of time with our children.; and

WHEREAS, childcare providers are foundational to children's early learning, development, and well-being, and their work makes it possible for parents to participate in the workforce and for businesses to thrive; and

WHEREAS, childcare providers cultivate safe, nurturing, inclusive, cultural and linguistically responsive environments that honor the identities, strengths, and lived experiences of children and families; and

WHEREAS, the childcare workforce is diverse and disproportionately composed of women, immigrants, and people of color whose labor has historically been undervalued despite its essential role in promoting equitable outcomes for children and families; and

WHEREAS, advancing equity in early care and education requires acknowledging the obstacles many childcare providers face, such as economic pressures, workforce challenges, and barriers to accessing resources and support; and

WHEREAS, Napa County recognizes childcare providers as an essential workforce critical to a strong local economy and ensuring access to high-quality care for families, and joins families, organizations, and communities nationwide in honoring family childcare providers, teachers, and early educators for their dedication, professionalism, and commitment to enriching early childhood experiences; and

WHEREAS, members of the Napa County community are encouraged to acknowledge and celebrate childcare providers for their indispensable role in advancing opportunity, well-being, and a strong future for our children and community.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, County of Napa, State of California, on this 5th day of May 2026, does hereby recognize **May 8, 2026** as the **Provider Appreciation Day** in Napa County. We call upon all residents to recognize, honor, and support childcare providers for their contributions.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher, District 1

Anne Cottrell, District 3

Belia Ramos, District 5

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1003

TO: Board of Supervisors

FROM: Tracy Cleveland - Agricultural Commissioner/Sealer of Weights & Measures

REPORT BY: Jaspreet Faller - Staff Services Analyst

SUBJECT: Adoption of a Resolution Accepting the Engineer's Report for the Winegrape Pest & Disease Control District and Setting a Public Hearing on the Proposed Levy Assessment

RECOMMENDATION

Adopt a Resolution accepting the FY26-27 Engineer's Report for the Napa County Winegrape Pest & Disease Control District, set a public hearing with respect to notice requirements for the proposed assessment, and designate County staff to answer any questions pertaining to the proposed assessment. (Fiscal Impact: $552,468 Revenue; Pest District Fund; Budgeted; Mandatory)

BACKGROUND

In 2002, the Board of Supervisors established the Napa County Winegrape Pest and Disease Control District (NCWPDCD) to assist in funding of the inspection, detection, and education of Pierce's Disease as stated in the Napa County Glassy-winged sharpshooter (GWSS) work plan with the goal of preventing the spread of Pierce's Disease by GWSS. In 2006, property owners subject to the assessment approved the NCWPDCD's use of assessments for activities included in the Commissioner's Vine Mealybug (VMB) work plan and for any other potential winegrape pests. Assessment funds are used to pay for the cost of visually inspecting plant material entering the County to ensure it is free from GWSS; placing and inspecting GWSS, VMB, Sentinel Moths, and Spotted Lantern Fly (SLF) monitoring traps; developing an emergency rapid response program in the event GWSS is discovered in the community; releasing biocontrol agents to manage VMB populations; and educating the citizens and businesses of the community about the threat these pests pose to our agricultural economy.

Pursuant to Napa County Code section 3.54.040, an Engineer's Report for the NCWPDCD dated April 22, 2026, has been prepared and submitted to the Clerk of the Board by Kristin Lowell, Inc. The proposed assessments are based upon the allocation of program costs over all properties subject to assessment within the NCWPDCD (i.e., parcels of one or more planted vineyard acres - approximately 46,039 acres). The assessments will be utilized to assist the funding of the Napa County GWSS work plans, VMB work plans, Sentinel trapping work plan, SLF trapping work plan, research by UCCE, and outreach and education. The

report recommends a levy of an assessment for FY26-27 in the amount of $552,468 for a per acre assessment of $12.00.

The NCWPDCD Board conducted a public meeting on March 11, 2026 and adopted a budget reflecting the above figures. The total estimated cost for the Agricultural Commissioner to implement the Napa County GWSS work plan and related district activities for FY26-27 is approximately $902,675 with funding coming from the California Department of Food & Agriculture, the County, and the proposed assessments. If State funding for the County's GWSS program were reduced, the Pest District Board, Department, and County would have to determine which of the previously funded State components would need to continue to best safeguard the integrity of the County's GWSS prevention efforts. In addition, the District Board, Department, and County would also have to identify funding for any activities for which State funds were no longer available.

It is important to note that the requested action before the Board today involves accepting the Engineer's Report as presented and calling for a public hearing in order to levy assessments to pay for the NCWPDCD Board's recommended FY26-27 budget. The NCWPDCD Board currently has a limited amount of funds in reserve, which if authorized, by the NCWPDCD Board, could be used to supplant some program expenditures. In addition, the NCWPDCD Board has the authority to raise the per-acre assessment to the maximum $20 per-acre allowed by law. If something happens in the future, the County and NCWPDCD Board will have to reconvene, prepare an amended budget and recommend that a special assessment be levied to cover an increased costs that might result from a lack of State funding for the program.

Requested Action:

1. Accept the Engineer's Report for the Napa County Winegrape Pest & Disease Control District for Fiscal Year 2026-27 and proposed levy assessment for the district;

2. Set a public hearing for June 2, 2026 at 9:00am to hear protests to the establishment of the proposed assessment;

3. Direct the Clerk of the Board to comply with the requirements of Article XIII D of the California Constitution with respect to notice requirements for the proposed assessment; and

4. Designate County staff to answer questions regarding the assessments and protest proceedings.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes

Where is it budgeted?	The Engineer's Report recommends the levy assessment for FY26-27 in the amount of $552,468 which is deposited into a special designated account held with the Auditor (9512-9512000). In addition, the Agricultural Commissioner budgets a portion of the collected assessments ($390,000) as revenue which the Department receives after the District Board authorizes payment from the special designated account for services provided by the Agricultural Commissioner. The remaining assessment funds collected are used to pay for other authorized expenses.
Is it Mandatory or Discretionary?	Mandatory
Is the general fund affected?	Yes
Future fiscal impact:	There is no fiscal impact beyond FY2026-27
Consequences if not approved:	If the Board does not approve the requested actions, the process to levy the assessment and schedule the required public hearing will not occur, thus the levying and collection of assessments cannot occur, resulting in no funding to operate the activities for the NCWPDCD.
Additional Information	County Strategic Initiative: Stewardship & Resilience

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.

RESOLUTION NO. _____

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, ACCEPTING THE FILING OF THE ENGINEER'S REPORT AND SETTING A PUBLIC HEARING ON THE ENGINEER'S REPORT AND THE PROPOSED LEVY OF ASSESSMENTS FOR NAPA COUNTY WINEGRAPE PEST AND DISEASE CONTROL DISTRICT FOR 2026/2027

WHEREAS, in 2002, the Napa County Board of Supervisors ("Board") formed the Napa County Winegrape Pest and Disease Control District ("District"), pursuant to Food and Agricultural Code Sections 6293 et seq., as a mechanism for providing funding for the inspection, detection, prevention and education of Pierce's Disease caused by the glassy-winged sharpshooter, and deal with other winegrape pests and diseases; and

WHEREAS, the Board proposes to finance the activities of the District through the imposition of assessments ("Assessments") on the parcels of real property in the District containing one or more planted vineyard acres, which will receive special benefits from the District; and

WHEREAS, the Board indicates its intention to adopt the Assessments and that the Assessments do not exceed the range of Assessments previously specified in a notice given to the public pursuant to Government Code Section 54954.6(c)(2)(G) and approved in 2006 by the owners of the parcels of real property within the District containing one or more acres of planted vineyard, pursuant to the requirements of Article XIII D (4) of the California Constitution; and

WHEREAS, the Board has caused to be prepared, and has received for filing with the Clerk of the Board ("Clerk"), a written Engineer's Report ("Report") with respect to the Assessments, prepared by a professional engineer certified by the State of California and which is referred to and incorporated herein by reference; and

WHEREAS, pursuant to Article XIII D of the California Constitution, and Chapter 3.54 of the Napa County Code, the Report includes a description of each parcel of real property receiving any of the benefits of the District, and the amount of Assessment for each parcel computed in conformity with Napa County Code Sections 3.54.030 and 3.54.040; and

WHEREAS, after considering and accepting the Report, the Board wishes to declare its intention to levy the Assessments for the 2026/2027 fiscal year in accordance with the Report, and to that end to set a public hearing on the Report and the level of Assessments proposed in the Report;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Board hereby finds and determines that the above recitals are true and correct.

2. The Napa County Board of Supervisors, State of California, hereby declares its intention, pursuant to the provisions of Food and Agricultural Code Sections 6293 et seq. and Chapter 3.54 of the Napa County Code, to adopt the Assessments upon real property containing one or more planted vineyard acres in the District for the 2026/2027 fiscal year, all as set forth in the Report. The Report schedules the Assessment for fiscal year 2026/2027 in the amount of $12.00 per acre.

3. The Report prepared by Terrance E. Lowell, P.E. for Kristin Lowell, Inc., dated April 22, 2026, entitled "Napa County Winegrape Pest and Disease Control Assessment District Engineer's Report" has been filed with the Clerk of the Board of Supervisors and is hereby accepted for filing with this Board by this Resolution. A copy of this Report shall be maintained on file with the Clerk at 1195 Third Street, Suite 310, Napa, California, and shall be available for public inspection at that location during regular County business hours.

4. With respect to the Assessments proposed to be levied for the 2026/2027 fiscal year, the designated rates are based on the special benefit to be derived by each identified parcel from the activities of the District as further set forth in the Report, and no individual assessment exceeds the reasonable cost of the proportional special benefit conferred on the parcel to which it relates.

5. That on June 2, 2026 at 9:00 a.m., or as soon thereafter as circumstances allow, in the chambers of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, the Board shall hold a public hearing with respect to the enactment of the Assessments. At the public hearing, any interested person shall be permitted to present written or oral testimony. The Board shall consider any protests with respect to the Assessments, and shall determine whether, and to what extent, to adopt the proposed Assessments.

6. The Board designates Daniella Reagan of the Napa County Agricultural Commissioner's Office, 1710 Soscol Ave., Suite 3, Napa, California 94559, telephone number (707) 253-4357, as the person to answer questions regarding the Assessments and protest proceedings.

7. Pursuant to the provisions of Food and Agricultural Code Sections 6293 et seq. and Napa County Code Section 3.54.040(B), the Clerk shall publish notice of the public hearing at least once per week for two successive weeks, as provided by Government Code Section 6066, in a newspaper of general circulation published in Napa County, which noticing shall be completed prior to the date set for the public hearing.

8. Upon conclusion of the public hearing, the Board may adopt, revise, change, reduce, or modify any Assessment to be charged, and shall make its determination upon each Assessment as described in the Report, all as authorized by Napa County Code Section 3.54.040(C). The Board shall then confirm the Report as so modified and order the Assessments to be levied and collected in conformity with applicable law.

9. In accordance with Napa County Code Section 3.54.050, each of the Assessments imposed by the Board at the conclusion of the public hearing shall be collected on the tax bill at

the same time and in the same manner as ordinary County ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure and sale in the case of delinquency as provided for such taxes.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED at a regular meeting of the Board of Supervisors of Napa County, State of California, held on the 5th day of May, 2026, by the following vote:

AYES: SUPERVISORS _____

_____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

_____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM
Office of County Counsel

By: *Ryan FitzGerald (e-sign)*
Deputy County Counsel

Date: April 14, 2026

APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS

Date: _____
Processed By:

_____
Deputy Clerk of the Board

ATTEST: NEHA HOSKINS
Clerk of the Board of Supervisors

By: _____

NAPA COUNTY GWSS
ASSESSMENT ROLL
April 22, 2026

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
031-040-033-000	1000 OAKVILLE CROSS ROAD LLC	55.92	$671.04
036-120-001-000	1181 RANCH LLC	26.57	$318.84
049-200-003-000	1228 HAGEN LLC	1.55	$18.60
049-120-003-000	1271 MONTICELLO ROAD LLC	4.00	$48.00
027-250-068-000	1350 BELLA OAKS PARTNERS LP	12.55	$150.60
045-240-023-000	1455 COOMBSVILLE ROAD LLC	113.30	$1,359.60
027-160-051-000	1500 ZINFANDEL LLC	1.85	$22.20
020-400-013-000	1510 ACQUISITION LLC	14.75	$177.00
020-440-005-000	1520 ACQUISITION LLC	19.76	$237.12
039-240-021-000	1520 ESTEE LLC	2.30	$27.60
027-120-012-000	1665 INGLEWOOD LLC	1.25	$15.00
027-160-039-000	1700 ZINFANDEL LANE LLC	4.06	$48.72
027-120-055-000	1777 LLC	6.13	$73.56
031-110-023-000	1851 CR LLC	5.87	$70.44
027-160-032-000	1870 PARTNERS LLC	2.30	$27.60
047-100-061-000	2000 GRANDVIEW HOLDINGS LLC	10.30	$123.60
061-140-016-000	2112 MONTICELLO RD LLC	3.10	$37.20
009-670-018-000	2151 VALLEJO LLC	1.50	$18.00
025-010-014-000	22 WEST CHICAGO AVENUE LLC ETAL	60.57	$726.84
011-352-005-000	2270 MORA AVENUE LLC	3.00	$36.00
030-240-029-000	228 ZSH LLC	17.99	$215.88
018-050-074-000	2339 PICKETT ROAD LLC	6.54	$78.48
018-050-075-000	2339 PICKETT ROAD LLC	3.97	$47.64
027-250-049-000	26345 SCENIC ROAD LLC	7.61	$91.32
033-370-036-000	2840 MONTICELLO LLC	4.05	$48.60
035-460-001-000	3211 DRY CREEK LLC	10.71	$128.52
032-450-013-000	3225 SODA CANYON ROAD LLC	4.60	$55.20
035-080-033-000	3255 REDWOOD LLC	12.77	$153.24
009-020-020-000	330 PRATT AVENUE LLC	4.00	$48.00
022-010-017-000	3414 MILL CREEK LLC	8.44	$101.28
052-100-032-000	3565 HAGEN ROAD LLC	14.00	$168.00
022-010-040-000	3718 LLC	8.27	$99.24
021-040-017-000	3730 SILVERADO TRAIL LLC	3.85	$46.20
036-170-008-000	405 PROPERTIES LLC	1.00	$12.00
050-343-002-000	4050 LOVALL VALLEY LOOP ROAD LLC	4.40	$52.80
020-210-013-000	4169 HEITZ WAY LLC	2.00	$24.00
020-390-003-000	4199 HEITZ WAY LLC	7.00	$84.00
020-150-049-000	4425 SILVERADO TRAIL CALISTOGA LLC	22.04	$264.48
020-150-023-000	4481 ST CALISTOGA INC	2.20	$26.40
036-160-018-000	45 HUNTER RANCH FARM LLC	8.39	$100.68
036-150-056-000	5125 BIG RANCH RD LLC	7.25	$87.00
036-140-082-000	5220 BIG RANCH ROAD LLC	5.00	$60.00
034-190-034-000	5XB VINEYARDS LLC	1.56	$18.72
009-070-020-000	626 MILLS LLC	5.10	$61.20
032-070-027-000	6394 SILVERADO CORPORATION	15.31	$183.72
025-180-045-000	680 ROSSI ROAD LLC	34.20	$410.40
031-100-030-000	7550 LLC	5.91	$70.92
031-100-031-000	7554 LLC	3.33	$39.96
021-010-075-000	777 LOMMEL LLC	2.50	$30.00
031-050-059-000	7820 SILVERADO TRAIL LLC	1.80	$21.60
009-030-022-000	830 FULTON LANE LLC	26.30	$315.60
030-080-019-000	950 MEE LANE LLC	1.80	$21.60
039-390-021-000	99 SQUIRRELS LLC	3.68	$44.16

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
030-230-026-000	999 MEE LANE LLC	2.20	$26.40
034-190-040-000	A&B VINEYARDS LLC	5.34	$64.08
022-150-015-000	ABDITORY VINEYARD LLC	6.00	$72.00
033-020-041-000	ABERNETHY LEE ANN ETAL	5.85	$70.20
038-110-045-000	ABRUZZINI BRUCE A & NANCY S TR ETAL	1.25	$15.00
033-170-015-000	ABRUZZINI FAMILY PARTNERSHIP	41.92	$503.04
033-180-001-000	ABRUZZINI FAMILY PARTNERSHIP	28.92	$347.04
032-070-024-000	ACIERNO MICHAEL A	3.45	$41.40
052-330-035-000	ACKERMAN VINEYARDS LLC	10.55	$126.60
047-330-033-000	ACQUISTAPACE JEFFREY C SR ETAL	5.66	$67.92
018-120-036-000	ADAMVS LLC	22.54	$270.48
017-160-064-000	ADELENA LLC	3.03	$36.36
030-280-029-000	ADLER ROMAN CURTIS TR ETAL	3.50	$42.00
016-070-011-000	AETNA SPRINGS OWNER LLC	8.04	$96.48
018-070-046-000	AETNA SPRINGS OWNER LLC	3.69	$44.28
018-300-018-000	AETNA SPRINGS OWNER LLC	10.82	$129.84
018-300-064-000	AETNA SPRINGS OWNER LLC	4.55	$54.60
018-300-022-000	AETNA SPRINGS PARTNERSHIP LP	1.50	$18.00
017-230-019-000	AGAPOFF FAWN SUC TR ETAL	15.80	$189.60
020-210-010-000	AHA PARTNERS LLC	3.57	$42.84
022-130-014-000	AHERN ALBERT MICHAEL IN TR ETAL	4.16	$49.92
022-100-007-000	AHERN FRANCES L ETAL TR	29.50	$354.00
021-030-064-000	AHL WINE LLC	2.00	$24.00
047-320-011-000	AHOLLINGER HELMUT J JR ETAL	8.86	$106.32
022-180-015-000	ALBA RANCH LLC	10.08	$120.96
024-360-003-000	ALBRECHT BRENT TR ETAL	1.88	$22.56
017-221-012-000	ALFERNESS JONATHAN & JOY LIAN TR	3.17	$38.04
018-140-037-000	ALKO RANCH LLC	50.92	$611.04
018-150-027-000	ALKO RANCH LLC	16.90	$202.80
052-380-031-000	ALKOSSER DAVID & ALICE SUE TR	5.88	$70.56
052-380-032-000	ALKOSSER DAVID & ALICE SUE TR	4.20	$50.40
034-290-012-000	ALLBERRY INC	7.91	$94.92
035-460-032-000	ALLEN ELGIN JR & RACHEL TR	1.00	$12.00
030-080-046-000	ALPHA OMEGA WINERY LLC	4.50	$54.00
030-280-010-000	ALSACE CO LP	36.47	$437.64
033-070-045-000	ALTAMURA ESTATES LLC	10.00	$120.00
033-070-046-000	ALTAMURA ESTATES LLC	12.00	$144.00
035-480-024-000	ALTAMURA GEORGE JR TR	4.81	$57.72
036-180-040-000	ALTAMURA INVESTORS II LLC	1.59	$19.08
024-080-013-000	ALTEMUS THOMAS C JR & DESIREE L TR	5.00	$60.00
021-040-020-000	ALTON GREGG H & LOEWYALTON CAROLINE TR	5.84	$70.08
018-310-047-000	ALTOSVEN LLC ETAL	16.25	$195.00
027-440-015-000	ALVAREZ MICHAEL U & NANCY L TR	6.68	$80.16
039-190-030-000	AMADOR ANDREW P & MARISSA I	2.23	$26.76
018-140-002-000	AMADOR ANDREW P TR	14.31	$171.72
031-050-056-000	AMES PATRICK WHITE & ELIZABETH STARK TR	2.51	$30.12
047-120-013-000	AMIZETTA VINEYARDS WINERY LLC	8.00	$96.00
021-420-048-000	AMULET ESTATE LLC	4.76	$57.12
049-100-004-000	ANDERSEN MARK E & BONNIE MACMASTER TR	3.00	$36.00
032-550-027-000	ANDERSON PATRICIA WILDE TR	5.10	$61.20
045-250-008-000	ANDERSON TODD G TR	1.27	$15.24
049-030-015-000	ANDRIGHETTO STEVEN A & DONNA M TR	4.00	$48.00
030-060-049-000	ANGASTON LIMITED LIABILITY COMPANY	34.30	$411.60
030-060-055-000	ANGASTON LIMITED LIABILITY COMPANY	35.00	$420.00
031-220-020-000	ANNAPURNA ESTATE LLC	7.61	$91.32
025-010-011-000	ANOROC FAMILY VINEYARDS LLC	6.50	$78.00
018-310-020-000	ANSTEY JOSHUA ARRON & JAMIE LYNN	5.00	$60.00
019-030-035-000	ANTARES VINEYARD LLC	83.00	$996.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
017-222-016-000	ANTINORI CALIFORNIA	35.70	$428.40
017-230-044-000	ANTINORI CALIFORNIA	9.47	$113.64
030-120-032-000	ANTINORI CALIFORNIA	2.00	$24.00
032-500-001-000	ANTINORI CALIFORNIA	23.20	$278.40
032-540-039-000	ANTINORI CALIFORNIA	145.90	$1,750.80
032-550-001-000	ANTINORI CALIFORNIA	33.21	$398.52
032-550-002-000	ANTINORI CALIFORNIA	20.70	$248.40
032-550-004-000	ANTINORI CALIFORNIA	301.30	$3,615.60
033-340-017-000	ANTINORI CALIFORNIA	50.88	$610.56
039-140-014-000	APALLAS NANCY K & YEORYIOS C TR ETAL	8.10	$97.20
030-280-005-000	ARAUJO JAMES B & DAPHNE R TR	16.85	$202.20
030-280-006-000	ARAUJO JAMES B & DAPHNE R TR	2.67	$32.04
035-460-041-000	ARBUCKLE JUSTIN H & JULIE A TR	1.50	$18.00
035-470-047-000	ARBUCKLE JUSTIN H & JULIE A TR	4.24	$50.88
049-080-029-000	ARCADIA VINEYARDS LLC	11.23	$134.76
049-080-030-000	ARCADIA VINEYARDS LLC	23.04	$276.48
049-080-031-000	ARCADIA VINEYARDS LLC	36.11	$433.32
020-180-013-000	ARCHANGEL INVESTMENTS LLC	1.92	$23.04
031-230-006-000	ARCHANGEL INVESTMENTS LLC	14.35	$172.20
047-240-007-000	ARCHANGEL INVESTMENTS LLC	8.48	$101.76
047-240-008-000	ARCHANGEL INVESTMENTS LLC	1.33	$15.96
009-350-043-000	ARMSTEAD GENE SUC TR	3.00	$36.00
009-350-001-000	ARMSTEAD GENE SUC TR ETAL	12.00	$144.00
011-351-021-000	ARNAUTOU PHILIP J & WHITNEY P TR	1.00	$12.00
052-460-034-000	ARNS ROBERT S & ANNE M TR	6.30	$75.60
049-010-036-000	ARORA NAVNEET TR	8.50	$102.00
011-351-027-000	ARROYO VINCENT & MARJORIE TR	1.70	$20.40
027-260-006-000	ASBILL ROGER B & DARLENE S CO TR	1.50	$18.00
018-060-066-000	ASHLANDER LLC	5.87	$70.44
018-060-091-000	ASHLANDR LLC	17.00	$204.00
017-160-052-000	ATALON VINEYARD LLC	18.82	$225.84
032-440-015-000	ATLAS PEAK RANCH LLC	21.30	$255.60
032-440-018-000	ATLAS PEAK RANCH LLC	30.05	$360.60
027-160-063-000	AUBERT MARK R & TERESA K TR	6.89	$82.68
020-390-018-000	AURORA VINEYARDS INC	12.17	$146.04
027-500-018-000	AUTRES RIVAGES VINEYARDS LLC	34.01	$408.12
027-250-009-000	AVENALI MICHAEL C & PANTER MARILYN J TR ETAL	21.40	$256.80
052-130-038-000	BACIGALUPI CAROLYN C TR	10.40	$124.80
009-391-010-000	BACK ACREAGE 14.6 LLC	10.03	$120.36
057-080-034-000	BAHUE GREGORY S & PHYLLIS M TR	4.75	$57.00
032-500-015-000	BAKER GEORGE TR	7.41	$88.92
020-240-013-000	BAKER VINEYARDS	11.28	$135.36
021-010-072-000	BAKER VINEYARDS	11.64	$139.68
017-100-010-000	BAKERS HILL PROPERTY LLC	6.63	$79.56
027-550-001-000	BALD MOUNTAIN RANCH LLC	3.90	$46.80
022-270-016-000	BALE LANE HOLDINGS LLC	1.82	$21.84
022-140-005-000	BALLARD CARROLL & CHRISTINA TR	3.53	$42.36
022-150-023-000	BALLARD CARROLL J & CHRISTINA LUESCHER	3.23	$38.76
020-380-016-000	BALLENTINE FRANK J TR ETAL	41.92	$503.04
021-030-030-000	BALLENTINE FRANK J TR ETAL	8.51	$102.12
022-200-003-000	BALLENTINE FRANK J TR ETAL	10.06	$120.72
022-230-015-000	BALLENTINE WILLIAM V JR & JANE SORENSEN TR	2.90	$34.80
061-140-015-000	BALLIET THEODORE H TR	4.60	$55.20
024-350-038-000	BANCROFT VINEYARD	18.60	$223.20
024-350-049-000	BANCROFT VINEYARD	69.90	$838.80
050-371-003-000	BANNERMAN RONALD M & JULIE B TR	3.40	$40.80
031-230-008-000	BARBOZA RICHARD B TR ETAL	16.27	$195.24
034-320-009-000	BARCHUK PAUL	1.17	$14.04

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
020-300-047-000	BARNETT FIONA HUTCHINSON ETAL	8.02	$96.24
017-130-058-000	BARRETT JAMES PATRICK & HEIDI PETERSON TR	13.13	$157.56
017-140-023-000	BARRETT JAMES PATRICK & HEIDI PETERSON TR	4.04	$48.48
020-180-042-000	BARTHOLOMEW JOSEPH M TR	2.00	$24.00
020-180-058-000	BARTHOLOMEW JOSEPH TR	8.50	$102.00
036-190-020-000	BARTLETT EDWARD C & HOGHOOGHI DONNA TR	1.00	$12.00
047-271-001-000	BARTOLUCCI ANDREA TR ETAL	79.16	$949.92
030-240-016-000	BARTOLUCCI ARDYTH A ETAL TR	31.52	$378.24
009-460-001-000	BARTOLUCCI VINEYARDS FAMILY LIMITED PARTNERSHIP	21.50	$258.00
022-100-002-000	BATTUELLO CRAIG TR ETAL	7.85	$94.20
022-100-003-000	BATTUELLO CRAIG TR ETAL	22.66	$271.92
022-100-004-000	BATTUELLO CRAIG TR ETAL	28.10	$337.20
022-100-005-000	BATTUELLO CRAIG TR ETAL	4.50	$54.00
038-080-014-000	BAUMGARTNER JOHN E & ADELE K TR	4.00	$48.00
038-050-016-000	BAYVIEW VINEYARDS CORPORATION	7.00	$84.00
039-320-004-000	BAZAN MARIO P & GLORIA TR	1.25	$15.00
009-030-040-000	BEARD EDGAR D JR & ANNA E TR	4.20	$50.40
036-070-032-000	BEARD EDGAR D JR & ANNA E TR	10.00	$120.00
036-070-034-000	BEARD EDGAR D JR & ANNA E TR	10.66	$127.92
036-070-033-000	BEARD EDGAR D JR ETAL	10.00	$120.00
024-032-006-000	BEATTY MICHAEL TR	12.53	$150.36
024-040-003-000	BEATTY MICHAEL TR	12.98	$155.76
034-190-014-000	BEAUFILS LAURA A TR ETAL	2.50	$30.00
020-180-037-000	BEAUTIFUL DAY LLC	19.96	$239.52
032-220-018-000	BECKER GILBERT S & SANCHEZ-BECKER ANA M	3.70	$44.40
030-070-019-000	BECKSTOFFER ANDREW TUCK TR	9.27	$111.24
027-381-002-000	BECKSTOFFER NATIONAL TREASURES LLC	20.88	$250.56
027-381-003-000	BECKSTOFFER NATIONAL TREASURES LLC	4.64	$55.68
027-500-033-000	BECKSTOFFER NATIONAL TREASURES LLC	10.49	$125.88
030-200-077-000	BECKSTOFFER VINEYARD VI INC	39.68	$476.16
030-050-034-000	BECKSTOFFER VINEYARDS	55.16	$661.92
030-070-017-000	BECKSTOFFER VINEYARDS	26.19	$314.28
047-080-043-000	BECKSTOFFER VINEYARDS	34.32	$411.84
035-042-044-000	BECKSTOFFER VINEYARDS IX INC	6.52	$78.24
035-042-043-000	BECKSTOFFER VINEYARDS XV LLC	8.92	$107.04
035-470-039-000	BECKSTOFFER VINEYARDS XV LLC	26.24	$314.88
047-320-003-000	BECKSTOFFER VINEYARDS XVI LLC	122.29	$1,467.48
047-320-005-000	BECKSTOFFER VINEYARDS XVI LLC	51.96	$623.52
047-320-006-000	BECKSTOFFER VINEYARDS XVI LLC	71.26	$855.12
047-320-013-000	BECKSTOFFER VINEYARDS XVI LLC	167.17	$2,006.04
009-180-034-000	BECKSTOFFER VINEYARDS XX LP	11.26	$135.12
009-280-041-000	BECKSTOFFER VINEYARDS XX LP	10.14	$121.68
009-350-063-000	BECKSTOFFER VINEYARDS XX LP	11.81	$141.72
009-670-002-000	BECKSTOFFER VINEYARDS XX LP	21.87	$262.44
027-280-064-000	BECKSTOFFER VINEYARDS XX LP	41.22	$494.64
027-280-065-000	BECKSTOFFER VINEYARDS XX LP	45.19	$542.28
030-200-068-000	BECKSTOFFER VINEYARDS XX LP	48.68	$584.16
030-200-073-000	BECKSTOFFER VINEYARDS XX LP	37.61	$451.32
030-200-074-000	BECKSTOFFER VINEYARDS XX LP	9.69	$116.28
030-200-076-000	BECKSTOFFER VINEYARDS XX LP	33.71	$404.52
030-200-078-000	BECKSTOFFER VINEYARDS XX LP	36.82	$441.84
030-200-079-000	BECKSTOFFER VINEYARDS XX LP	36.78	$441.36
035-460-043-000	BEE CREEK VINEYARDS LLC	5.59	$67.08
039-590-002-000	BEHNIA KIARASH & BORMAN TRACY	2.91	$34.92
025-110-062-000	BELAND ENERGY (TEXAS) LLC	1.88	$22.56
047-100-035-000	BELGAMIA LLC	29.52	$354.24
024-010-016-000	BELL CANYON LLC	15.54	$186.48
018-120-020-000	BELL WILLIAM A & GAY E TR	9.90	$118.80

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
034-370-019-000	BELLER RON & MOSES JENNIFER TR	17.10	$205.20
049-050-002-000	BENCH RODNEY ALLEN & MARY JOSEPHINE TR	4.76	$57.12
032-400-037-000	BENCH VINEYARD 64 LLC	21.94	$263.28
036-170-009-000	BENEDETTI MARGARET TR ETAL	1.00	$12.00
022-032-011-000	BENESSERE VINEYARDS LTD	30.41	$364.92
052-160-004-000	BENNETT RICHARD T JR TR	9.36	$112.32
027-100-019-000	BENSEN THOMAS EDWARD & LYNETTE RUTH TR	3.43	$41.16
032-440-019-000	BENSON ERIC B TR	13.52	$162.24
020-180-039-000	BENSON ROBERT O & BEVERLY J	3.50	$42.00
052-100-048-000	BERARDI GREGORY M & KAREN D TR	3.89	$46.68
047-181-006-000	BERESINI STEPHEN TR ETAL	5.91	$70.92
022-220-019-000	BERGGRUEN JOHN H ETAL TR	1.50	$18.00
022-220-021-000	BERGGRUEN JOHN H ETAL TR	4.64	$55.68
018-140-027-000	BERGLUND FAMILY VINEYARDS	76.03	$912.36
018-140-028-000	BERGLUND FAMILY VINEYARDS	58.34	$700.08
052-130-013-000	BERLENBACH VINEYARDS LLC	17.49	$209.88
021-040-016-000	BERLIN LILY TR	1.80	$21.60
020-430-034-000	BESHERT VENTURES LLC	10.37	$124.44
031-170-006-000	BETTINELLI MARSHA TR	7.00	$84.00
038-100-018-000	BIALE ROBERT A TR ETAL	1.69	$20.28
032-540-028-000	BIANCHINI KEVIN A & ELIZABETH M TR	12.50	$150.00
020-050-003-000	BIANCO ROBERT L JR & BROOKE TR	1.50	$18.00
030-300-004-000	BIEL GEORGE W & CAROL R TR	2.40	$28.80
030-300-014-000	BIEL GEORGE W & CAROL R TR	2.73	$32.76
030-080-048-000	BIRMINGHAM ROBERT & CYNTHIA	1.00	$12.00
038-010-031-000	BITTERROOT VINEYARD LLC	49.63	$595.56
038-180-016-000	BITTERROOT VINEYARD LLC	12.30	$147.60
038-440-001-000	BITTERROOT VINEYARD LLC	10.30	$123.60
038-440-003-000	BITTERROOT VINEYARD LLC	12.00	$144.00
038-440-005-000	BITTERROOT VINEYARD LLC	21.80	$261.60
030-200-080-000	BJ MEYER PROPERTIES LLC	17.56	$210.72
052-200-013-000	BLACK CAROL A TR ETAL	3.50	$42.00
034-030-057-000	BLANKIET CLAUDE & KATHERINE TR	15.38	$184.56
024-090-005-000	BLANTON FAMILY VINEYARDS LLC	2.85	$34.20
017-060-045-000	BLEECHER DALE N & MARLA DEDOMENICO TR	38.80	$465.60
017-060-046-000	BLEECHER DALE N & MARLA DEDOMENICO TR	1.40	$16.80
017-110-050-000	BLOSSOM CREEK VINEYARD	46.74	$560.88
039-620-004-000	BLUM STEPHEN BARTON & MARION BROWN TR	1.30	$15.60
017-130-020-000	BOBS VINEYARD LLC	10.00	$120.00
017-230-026-000	BOBS VINEYARD LLC	16.00	$192.00
011-010-030-000	BOBS VINEYARD LLC ETAL	11.50	$138.00
021-200-009-000	BOESCHEN DANIEL A & SUSAN W TR	3.96	$47.52
021-200-018-000	BOESCHEN DANIEL A & SUSAN W TR	7.09	$85.08
050-343-001-000	BOHLEN STEVEN R & REICHLIN ROBIN TR	5.60	$67.20
049-242-037-000	BOLLINGER ALISON E & ROBERT L TR	1.50	$18.00
020-370-005-000	BOMAR MARGARET A TR	1.33	$15.96
031-050-062-000	BOND GRAND CRU LLC	12.30	$147.60
047-251-001-000	BONICK JOHN T & DONA KOPOL TR	2.87	$34.44
052-151-017-000	BOONE CORI & MERING DAVE TR	1.00	$12.00
033-070-023-000	BORELLI LOUIS JOHN & LINDA ANN TR	25.12	$301.44
033-070-032-000	BORELLI LOUIS JOHN & LINDA ANN TR	16.91	$202.92
033-070-033-000	BORELLI LOUIS JOHN & LINDA ANN TR	19.79	$237.48
033-070-034-000	BORELLI LOUIS JOHN & LINDA ANN TR	22.20	$266.40
052-100-018-000	BORGE TERRENCE A & PAULA L TR	2.50	$30.00
027-210-029-000	BORGES BEVERLY A TR	1.00	$12.00
027-220-010-000	BORGES BEVERLY A TR	23.89	$286.68
027-470-021-000	BOSCHE LORRAINE M TR	22.52	$270.24
047-320-031-000	BOUCHAINE VINEYARDS INC	81.17	$974.04

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
052-450-020-000	BOWKER CARLA & AUSTIN TR	2.75	$33.00
036-190-003-000	BOYD STANLEY R AND JOAN C	17.50	$210.00
025-260-019-000	BOYDSTON JACK & PATRICIA A TR	58.90	$706.80
036-070-010-000	BRACCINI LUIGI & LOLA TR	3.03	$36.36
011-410-013-000	BRAGG ROBERT ANDREW & ANNA MARIE TR	5.75	$69.00
018-200-021-000	BRAKESMAN ROBERT J TR ETAL	14.44	$173.28
020-450-001-000	BRANCH HOUSE LLC	8.39	$100.68
050-372-006-000	BRAVO ORLANDO & KATHRYN GARRISON TR	5.96	$71.52
021-400-004-000	BREMER JOHN ALEX & LAURA JOYCE TR	3.90	$46.80
021-400-005-000	BREMER JOHN ALEX & LAURA JOYCE TR	2.42	$29.04
024-300-051-000	BREMER JOHN ALEX & LAURA JOYCE TR	6.73	$80.76
021-400-002-000	BREMER JOHN ALEX ETAL TR	2.22	$26.64
009-350-057-000	BRESSLER ROBERT D & STACEY E TR	4.56	$54.72
009-460-013-000	BRM-TAJ LLC	2.49	$29.88
021-400-003-000	BROMAN DEBORAH RUSSELL & ROBERT	1.36	$16.32
009-350-042-000	BROOKS JANETTE A TR	5.31	$63.72
027-070-042-000	BROWN JAMES S & ELLEN R TR ETAL	2.25	$27.00
047-080-042-000	BROWN JOSEPH M ETAL	10.41	$124.92
025-440-026-000	BROWN MICHAEL S & MELILLO TANYA N TR	1.24	$14.88
016-080-015-000	BROWN SCOTT & DEBORA JEANINE TR	3.70	$44.40
018-300-068-000	BROWN STEVEN W & TINA M TR	5.00	$60.00
038-190-003-000	BROWN STEVEN W & TINA M TR	9.00	$108.00
018-300-021-000	BROWNING 1803 LLC ETAL	65.21	$782.52
027-250-051-000	BRYAN JOHN M TR	20.99	$251.88
032-510-010-000	BRYANT VINEYARDS LTD	13.44	$161.28
038-190-002-000	BUCHER KARL J & LESLIE A TR	12.89	$154.68
047-320-027-000	BUCHLI STATION VINEYARDS LLC	134.78	$1,617.36
018-300-043-000	BUCKMAN VINEYARDS LLC	1.37	$16.44
018-300-070-000	BUCKMAN VINEYARDS LLC	64.53	$774.36
018-300-073-000	BUCKMAN VINEYARDS LLC	54.27	$651.24
025-200-036-000	BUEHLER JOHN PAGE JR TR	10.00	$120.00
025-200-038-000	BUEHLER JOHN PAGE JR TR	31.00	$372.00
050-380-006-000	BUHMAN DONALD R TR ETAL	26.50	$318.00
039-320-010-000	BULLER DOLORES R TR ETAL	2.60	$31.20
017-120-052-000	BUNKER LLC	8.40	$100.80
018-220-019-000	BURGESS JAMES T TR ETAL	5.90	$70.80
018-220-020-000	BURGESS JAMES T TR ETAL	16.24	$194.88
031-060-021-000	BUSELLI ANTONIO TR ETAL	4.90	$58.80
009-350-041-000	BUTALA JOSEPH ERNEST TR	4.00	$48.00
009-350-040-000	BUTALA MARK S TR	4.00	$48.00
009-350-039-000	BUTALA MARK S TR ETAL	3.20	$38.40
022-250-013-000	BUTLER MARK PERRY & CAROLYN JANE	4.55	$54.60
045-271-009-000	BUTTON DOUGLAS H & MARY ANN L TR	3.00	$36.00
009-441-023-000	BV NAPA I LLC	3.61	$43.32
052-130-037-000	BYDAND ESTATE LLC	10.28	$123.36
038-240-005-000	C F RESOURCES LLC	8.00	$96.00
036-100-016-000	C MONDAVI & FAMILY INC	29.13	$349.56
036-100-023-000	C MONDAVI & FAMILY INC	82.07	$984.84
034-150-046-000	C MONDAVI & SONS CA CORP	85.98	$1,031.76
009-010-022-000	C MONDAVI AND SONS INC	84.22	$1,010.64
047-080-003-000	C MONDAVI AND SONS INC	18.11	$217.32
027-220-011-000	C MORISOLI VINEYARD LLC	10.00	$120.00
047-140-001-000	C P FAMILY PARTNERSHIP LP	9.42	$113.04
047-140-002-000	C P FAMILY PARTNERSHIP LP	2.86	$34.32
017-120-026-000	C&C VINEYARDS LLC	11.71	$140.52
030-270-025-000	CABERNET LDVF1 RUTHERFORD LLC	9.38	$112.56
047-320-021-000	CABRAL FRANCIS J & SARA E TR	3.40	$40.80
047-320-022-000	CABRAL JOSEPH F SR & DEANNA K TR	1.25	$15.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
016-090-018-000	CADDEN HUGH JAMES & LUANNE HELEN TR	1.50	$18.00
016-090-019-000	CADDEN HUGH JAMES & LUANNE HELEN TR	4.50	$54.00
039-051-018-000	CAFARO FAMILY VINEYARD	13.79	$165.48
027-010-030-000	CAIN CELLARS INC	50.13	$601.56
031-010-012-000	CAKEBREAD DENNIS B TR ETAL	4.28	$51.36
031-010-009-000	CAKEBREAD HOME RANCH LP	10.74	$128.88
031-010-010-000	CAKEBREAD HOME RANCH LP	10.02	$120.24
031-010-014-000	CAKEBREAD HOME RANCH LP	21.04	$252.48
031-010-015-000	CAKEBREAD HOME RANCH LP	1.74	$20.88
011-390-004-000	CAKEBREAD KAREN TR	1.20	$14.40
020-370-036-000	CAKEBREAD VINEYARDS LP	32.30	$387.60
021-010-009-000	CAKEBREAD VINEYARDS LP	10.51	$126.12
021-010-012-000	CAKEBREAD VINEYARDS LP	4.54	$54.48
021-010-058-000	CAKEBREAD VINEYARDS LP	13.49	$161.88
025-060-034-000	CAKEBREAD VINEYARDS LP	12.42	$149.04
047-100-022-000	CAKEBREAD VINEYARDS LP	27.17	$326.04
047-100-025-000	CAKEBREAD VINEYARDS LP	3.99	$47.88
047-190-002-000	CAKEBREAD VINEYARDS LP	27.30	$327.60
047-230-008-000	CAKEBREAD VINEYARDS LP	56.26	$675.12
047-240-038-000	CAKEBREAD VINEYARDS LP	9.60	$115.20
047-330-041-000	CAKEBREAD VINEYARDS LP	42.67	$512.04
021-072-044-000	CALDERA RANCH LLC	12.98	$155.76
045-310-054-000	CALDWELL JOHN E & HERZOGCARDWELL JOY J TR	23.89	$286.68
045-310-055-000	CALDWELL VINEYARD LLC	27.84	$334.08
011-390-017-000	CALISTOGA TRAGS LLC	1.50	$18.00
011-540-017-000	CALISTOGA VINES LLC	4.70	$56.40
049-241-010-000	CALLAN JOHN LOUIS & GWENDOLYN LEE TR	4.02	$48.24
021-230-005-000	CALOYANNIDIS GEORGE & TITTEL CHRISTINE TR	2.00	$24.00
043-030-003-000	CAMPBELL DAVID G & MELISSA J TR	1.36	$16.32
027-460-015-000	CAMPBELL TIMOTHY K & CAROL E TR ETAL	1.50	$18.00
034-160-002-000	CAMUSI WILLIAM PAUL TR	1.00	$12.00
030-240-023-000	CANNAPA INC	2.65	$31.80
027-260-026-000	CANOVA ANTONIO & ELENA G TR	1.16	$13.92
033-140-016-000	CAPP DANIEL L & MARGUERITE F TR	14.00	$168.00
033-160-026-000	CAPP LANNY R & SANDRA S TR	8.05	$96.60
033-160-005-000	CAPP LANNY R & SANDRA S TR ETAL	24.00	$288.00
025-440-051-000	CAPRA COMPANY LLC ETAL	12.01	$144.12
025-440-053-000	CAPRA COMPANY LLC ETAL	23.43	$281.16
025-440-054-000	CAPRA COMPANY LLC ETAL	6.06	$72.72
032-560-011-000	CAPRA COMPANY LLC ETAL	6.67	$80.04
039-080-041-000	CARNEVALE ROY & DIANA TR	1.00	$12.00
052-130-062-000	CARNEVALE STEVEN J & GORMAN KELLY A TR	2.55	$30.60
039-190-036-000	CARON KATHERINE D SUC TR	18.98	$227.76
039-231-012-000	CARPELLO JOSEPH & KATHERINE ANN TR	3.12	$37.44
009-030-002-000	CARPENTER RANCHES LLC	24.20	$290.40
009-030-003-000	CARPENTER RANCHES LLC	7.32	$87.84
009-030-004-000	CARPENTER RANCHES LLC	10.60	$127.20
049-320-022-000	CARPIGNANO JANE A TR	2.00	$24.00
049-320-007-000	CARPIGNANO PATRICIA A TR	1.00	$12.00
049-320-021-000	CARPIGNANO PATRICIA A TR	1.00	$12.00
049-320-006-000	CARPIGNANO PATRICIA A TR ETAL	1.00	$12.00
030-090-002-000	CARPY-CONOLLY I LLC	78.51	$942.12
049-161-009-000	CARROLL DAVID C & ELIZABETH P TR	2.00	$24.00
052-390-003-000	CASA SHADYBROOK LLC	2.26	$27.12
025-060-040-000	CASCADE HOPS LLC	3.69	$44.28
011-351-032-000	CASEY JOANN	1.50	$18.00
025-150-015-000	CASTELLUCCI ANTONIO & RITA TR	13.46	$161.52
025-160-006-000	CASTELLUCCI ANTONIO & RITA TR	13.13	$157.56

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-410-001-000	CASTELLUCCI ANTONIO & RITA TR	4.11	$49.32
031-030-024-000	CASTELLUCCI ANTONIO & RITA TR	6.52	$78.24
047-211-002-000	CASTELLUCCI ANTONIO & RITA TR	1.50	$18.00
009-070-040-000	CASTELLUCCI ANTONIO & RITA TR ETAL	13.39	$160.68
025-240-037-000	CATACULA LLC	27.50	$330.00
034-020-022-000	CATES ANDREW UPTON	2.50	$30.00
020-400-023-000	CAVEY NANCY L & LITTLEFIELD EMERSON	2.73	$32.76
030-200-066-000	CAYMUS VINEYARDS	35.78	$429.36
030-230-024-000	CAYMUS VINEYARDS	9.66	$115.92
031-180-020-000	CAYMUS VINEYARDS	5.00	$60.00
049-270-019-000	CEDAR KNOLL VINEYARDS INC	27.40	$328.80
052-130-032-000	CEDAR KNOLL VINEYARDS INC	8.26	$99.12
031-180-034-000	CEDAR SPRINGS HOLDINGS LLC	5.08	$60.96
047-240-036-000	CEJA PEDRO C & AMELIA MORAN TR ETAL	6.30	$75.60
047-240-037-000	CEJA PEDRO C & AMELIA MORAN TR ETAL	7.20	$86.40
031-180-035-000	CELLAR D STATE LANE LLC	9.57	$114.84
021-353-012-000	CENTA LLC	20.92	$251.04
022-220-023-000	CENTA LLC	6.25	$75.00
021-030-027-000	CENTANNI RAYMOND J & MARGARET E TR	1.94	$23.28
032-440-016-000	CERCHI MARLENE L & ARTHUR M HAVENNER	12.76	$153.12
030-120-003-000	CHAFEN SCOTT & SCHNEIDER JENNIFER JANE TR	1.11	$13.32
039-190-056-000	CHAHIL SATJIV TR	2.50	$30.00
030-240-015-000	CHAIX DARCEL C ETAL	22.00	$264.00
027-210-026-000	CHAIX FAMILY VINEYARDS LLC	33.72	$404.64
047-130-005-000	CHAMPCAL ESTATES	27.37	$328.44
047-272-016-000	CHAMPCAL ESTATES	31.15	$373.80
047-272-018-000	CHAMPCAL ESTATES	18.30	$219.60
032-150-046-000	CHANG VICTOR YONGOUR & THUNG ELAINE GIOKLAN	2.80	$33.60
034-150-045-000	CHANTICLEER PROPERTIES LLC	5.50	$66.00
011-010-049-000	CHAPPELL PATRICIA M TR	1.00	$12.00
032-560-014-000	CHAPPELLET VINEYARD LLC	71.64	$859.68
032-560-022-000	CHAPPELLET VINEYARD LLC	12.96	$155.52
032-560-015-000	CHAPPELLET WINERY INC	3.89	$46.68
030-270-022-000	CHARDONNAY LDVF1 RUTHERFORD LLC	10.03	$120.36
047-330-018-000	CHARDONNAY VINEYARDS LTD	9.50	$114.00
047-330-032-000	CHARDONNAY VINEYARDS LTD	69.35	$832.20
052-170-020-000	CHATEAU FIFTEEN LLC	4.57	$54.84
033-140-048-000	CHENG STANLEY K TR	37.78	$453.36
033-140-047-000	CHENG STANLEY TR	11.36	$136.32
033-140-055-000	CHENG STANLEY TR	41.88	$502.56
022-180-053-000	CHEVALIER RANCH LLC	21.49	$257.88
022-260-013-000	CHEVALIER RANCH LLC	24.75	$297.00
035-390-012-000	CHEVLEN MICHAEL DAVID & LORRAINE MARIE TR	3.06	$36.72
041-700-010-000	CHIARELLA PETER R TR	4.80	$57.60
049-340-024-000	CHIARELLA VICTOR E AND DORRIS R TR	9.40	$112.80
035-090-012-000	CHING PENNY P & JOSEPH C	3.00	$36.00
052-230-010-000	CHINN DARYL H & JACQUELINE A TR	3.50	$42.00
045-380-004-000	CHINN DARYL H AND JACQUELINE A TR	8.54	$102.48
045-310-045-000	CHINN REGAN & MELANIE TR	3.00	$36.00
049-241-006-000	CHOPITEA ANTONIO R & DRINA MARIE	3.50	$42.00
052-030-044-000	CHRISTIAN H & IRENE B TR	4.00	$48.00
032-550-013-000	CIRCLE R RANCH LLC	22.39	$268.68
032-550-024-000	CIRCLE R RANCH LLC	24.50	$294.00
030-230-031-000	CJW ESTATE VINEYARDS LLC	9.38	$112.56
033-040-009-000	CJW ESTATE VINEYARDS LLC	25.50	$306.00
036-160-010-000	CJW ESTATE VINEYARDS LLC	41.45	$497.40
030-060-053-000	CLAREVALE LIMITED LIABILITY COMPANY	5.21	$62.52
030-060-059-000	CLAREVALE LIMITED LIABILITY COMPANY	28.60	$343.20

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
030-060-062-000	CLAREVALE LIMITED LIABILITY COMPANY	1.25	$15.00
033-070-001-000	CLARK FOSTER H TR ETAL	46.22	$554.64
025-390-010-000	CLARK PERRY M TR ETAL	9.58	$114.96
025-390-011-000	CLARK PERRY M TR ETAL	12.07	$144.84
018-310-046-000	CLARK-CLAUDON VINEYARDS LLC	16.25	$195.00
039-080-023-000	CLIFF STANLEY R SUC TR	3.22	$38.64
038-110-002-000	CLIFT THOMAS & NANCY TR	1.75	$21.00
039-051-037-000	CLOS DU VAL VINEYARDS	5.44	$65.28
039-051-038-000	CLOS DU VAL WINE COMPANY LTD	8.75	$105.00
034-320-018-000	CLOUD PEAK CORP	17.18	$206.16
034-290-013-000	CLOUD PEAK CORPORATION	1.42	$17.04
025-230-016-000	CM VINEYARD LLC	49.38	$592.56
021-030-065-000	COBBLEDICK RANCH LLC	24.20	$290.40
017-160-058-000	COCKERELL CLAY & BRENDA	12.91	$154.92
047-030-001-000	CODORNIU NAPA INC	16.92	$203.04
047-030-002-000	CODORNIU NAPA INC	144.37	$1,732.44
047-080-057-000	CODORNIU NAPA INC	51.69	$620.28
022-110-019-000	COHEN FRED E & KLEBANOFF CAROLYN B TR	3.86	$46.32
027-210-038-000	COHN PROPERTY INVESTORS 2021 LLC	22.48	$269.76
027-210-041-000	COHN PROPERTY INVESTORS IV LLC	33.63	$403.56
027-220-004-000	COHN PROPERTY INVESTORS VI LLC	18.55	$222.60
039-222-001-000	COLBY MARGARET A TR	1.19	$14.28
024-340-010-000	COLD SPRINGS LIMITED PARTNERSHIP	21.20	$254.40
022-090-035-000	COLGIN CELLARS LLC	5.00	$60.00
032-560-036-000	COLGIN CELLARS LLC	37.10	$445.20
036-110-009-000	COLGIN CELLARS LLC	1.28	$15.36
036-110-025-000	COLGIN CELLARS LLC	4.19	$50.28
022-010-022-000	COLLINS FAMLY VINEYARDS LLC	20.17	$242.04
034-160-031-000	COMBS BROTHERS	15.76	$189.12
031-160-022-000	CONFLUENCE VINEYARD LLC	5.42	$65.04
025-380-012-000	CONN RANCH LLC	14.27	$171.24
027-280-078-000	CONSTELLATION BRANDS U S OPERATIONS INC	25.44	$305.28
027-280-079-000	CONSTELLATION BRANDS U S OPERATIONS INC	73.86	$886.32
039-040-054-000	CONSTELLATION BRANDS US OPERATIONS INC	258.50	$3,102.00
047-271-002-000	CONSTELLATION WINES US INC	40.45	$485.40
027-140-019-000	CONTE JEAN-PIERRE L TR	1.50	$18.00
027-160-019-000	COOK GAYE G TR	3.55	$42.60
031-160-023-000	COOK ROAD VINEYARD LLC	6.46	$77.52
020-300-084-000	COOKS FLAT ASSOCIATES	10.97	$131.64
020-300-086-000	COOKS FLAT ASSOCIATES	25.54	$306.48
021-400-001-000	COPLE G M AND SALLY M TR	2.35	$28.20
038-080-018-000	CORDEIRO JOHN J & CAPURRO-CORDEIRO DONNA MARIE TR	4.00	$48.00
032-030-015-000	CORDES CAROLYN SUC TR	22.48	$269.76
021-020-005-000	CORRIGAN CHRISTOPHER J TR	3.50	$42.00
045-300-002-000	CORTESE DAVID F AND CATHERINE L	4.92	$59.04
018-120-040-000	COUBERSAN LLC	18.23	$218.76
018-200-026-000	COUBERSAN LLC	18.08	$216.96
024-032-020-000	COUBERSAN LLC	8.86	$106.32
057-020-084-000	COUCHMAN MARK E TR ETAL	1.87	$22.44
052-230-005-000	COURTNEY THOMAS J & MARY S TR	2.00	$24.00
047-030-031-000	CP FAMILY PARTNERSHIP LP	35.05	$420.60
047-100-013-000	CP FAMILY PARTNERSHIP LP	1.25	$15.00
047-100-014-000	CP FAMILY PARTNERSHIP LP	14.36	$172.32
047-100-018-000	CP FAMILY PARTNERSHIP LP	2.50	$30.00
047-100-047-000	CP FAMILY PARTNERSHIP LP	13.90	$166.80
047-100-054-000	CP FAMILY PARTNERSHIP LP	68.24	$818.88
047-220-013-000	CP FAMILY PARTNERSHIP LP	7.50	$90.00
047-220-014-000	CP FAMILY PARTNERSHIP LP	12.20	$146.40

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-280-014-000	CP FAMILY PARTNERSHIP LP	9.20	$110.40
030-300-041-000	CRAIG JOHN NOBLE TR ETAL	8.04	$96.48
039-580-017-000	CRAMSIE COLLEEN M & HARDER JAMES TR	7.71	$92.52
035-470-045-000	CRANE MICHAEL R & CHRYLE S TR	3.34	$40.08
009-120-059-000	CROCKER CHARLES III ETAL TR	19.29	$231.48
009-120-038-000	CROCKER PROPERTIES LLC	4.95	$59.40
009-120-060-000	CROCKER PROPERTIES LLC	21.47	$257.64
021-110-008-000	CROSS CREEK LLC	8.40	$100.80
021-110-010-000	CROSS CREEK LLC	10.48	$125.76
031-170-018-000	CROUCH JUDY LYNN ETAL	9.94	$119.28
034-100-020-000	CROUSE GREGORY & KAREN	13.37	$160.44
031-170-010-000	CROUSE GREGORY T & KAREN C	14.50	$174.00
020-300-043-000	CROWLEY-WHITE FAMILY ENTERPRISES LLC	12.00	$144.00
039-051-031-000	CRP ASSOCIATES LLC	105.81	$1,269.72
030-060-018-000	CRULL VINEYARDS LLC	5.00	$60.00
033-020-040-000	CRUSH PARTNERS LLC	7.72	$92.64
022-200-013-000	CULINARY INSTITUTE OF AMERICA	15.52	$186.24
022-200-020-000	CULINARY INSTITUTE OF AMERICA	7.67	$92.04
050-380-009-000	CULLEN DANIEL TIPP AND MARY ANN TR	25.71	$308.52
036-160-003-000	CUNAT PREMIUM VINEYARDS LLC	40.39	$484.68
033-070-051-000	CUTTING JANE C TR	54.65	$655.80
034-230-028-000	CUVAISON INC	48.80	$585.60
047-120-005-000	CUVAISON INC	70.07	$840.84
047-120-006-000	CUVAISON INC	65.91	$790.92
020-150-054-000	CZAPLESKI RICHARD & CAROLYN DUVAL TR	21.00	$252.00
027-210-028-000	DALECIO SCOTT M & KATHLEEN S TR	5.58	$66.96
020-010-036-000	DALIN CALISTOGA REALTY LLC	6.31	$75.72
030-070-006-000	DALLA GASPERINA LUCIO & GASPERINA MARTA TR	14.99	$179.88
031-060-027-000	DALLAVALLE ISABELLA MAYA TR ETAL	19.95	$239.40
035-490-012-000	DAMBROSIO FRANK D TR	7.28	$87.36
035-490-011-000	DAMBROSIO FRANK P JR TR ETAL	5.00	$60.00
039-400-084-000	DARIOUSH KHALEDI WINERY LLC	22.39	$268.68
034-190-035-000	DARMS LANE LLC	11.98	$143.76
036-470-014-000	DATELAND LLC	15.68	$188.16
024-080-028-000	DAVID ABREU VINEYARD MANAGEMENT INCORPORATED	27.98	$335.76
031-080-022-000	DAVID DANIEL N	15.62	$187.44
045-380-016-000	DAVIDOW KATHRYN KENDRICK TR	3.00	$36.00
038-190-009-000	DAVIS ELIZABETH ANN TR ETAL	6.64	$79.68
047-120-015-000	DBDR LLC	31.61	$379.32
027-160-059-000	DDLM LLC	7.98	$95.76
031-120-040-000	DDNG INC	9.92	$119.04
036-190-009-000	DECKER JAMES M TR ETAL	13.73	$164.76
009-350-002-000	DECKER JERRY TR	1.50	$18.00
022-100-030-000	DECONINCK VINEYARDS	36.60	$439.20
017-150-006-000	DEKOVEN RONALD MEYER & LINDA ANN TR	3.14	$37.68
017-150-007-000	DEKOVEN RONALD MEYER & LINDA ANN TR	10.94	$131.28
027-570-004-000	DEL BONDIO PONCIA PROPERTIES LLC	23.29	$279.48
031-080-011-000	DEL BONDIO PONCIA PROPERTIES LLC	18.00	$216.00
050-010-021-000	DELASALLE INSTITUTE	41.25	$495.00
027-160-060-000	DELDOTTO FAMILY WINERY INC	3.00	$36.00
027-120-018-000	DELDOTTO VINEYARDS	8.00	$96.00
035-042-052-000	DELFINA LLC	2.22	$26.64
039-380-035-000	DELLAR MICHAEL D & LESLYE L TR	3.30	$39.60
035-041-006-000	DELOUISE MEI SU TR	7.25	$87.00
043-103-022-000	DELZOMPO MARY ETAL	28.57	$342.84
033-330-006-000	DEMING AMY LYNN & RAMIREZ JONATHAN MICHAEL	3.00	$36.00
034-170-038-000	DESIMONI KAREN A	2.20	$26.40
034-170-035-000	DESIMONI KAREN A ETAL	21.00	$252.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-040-044-000	DESIREE INC	3.05	$36.60
011-260-077-000	DEUTSCHE BANK NATIONAL TRUST COMPANY TR	1.00	$12.00
031-150-003-000	DEUX CHEVAUX VINEYARD LLC	28.67	$344.04
052-100-015-000	DEVER HENRY E III & DEBORAH L	3.00	$36.00
047-100-010-000	DEWET CHRISTIAAN	1.08	$12.96
024-300-079-000	DHARAMSALA LLC	31.58	$378.96
020-340-014-000	DIAGEO CHATEAU & ESTATE WINES COMPANY	10.70	$128.40
020-430-005-000	DIAMOND MOUNTAIN INVESTORS 1031 LLC	3.00	$36.00
020-430-006-000	DIAMOND MOUNTAIN INVESTORS 1031 LLC	9.40	$112.80
020-440-004-000	DIAMOND MOUNTAIN VINEYARD COMPANY INC	18.90	$226.80
020-100-012-000	DIAMOND MOUNTAIN WINERY LLC	25.98	$311.76
045-300-008-000	DICKHAUS HARRY TR	2.99	$35.88
039-310-003-000	DIDIER ROBERT PAUL TR ETAL	4.00	$48.00
030-280-003-000	DILLINGHAM MICHAEL F & GIANNONE LISA M	3.13	$37.56
030-280-004-000	DILLINGHAM MICHAEL F ETAL	1.87	$22.44
018-060-069-000	DINA DINO TR ETAL	14.87	$178.44
047-080-059-000	DIROSA RENE & VERONICA FOUNDATION	5.77	$69.24
045-380-010-000	DK 2014 LLC	11.29	$135.48
039-150-044-000	DK 2023 LLC	7.57	$90.84
031-240-022-000	DK 2024 LLC	20.00	$240.00
030-210-002-000	DK LEGADO VENTURES LLC	3.89	$46.68
009-450-001-000	DNAW SPV CA VINEYARD LLC	1.42	$17.04
022-180-020-000	DNAW SPV CA VINEYARD LLC	18.83	$225.96
022-180-021-000	DNAW SPV CA VINEYARD LLC	21.86	$262.32
024-031-016-000	DODGE JON & LINCOLN BETH TR	3.13	$37.56
047-070-007-000	DOMAINE CARNEROS LTD	99.57	$1,194.84
034-110-059-000	DOMAINE CHANDON INC	27.95	$335.40
034-140-022-000	DOMAINE CHANDON INC	24.94	$299.28
034-140-027-000	DOMAINE CHANDON INC	63.00	$756.00
035-041-028-000	DOMAINE PERI LLC	8.50	$102.00
027-421-015-000	DOMINUS ESTATE CORPORATION	53.88	$646.56
027-421-017-000	DOMINUS ESTATE CORPORATION	39.92	$479.04
052-100-031-000	DONDERO LAWRENCE & MARIA	8.38	$100.56
020-370-027-000	DOOLEY MICHAEL J & HEATHER A ETAL TR	15.92	$191.04
009-030-041-000	DOUBLE VEE PROPERTIES LLC	5.17	$62.04
020-240-002-000	DOUBLE VEE PROPERTIES LLC	16.31	$195.72
009-120-039-000	DOWDELL LANE LLC	19.87	$238.44
017-160-015-000	DOWDELL RODGER B JR	21.40	$256.80
021-030-031-000	DOWDELL RODGER B JR	16.00	$192.00
034-160-033-000	DRAGOO JUSTIN E & ALISON J TR	5.15	$61.80
050-352-002-000	DRG PIER PALM BEACH LLC	12.80	$153.60
033-160-027-000	DRISCOLL JOSEPH & AMY M TR	3.05	$36.60
027-070-036-000	DRY CREEK LLC	10.24	$122.88
047-240-033-000	DUCKHORN WINE CO	17.78	$213.36
047-240-034-000	DUCKHORN WINE CO	19.99	$239.88
009-470-022-000	DUCKHORN WINE COMPANY	7.64	$91.68
009-470-026-000	DUCKHORN WINE COMPANY	7.17	$86.04
018-180-005-000	DUCKHORN WINE COMPANY	35.70	$428.40
020-380-009-000	DUCKHORN WINE COMPANY	73.68	$884.16
021-010-006-000	DUCKHORN WINE COMPANY	37.23	$446.76
021-040-019-000	DUCKHORN WINE COMPANY	11.37	$136.44
022-100-033-000	DUCKHORN WINE COMPANY	10.10	$121.20
022-100-034-000	DUCKHORN WINE COMPANY	1.00	$12.00
022-100-035-000	DUCKHORN WINE COMPANY	1.00	$12.00
022-130-010-000	DUCKHORN WINE COMPANY	3.91	$46.92
031-170-019-000	DUCKHORN WINE COMPANY	33.89	$406.68
039-190-035-000	DUCKHORN WINE COMPANY	14.78	$177.36
049-242-001-000	DUGAN KFFP LLC	4.38	$52.56

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-231-005-000	DUHIG JAMES S & IDA L TR	5.00	$60.00
052-330-039-000	DUHIG JOHN SM & HARVEST SCADUTO	2.99	$35.88
024-300-073-000	DUNBERG LLC	13.76	$165.12
024-300-074-000	DUNBERG LLC	34.00	$408.00
047-211-004-000	DUNLAP DAVID W & COSBY EMILY RUCKER TR	1.98	$23.76
024-031-018-000	DUNN CHARLES B JR MARILYN	2.00	$24.00
018-180-043-000	DUNN-BUCHANAN KRISTINA & BRIAN	1.91	$22.92
035-010-057-000	DUNPHY DAVID R & KAREN L	1.40	$16.80
031-040-008-000	DURHAM DAVID S TR	11.00	$132.00
018-050-058-000	DUTCH CANYON LLC	14.89	$178.68
027-280-012-000	DV NORTH LLC	15.54	$186.48
027-280-013-000	DV SOUTH LLC	4.50	$54.00
050-270-027-000	DYER DWAIN J ETAL	23.52	$282.24
020-400-002-000	DYER WILLIAM G & DAWNINE S	2.29	$27.48
032-500-016-000	DZIEDZIC CRAIG & PRIMEAU MARK	1.82	$21.84
030-060-025-000	E & J GALLO WINERY	8.80	$105.60
030-240-033-000	E & J GALLO WINERY	7.00	$84.00
039-190-045-000	E & J GALLO WINERY INC	7.24	$86.88
039-190-050-000	E & J GALLO WINERY INC	95.21	$1,142.52
039-190-053-000	E & J GALLO WINERY INC	22.05	$264.60
031-070-009-000	EAC PARTNERS LLC	48.99	$587.88
018-160-010-000	EAKLE SAM ETAL	27.00	$324.00
018-160-013-000	EAKLE SAM ETAL	17.00	$204.00
018-160-014-000	EAKLE SAM ETAL	13.00	$156.00
032-540-018-000	EDCORA VINEYARD LLC	78.48	$941.76
016-110-063-000	EDMONDS-WATERS CHRISTOPHER D & DANIEL N TR	10.40	$124.80
017-160-040-000	EDWARD ANTHONY NAPA VALLEY LLC	1.50	$18.00
025-200-052-000	EDWARDS ROBERT J & MOOREEDWARDS JEAN TR	13.58	$162.96
027-340-066-000	EGAN VINEYARDS & OLIVE GROVES LLC	2.97	$35.64
047-370-001-000	EGO ONE LLC	3.52	$42.24
047-370-003-000	EGO ONE LLC	8.89	$106.68
031-040-028-000	EHRLICH VINEYARD LLC	6.50	$78.00
038-190-007-000	ELEVEN ELEVEN VINEYARD LLC	1.08	$12.96
038-190-019-000	ELEVEN ELEVEN VINEYARD LLC	4.55	$54.60
052-130-022-000	ELKE MARY TR ETAL	17.13	$205.56
038-010-026-000	ELLIOTT LINDA CHRISTINE	41.02	$492.24
038-010-027-000	ELLIOTT LINDA CHRISTINE	7.90	$94.80
036-190-019-000	ELLIOTT LINDA CHRISTINE ETAL	10.60	$127.20
032-540-035-000	ELLIOTT-SMITH PATRICK TR	12.20	$146.40
045-300-006-000	ELLIS STEVEN JAMES AND THERESA M	1.20	$14.40
024-440-007-000	ELSBERG MARK H & BARBARA TR	2.00	$24.00
035-041-017-000	EMISON VINEYARD LLC	9.92	$119.04
039-390-001-000	EMMOLO FAMILY SOUTH 40 VINEYARD LLC	32.12	$385.44
030-080-050-000	EMMOLO VINEYARDS LLC	9.40	$112.80
030-230-033-000	EMMOLO VINEYARDS LLC	32.97	$395.64
030-210-011-000	ENCINO CAPITAL LLC	1.00	$12.00
017-230-014-000	ENDERLIN DEAN A	17.80	$213.60
017-210-027-000	ENVY WINES LLC	11.14	$133.68
018-150-035-000	EOFF MICHAEL J & KELLY A TR	12.00	$144.00
039-380-028-000	ERBA PAUL	2.50	$30.00
033-010-064-000	ERBA PAUL S AND DEBBIE	22.00	$264.00
039-260-011-000	ESTEE 1543 LLC	4.00	$48.00
011-021-020-000	ESTRADA MARK & INGRID A	1.64	$19.68
039-150-071-000	EVANS ROGER L TR	13.77	$165.24
022-110-017-000	EYVAZZADEH EMIL & DOMARINA TR	2.00	$24.00
057-080-012-000	FAGUNDES CYNTHIA M TR	21.06	$252.72
020-350-022-000	FAIRWINDS ESTATE WINERY LLC	1.00	$12.00
052-330-002-000	FANIANI VINEYARDS LLC	4.96	$59.52

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-250-008-000	FANTESCA LLC	7.80	$93.60
052-130-021-000	FARELLA-PARK VINEYARDS LLC	18.00	$216.00
052-200-009-000	FARGO AYAD ADEEB & TRIXIE ANNE TR	6.55	$78.60
039-390-012-000	FAZEKAS THOMAS P & KATHLEEN K TR	30.00	$360.00
035-042-042-000	FAZIO DAVID & ROSEMARY	4.21	$50.52
052-010-020-000	FC AG PARTNERS LLC	14.00	$168.00
052-010-021-000	FC AG PARTNERS LLC	83.94	$1,007.28
018-310-011-000	FCC NORTH AMERICAN INVESTMENT LLC	19.50	$234.00
027-160-018-000	FIDGE MATTHEW T & KUERBISSFIDGE JENNIFER DENISE TR	3.98	$47.76
020-100-014-000	FINGERMAN WAYNE A & KARA M TR	3.90	$46.80
025-440-049-000	FINGERMAN WAYNE A & KARA M TR	1.20	$14.40
047-030-027-000	FIRETREE VINEYARDS LLC	4.49	$53.88
047-030-028-000	FIRETREE VINEYARDS LLC	17.86	$214.32
045-300-017-000	FIRKO CLEMENT J & WYMAN LYNN J TR	2.70	$32.40
032-400-019-000	FIRST NAPA LP	1.38	$16.56
017-130-019-000	FISH RANCH LLC	13.95	$167.40
020-350-044-000	FISHER FRED J & JUELLE LAMB TR	9.66	$115.92
020-150-004-000	FISHER FRED J & JUELLE LAMB TR ETAL	31.70	$380.40
034-370-018-000	FISHER MICHAEL L TR	6.27	$75.24
020-370-001-000	FITZWILSON CINDY F TR	4.04	$48.48
021-330-001-000	FLEURY BRIAN L & CLAUDIA TR	11.00	$132.00
030-070-018-000	FLEURY BRIAN L & CLAUDIA TR	6.92	$83.04
039-060-007-000	FLINN JUDY L TR	1.00	$12.00
043-190-005-000	FLOISAND JOHN TR	10.91	$130.92
022-110-020-000	FLORIAN MARK & LYNNE	2.04	$24.48
039-231-001-000	FLOWERS ERIC A & HILLARY M	5.00	$60.00
018-132-003-000	FN LAND LLC	19.43	$233.16
027-470-007-000	FN LAND LLC	11.56	$138.72
027-470-025-000	FN LAND LLC	35.26	$423.12
027-480-033-000	FN LAND LLC	29.65	$355.80
027-480-034-000	FN LAND LLC	25.80	$309.60
031-010-013-000	FN LAND LLC	20.99	$251.88
031-020-013-000	FN LAND LLC	6.31	$75.72
047-030-005-000	FN LAND LLC	26.46	$317.52
047-080-001-000	FN LAND LLC	34.73	$416.76
047-080-027-000	FN LAND LLC	67.38	$808.56
052-130-046-000	FN LAND LLC	14.87	$178.44
052-130-049-000	FN LAND LLC	41.23	$494.76
052-130-064-000	FN LAND LLC	31.51	$378.12
017-120-047-000	FNR & TK LLC	1.37	$16.44
039-400-082-000	FOD VINEYARD LLC	12.36	$148.32
034-300-006-000	FOHR RICHARD W AND ELAINE I TR	5.79	$69.48
025-440-040-000	FOLEY FAMILY FARMS LLC	20.29	$243.48
030-190-023-000	FOLEY FAMILY FARMS LLC	8.80	$105.60
031-220-014-000	FOLEY FAMILY FARMS LP	9.93	$119.16
036-010-035-000	FOLEY FAMILY FARMS LP	40.88	$490.56
036-010-036-000	FOLEY FAMILY FARMS LP	22.71	$272.52
039-020-018-000	FOLEY FAMILY FARMS LP	16.28	$195.36
039-040-060-000	FOLEY FAMILY FARMS LP	16.92	$203.04
039-040-062-000	FOLEY FAMILY FARMS LP	31.23	$374.76
047-041-004-000	FOLEY FAMILY FARMS LP	19.91	$238.92
047-041-013-000	FOLEY FAMILY FARMS LP	10.56	$126.72
049-270-014-000	FOLEY FAMILY FARMS LP	108.74	$1,304.88
021-420-045-000	FOLEY FAMILY WINES INC	6.00	$72.00
030-190-004-000	FOLEY FAMILY WINES INC	28.82	$345.84
039-040-061-000	FOLEY FAMILY WINES INC ETAL	26.78	$321.36
018-230-004-000	FOLEY ROBERT D JR & KEHOE KELLI L TR	1.55	$18.60
025-070-029-000	FORMAN VINEYARD LLC	11.50	$138.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-070-035-000	FORNI VINEYARDS LLC	8.00	$96.00
031-050-039-000	FORTUNA VINEYARDS	53.62	$643.44
036-180-004-000	FORTUNATI LLC	8.50	$102.00
032-550-022-000	FOSS VALLEY RANCH LLC	6.87	$82.44
032-560-013-000	FOSSIL PARTNERS LP	14.29	$171.48
025-180-034-000	FOSTER TREVOR & KELLY SHEA	15.11	$181.32
047-100-058-000	FOTINOS NORTH LLC	9.03	$108.36
047-100-057-000	FOTINOS VIVIAN TR ETAL	9.50	$114.00
020-370-033-000	FOTSCH LINDA N	23.11	$277.32
025-400-006-000	FRANCES NICHELINI VINEYARD LLC	36.17	$434.04
025-400-007-000	FRANCES NICHELINI VINEYARD LLC	38.40	$460.80
031-080-009-000	FRANCISCAN VINEYARDS INC	34.33	$411.96
031-080-031-000	FRANCISCAN VINEYARDS INC	172.41	$2,068.92
034-100-017-000	FRANCISCAN VINEYARDS INC	7.40	$88.80
034-320-019-000	FRANCISCAN VINEYARDS INC	10.05	$120.60
032-130-053-000	FRANK FAMILY VINEYARD LLC	63.91	$766.92
030-120-038-000	FRANK FAMILY VINEYARDS LLC	48.60	$583.20
032-130-054-000	FRANK FAMILY VINEYARDS LLC	11.19	$134.28
045-380-002-000	FRANK PAUL & SUSAN TR	4.60	$55.20
030-120-035-000	FRANK RICHARD H TR	24.42	$293.04
011-050-020-000	FREDIANI VINEYARDS LLC	14.60	$175.20
020-150-034-000	FREDIANI VINEYARDS LLC	16.60	$199.20
020-150-042-000	FREDIANI VINEYARDS LLC	37.88	$454.56
020-150-043-000	FREDIANI VINEYARDS LLC	14.79	$177.48
020-310-004-000	FREDIANI VINEYARDS LLC	4.70	$56.40
020-340-001-000	FREDIANI VINEYARDS LLC	17.20	$206.40
020-340-002-000	FREDIANI VINEYARDS LLC	5.50	$66.00
020-340-020-000	FREDIANI VINEYARDS LLC	8.00	$96.00
020-350-040-000	FREDIANI VINEYARDS LLC	15.10	$181.20
035-042-040-000	FREED DAVID I & ELAINE L TR	5.94	$71.28
039-380-034-000	FRIEDKIN MORTON L & AMY ROTHSCHILD	4.81	$57.72
036-070-022-000	FRIEDMAN GARY	3.00	$36.00
035-470-031-000	FRISINGER JAMES E JR & KAREN M TR	14.00	$168.00
027-100-039-000	FROGS LEAP WINERY	12.33	$147.96
027-100-040-000	FROGS LEAP WINERY	28.24	$338.88
030-060-021-000	FROGS LEAP WINERY	36.63	$439.56
030-090-033-000	FROGS LEAP WINERY	13.03	$156.36
009-391-026-000	FRONT ACREAGE 26.8 LLC	26.40	$316.80
021-010-003-000	FROSTFIRE VINEYARDS II LLC	11.15	$133.80
030-190-028-000	FROSTFIRE VINEYARDS LLC	1.10	$13.20
047-160-019-000	FROSTFIRE VINEYARDS LLC	6.75	$81.00
020-120-028-000	FTM INVESTMENTS LP	1.69	$20.28
039-390-010-000	FURTADO CATHERINE J TR	4.24	$50.88
027-340-061-000	FUTO FAMILY LLC	5.34	$64.08
024-282-022-000	G WINE LLC	1.55	$18.60
018-310-002-000	G3 ENTERPRISES INC	80.50	$966.00
025-230-013-000	G3 ENTERPRISES INC	111.11	$1,333.32
016-060-014-000	GAFFNEY MARK F TR ETAL	1.38	$16.56
009-470-019-000	GALLAGHER DONALD D & DANA K TR	4.20	$50.40
024-201-023-000	GALLAGHER DOUGLAS D	2.50	$30.00
030-100-001-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$36.00
030-100-019-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$36.00
030-100-020-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$36.00
030-080-001-000	GALLERON ALICE A TR ETAL	8.80	$105.60
030-080-047-000	GALLERON PROPERTIES LLC	9.00	$108.00
021-410-035-000	GALLO GLASS REVERSE PLACEHOLDER LLC	5.34	$64.08
018-070-068-000	GALLO VINEYARDS INC	1.40	$16.80
018-070-069-000	GALLO VINEYARDS INC	3.50	$42.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
018-070-071-000	GALLO VINEYARDS INC	96.70	$1,160.40
018-300-036-000	GALLO VINEYARDS INC	11.20	$134.40
018-300-038-000	GALLO VINEYARDS INC	27.60	$331.20
018-300-039-000	GALLO VINEYARDS INC	19.30	$231.60
018-300-050-000	GALLO VINEYARDS INC	17.70	$212.40
018-300-051-000	GALLO VINEYARDS INC	82.50	$990.00
032-030-010-000	GALLO WINE SALES OF NEW JERSEY INC	100.68	$1,208.16
032-030-059-000	GALLO WINE SALES OF NEW JERSEY INC	35.06	$420.72
032-030-060-000	GALLO WINE SALES OF NEW JERSEY INC	95.27	$1,143.24
032-030-061-000	GALLO WINE SALES OF NEW JERSEY INC	146.51	$1,758.12
032-030-062-000	GALLO WINE SALES OF NEW JERSEY INC	67.09	$805.08
032-540-001-000	GALLO WINE SALES OF NEW JERSEY INC	99.92	$1,199.04
032-540-015-000	GALLO WINE SALES OF NEW JERSEY INC	26.68	$320.16
009-460-016-000	GAMBLE JAMES A AND STEPHANIE WEEKS	3.14	$37.68
031-070-011-000	GAMBLE LAUNCE L TR	6.84	$82.08
027-360-001-000	GAMBLE MARK D TR	1.90	$22.80
022-140-056-000	GANTNER JOHN M TR ETAL	10.10	$121.20
027-020-013-000	GARDEN AMY W TR ETAL	15.00	$180.00
038-080-005-000	GARDNER JAMES E & DORIS I TR	2.50	$30.00
031-030-016-000	GARGIULO VINEYARD LLC	34.51	$414.12
031-070-038-000	GARGIULO VINEYARD LLC	1.54	$18.48
031-070-039-000	GARGIULO VINEYARD LLC	8.12	$97.44
047-043-020-000	GARNER ABIGAIL M TR	6.50	$78.00
039-232-007-000	GARTON CINDY CHARLENE	2.50	$30.00
039-232-018-000	GARTON MICHAEL P & BEVERLY	7.00	$84.00
039-190-037-000	GARVEY LINDSAY B TR	32.15	$385.80
030-250-013-000	GARVEY PATRICK J & JULIA K TR	40.00	$480.00
027-460-036-000	GARVEY PATRICK J & JULIA KOMES TR	19.21	$230.52
045-380-014-000	GARVEY PAUL T & LINDA L TR ETAL	9.72	$116.64
047-320-004-000	GARVEY PAUL T & LINDA L TR ETAL	12.34	$148.08
032-440-021-000	GASKINS GEORGE W TR	9.60	$115.20
032-440-022-000	GASKINS GEORGE W TR	19.00	$228.00
009-350-048-000	GBC REALTY HOLDINGS LLC	6.63	$79.56
052-130-052-000	GC NAPA PROPERTIES LLC	2.55	$30.60
047-390-019-000	GEE PAUL TEANG TR ETAL	17.34	$208.08
020-340-031-000	GEESLIN KEITH B & PRISCILLA B TR	3.39	$40.68
047-370-011-000	GELTIS ARISTOMENIS M TR	13.75	$165.00
035-480-025-000	GEORGE ALTAMURA JR LLC	5.00	$60.00
036-100-022-000	GEORGE BERT L & CYNDIE ANN TR ETAL	3.27	$39.24
022-210-024-000	GF VINEYARDS LLC	1.76	$21.12
036-170-044-000	GIANT CEDAR LLC	5.84	$70.08
027-210-033-000	GIANT OAK CORP	15.26	$183.12
027-210-036-000	GIANT OAK CORP	20.00	$240.00
047-370-002-000	GIBSON BONNIE DEXTER TR	2.37	$28.44
039-270-001-000	GILBERT CHRISTOPHER LEE & SMITH-GILBERT MICHELLE K	2.50	$30.00
039-270-002-000	GILBERT CHRISTOPHER LEE & SMITH-GILBERT MICHELLE K	2.50	$30.00
047-252-007-000	GIOVANNONI ANTHONY J & JULANE K TR	4.50	$54.00
047-230-042-000	GIOVANNONI CAROL TR ETAL	41.00	$492.00
034-160-027-000	GIOVANNONI MICHAEL D AND CATHERINE H TR	10.00	$120.00
039-400-005-000	GITTINGS SAMUEL E III TR	18.80	$225.60
025-042-029-000	GLENDALE RANCH VINEYARDS LLC	59.91	$718.92
036-140-066-000	GLOBAL AG PROPERTIES II USA LLC	41.03	$492.36
036-140-067-000	GLOBAL AG PROPERTIES II USA LLC	31.46	$377.52
036-150-062-000	GLOBAL AG PROPERTIES II USA LLC	39.09	$469.08
036-160-025-000	GLOBAL AG PROPERTIES II USA LLC	32.21	$386.52
036-180-050-000	GLOBAL AG PROPERTIES II USA LLC	38.89	$466.68
057-340-002-000	GLOBAL AG PROPERTIES II USA LLC	141.91	$1,702.92
018-210-012-000	GLOBAL AG PROPERTIES USA LLC	90.66	$1,087.92

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
018-210-014-000	GLOBAL AG PROPERTIES USA LLC	57.32	$687.84
018-260-014-000	GLOBAL AG PROPERTIES USA LLC	86.88	$1,042.56
018-260-024-000	GLOBAL AG PROPERTIES USA LLC	181.08	$2,172.96
018-260-026-000	GLOBAL AG PROPERTIES USA LLC	55.24	$662.88
018-270-011-000	GLOBAL AG PROPERTIES USA LLC	81.20	$974.40
047-120-002-000	GLOBAL AG PROPERTIES USA LLC	238.02	$2,856.24
047-120-003-000	GLOBAL AG PROPERTIES USA LLC	5.12	$61.44
032-500-022-000	GLORIAFELIX ROSA ELENA SUC TR	5.00	$60.00
047-252-005-000	GOEL DHARAM ETAL TR	14.65	$175.80
036-140-024-000	GOLDBERG EVAN & CYNTHIA TR	4.62	$55.44
039-100-001-000	GOLDEN STATE INCOME FUND IV LLC	7.75	$93.00
027-120-016-000	GOLDEN-AMERICA INC	3.50	$42.00
009-670-017-000	GOLDFARB STEVEN H & LINDA S TR	6.87	$82.44
030-300-042-000	GOLDIN INVESTMENT I INC	13.46	$161.52
039-190-058-000	GOLDMAN JONATHAN S TR	4.92	$59.04
039-280-018-000	GOLDMAN JONATHAN S TR	8.00	$96.00
033-040-057-000	GOLDVISTA HOLDINGS LLC	45.50	$546.00
032-150-054-000	GOMEZ THOMAS W JR TR ETAL	14.00	$168.00
039-060-023-000	GOOD NITE INN SEA WORLD PARTNERS	1.15	$13.80
020-210-003-000	GOODBY JEFFREY ALAN TR ETAL	6.90	$82.80
033-220-002-000	GORDON DONALD W & CHRISTIN TR ETAL	46.98	$563.76
033-220-005-000	GORDON DONALD W & CHRISTIN TR ETAL	20.00	$240.00
052-130-063-000	GORDON FAMILY VINEYARDS LLC	7.90	$94.80
032-160-082-000	GOYAL GEETESH & SATJEET K	3.86	$46.32
049-050-014-000	GRAGG LAWRENCE M AND CHUTARATNA TR	4.00	$48.00
039-140-026-000	GRASSI MARK ANTHONY & JAMI LEE TR	1.93	$23.16
018-210-005-000	GRATUS VINEYARDS LP	10.40	$124.80
035-061-002-000	GRAVES MARY W ETAL TR	1.20	$14.40
027-120-022-000	GRECH NANCY TR ETAL	9.00	$108.00
027-320-013-000	GREEN CONSTANCE E	1.45	$17.40
030-280-012-000	GREEN JULIE TR ETAL	12.00	$144.00
027-210-005-000	GREER ROBERT W & CYNTHIA PENTURELLI TR ETAL	3.14	$37.68
030-200-058-000	GREY SAND BEACH LLC	1.82	$21.84
027-411-004-000	GRGICH HILLS CELLAR	12.90	$154.80
027-412-001-000	GRGICH HILLS CELLAR	21.00	$252.00
027-470-032-000	GRGICH HILLS CELLAR	30.27	$363.24
027-470-033-000	GRGICH HILLS CELLAR	8.80	$105.60
047-130-001-000	GRGICH HILLS CELLAR	64.30	$771.60
057-070-017-000	GRGICH HILLS CELLAR	121.44	$1,457.28
045-230-009-000	GRIGSBY ERIC JEROME & ROCCA MARY FRANCES	9.50	$114.00
031-050-053-000	GROTH VINEYARDS AND WINERY LLC	46.56	$558.72
031-050-054-000	GROTH VINEYARDS AND WINERY LLC	44.12	$529.44
034-200-013-000	GROTH VINEYARDS AND WINERY LLC	19.95	$239.40
034-211-017-000	GROTH VINEYARDS AND WINERY LLC	7.94	$95.28
034-211-055-000	GROTH VINEYARDS AND WINERY LLC	9.62	$115.44
035-120-036-000	GRR VINEYARD LLC ETAL	20.62	$247.44
035-390-008-000	GRUEBELE RANDALL WILLIAM & ELLEN LOUISE TR	4.96	$59.52
036-070-027-000	GRUPALO DONALD PAUL & DOLORES ANITA TR	5.78	$69.36
011-351-033-000	GUARINO ALBERTO M & ROSEMARY OLVERA TR	2.00	$24.00
011-351-031-000	GUARINO JOHN A	2.00	$24.00
011-351-012-000	GUARINO NICOLA A TR ETAL	2.00	$24.00
011-351-028-000	GUBEL GUSTAVO TR	1.75	$21.00
039-260-016-000	GUCK NINA E TR	1.23	$14.76
045-310-057-000	GULASH JOSEPH N & ALEXIS TR	3.00	$36.00
045-170-006-000	GUTTERSEN SHAWN P & COSTANZA PERAGLIE TR	4.15	$49.80
031-170-016-000	GV ACQUISITION COMPANY LLC	14.90	$178.80
038-050-001-000	GV LLC	4.96	$59.52
017-130-060-000	GVI REVERSE PLACEHOLDER LLC	34.26	$411.12

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
017-130-061-000	GVI REVERSE PLACEHOLDER LLC	32.78	$393.36
030-260-004-000	GVI REVERSE PLACEHOLDER LLC	29.71	$356.52
032-540-029-000	GVI REVERSE PLACEHOLDER LLC	20.48	$245.76
047-320-030-000	GVI REVERSE PLACEHOLDER LLC	39.30	$471.60
017-230-005-000	H B VINEYARDS	6.00	$72.00
039-270-020-000	H DE V LLC	10.20	$122.40
039-270-021-000	H DE V LLC	13.20	$158.40
031-100-006-000	H&H VINEYARDS LLC	17.17	$206.04
031-100-012-000	H&H VINEYARDS LLC	16.71	$200.52
031-100-013-000	H&H VINEYARDS LLC	8.21	$98.52
031-100-020-000	H&H VINEYARDS LLC	9.00	$108.00
031-100-021-000	H&H VINEYARDS LLC	13.00	$156.00
024-262-031-000	HABER FAMILY VINEYARDS LLC	2.48	$29.76
038-190-008-000	HABERGER MARK S TR ETAL	4.14	$49.68
011-390-038-000	HACIENDA VINEYARDS LLC	2.40	$28.80
011-390-039-000	HACIENDA VINEYARDS LLC	1.30	$15.60
011-390-040-000	HACIENDA VINEYARDS LLC	2.54	$30.48
011-390-041-000	HACIENDA VINEYARDS LLC	1.44	$17.28
031-220-010-000	HACKETT SARAH FAITH SUC TR	4.89	$58.68
027-160-058-000	HAGEN DREW & SUSAN E TR	2.15	$25.80
052-100-038-000	HAGEN ROAD VINEYARDS LLC	2.09	$25.08
047-120-001-000	HAIRE VINEYARDS LLC	33.73	$404.76
047-380-001-000	HAIRE VINEYARDS LLC	2.50	$30.00
030-300-039-000	HALL 60 AUBERGE LLC	19.41	$232.92
018-140-026-000	HALL HARDESTER LLC	59.70	$716.40
018-140-033-000	HALL HARDESTER LLC	90.65	$1,087.80
027-120-061-000	HALL HIGHWAY 29 WINERY LLC ETAL	17.57	$210.84
047-280-023-000	HALL JAMES M TR ETAL	6.55	$78.60
009-460-012-000	HAMPSON DIRK M & CHARLOTTE C TR	3.56	$42.72
032-530-028-000	HANABI 100 ACRES LLC	3.00	$36.00
022-080-024-000	HANEY R NICHOLAS	2.00	$24.00
031-180-042-000	HANGMAN KEVIN L & CRISTINA E TR	1.00	$12.00
035-031-013-000	HANNA WILLIAM T & CLAUDIA JO TR	9.43	$113.16
035-041-022-000	HANNA WILLIAM T & CLAUDIA JO TR ETAL	19.69	$236.28
039-260-021-000	HANSEN MERWIN J & LISA C TR	1.11	$13.32
035-101-018-000	HANSON-HSIEH VINEYARDS	51.47	$617.64
031-070-007-000	HARBISON JOSEPH F III & PATRICIA A TR	3.05	$36.60
025-020-021-000	HARDIN ALAN TR	12.70	$152.40
025-210-019-000	HARDIN DONALD R TR	32.00	$384.00
018-110-036-000	HARDIN WILLIAM W TR	35.62	$427.44
033-010-056-000	HARDTEN FAMILY VINEYARDS LLC	8.37	$100.44
047-252-017-000	HARGIS DARLEENE L TR	2.00	$24.00
027-490-018-000	HARLAN ESTATE RANCH HOLDINGS	6.85	$82.20
027-490-019-000	HARLAN ESTATE RANCH HOLDINGS I LP	1.62	$19.44
027-490-021-000	HARLAN FAMILY AGRICULTURAL HOLDINGS LP	23.17	$278.04
022-260-003-000	HARLEQUIN ANNEX LLC	6.50	$78.00
047-370-019-000	HARMON DAVID L III	3.60	$43.20
018-080-023-000	HARNEY CHRISTOPHER JOSEPH & CHRISTINA MARINO TR ET	21.38	$256.56
022-010-039-000	HARRELL MISTI LEE TR	22.20	$266.40
032-210-006-000	HARRIS JOHN ROBERT & JESSICA LYNN TR ETAL	3.00	$36.00
032-210-016-000	HARRIS JOHN ROBERT & JESSICA LYNN TR ETAL	4.00	$48.00
027-430-028-000	HARRIS JOSEPH MERLE JR TR ETAL	8.50	$102.00
030-250-006-000	HARRISON WILLIAM M & DEANNA F TR	7.36	$88.32
009-470-023-000	HART WILLIAM & MARGARET K TR	4.00	$48.00
031-060-025-000	HARTER DENNIS W & SHARON K TR	1.77	$21.24
039-620-006-000	HARTWIG GARY & CATHI	1.00	$12.00
050-010-017-000	HASPEL DANIEL JONATHAN & JOSANNA WEEKS TR	1.00	$12.00
034-060-049-000	HAWLEY WILLIAM R & BRANDT-HAWLEY SUSAN TR	14.00	$168.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
009-350-056-000	HAYNE HERITAGE LLC	13.10	$157.20
052-450-001-000	HAYNES VINEYARD LLC	33.40	$400.80
009-450-011-000	HEIM BRIAN E	6.66	$79.92
024-450-009-000	HEISER JAMES B TR	7.30	$87.60
036-150-025-000	HEITZ DAVID T TR	5.41	$64.92
020-210-006-000	HEITZ GARY F AND VIRGINIA C CO-TR	9.39	$112.68
020-210-016-000	HEITZ MARK RANDALL ETAL	9.30	$111.60
020-210-015-000	HEITZ WALTER LEWIS ETAL	1.48	$17.76
022-031-001-000	HEITZ WINE CELLARS	17.10	$205.20
024-332-021-000	HEITZ WINE CELLARS	7.40	$88.80
025-180-013-000	HEITZ WINE CELLARS	32.50	$390.00
030-020-002-000	HEITZ WINE CELLARS	7.16	$85.92
030-020-023-000	HEITZ WINE CELLARS	4.18	$50.16
030-120-020-000	HEITZ WINE CELLARS	16.50	$198.00
030-120-033-000	HEITZ WINE CELLARS	61.60	$739.20
030-120-034-000	HEITZ WINE CELLARS	1.30	$15.60
034-170-016-000	HEITZ WINE CELLARS	43.70	$524.40
030-200-030-000	HEITZ WINE CELLARS ETAL	33.10	$397.20
018-310-003-000	HEITZ WINE CELLARS INC	46.70	$560.40
030-020-022-000	HEITZ WINE CELLERS	1.93	$23.16
009-030-051-000	HELENA VINEDO LLC	1.66	$19.92
045-310-047-000	HENDERSONTOTH JILL TR ETAL	2.95	$35.40
032-540-016-000	HENDRICKSON MARILYN K	8.66	$103.92
045-380-001-000	HENDRICKSON MARILYN K TR	8.00	$96.00
018-230-001-000	HENSZEL ANGELA LOUISE TR	1.85	$22.20
057-100-030-000	HERNANDEZ ELEODORO & NOEMI	5.50	$66.00
036-120-002-000	HERRICK II RANCH LLC	88.94	$1,067.28
018-250-019-000	HESS COLLECTION WINERY	168.54	$2,022.48
018-250-020-000	HESS COLLECTION WINERY	20.89	$250.68
018-250-021-000	HESS COLLECTION WINERY	18.60	$223.20
018-270-014-000	HESS COLLECTION WINERY	5.53	$66.36
018-270-015-000	HESS COLLECTION WINERY	16.51	$198.12
018-270-016-000	HESS COLLECTION WINERY	7.21	$86.52
018-270-017-000	HESS COLLECTION WINERY	59.30	$711.60
018-270-018-000	HESS COLLECTION WINERY	100.53	$1,206.36
021-020-013-000	HIGGINS DANIEL B & SHAW MAIYA E TR	1.17	$14.04
032-540-019-000	HILL DOUGLAS W	25.14	$301.68
043-190-004-000	HILL DOUGLAS W	6.78	$81.36
032-500-014-000	HILL DOUGLAS W ETAL	4.74	$56.88
039-150-085-000	HILL WILLIAM H	26.04	$312.48
039-150-084-000	HILL WILLIAM H ETAL	9.93	$119.16
039-150-086-000	HILL WILLIAM HENRY TR	3.72	$44.64
030-090-044-000	HILLS VINEYARDS	18.25	$219.00
011-351-037-000	HINDSIGHT VINEYARDS LLC	3.42	$41.04
011-351-038-000	HINDSIGHT VINEYARDS LLC	1.84	$22.08
019-030-036-000	HINE RANCH LLC	4.54	$54.48
025-440-005-000	HINSHAW JOHN & JULIA TR	2.38	$28.56
025-440-006-000	HINSHAW JOHN MARK	2.19	$26.28
025-110-049-000	HMS VINEYARDS LLC	4.89	$58.68
039-650-021-000	HNH VISTA PARTNERS LLC	1.00	$12.00
034-350-007-000	HO JAMES K & DOREEN WOO TR	11.31	$135.72
035-470-009-000	HODGES SHANNON TR	4.25	$51.00
011-351-026-000	HOFFMAN JOANNE L TR ETAL	1.75	$21.00
049-310-004-000	HOLBROOK HAROLD L & PHOEBE T TR	1.25	$15.00
030-270-005-000	HOLDEN BEVERLY TR	3.00	$36.00
039-620-005-000	HOLMES MATTHEW F TR	1.00	$12.00
027-460-016-000	HONEST MAN LLC	14.06	$168.72
030-090-003-000	HONIG VINEYARD AND WINERY LLC	39.63	$475.56

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-110-013-000	HOOPES FAMILY WINERY PARTNERS LP	4.47	$53.64
027-570-013-000	HOPE MANAGEMENT LLC	4.27	$51.24
020-420-033-000	HORSESHOE HEIGHTS LLC	7.47	$89.64
027-280-040-000	HORTON FAMILY VINEYARD LLC	14.13	$169.56
039-670-013-000	HOSSFELD SUSAN W TR ETAL	34.10	$409.20
035-460-042-000	HOUSLEY ARTHUR ADAM & MOWRY-HOUSLEY TAMERA DARVE	4.02	$48.24
039-580-016-000	HOUSLEY ARTHUR J & JUDITH A TR	2.00	$24.00
050-342-004-000	HOWARD CHARLES O & PAMELA M TR	1.50	$18.00
024-020-016-000	HOWELL MOUNTAIN VINEYARD COMPANY LLC	1.61	$19.32
024-450-008-000	HOWELL MOUNTAIN VINEYARD COMPANY LLC	5.80	$69.60
034-160-003-000	HQ WINERY LLC	1.29	$15.48
025-080-031-000	HSIH NHH INV LLC	2.74	$32.88
021-030-035-000	HUACO FAMILY VINEYARDS LLC	1.20	$14.40
009-470-010-000	HUBBARD MICHAEL K TR	5.00	$60.00
027-260-010-000	HUDSON DONALD LLOYD & KATHLEEN SEIM TR	1.50	$18.00
047-070-023-000	HUDSONIA LLC	98.77	$1,185.24
050-380-019-000	HUDSONIA LLC	90.11	$1,081.32
039-590-004-000	HUFNAGL GUNTHER & GRANDFIELD SHEILA TR	6.33	$75.96
024-040-002-000	HUGHES LOYAL H JR & LINDA L	5.20	$62.40
050-372-008-000	HULET DEBORAH JAYNE & JEFFERSON RICHARD TR	1.50	$18.00
052-460-032-000	HUMBLE ROBERSON JR	1.00	$12.00
039-600-016-000	HUMPHREY JOHN C & JANIE V TR	1.60	$19.20
021-040-014-000	HUNDRED ACRE WINE ESTATE LLC	8.60	$103.20
030-060-054-000	HUNEEUS CHANTRE PROPERTIES LLC	45.65	$547.80
030-060-060-000	HUNEEUS CHANTRE PROPERTIES LLC	5.60	$67.20
016-130-023-000	HUNT KYLE & KATHRYN	2.50	$30.00
047-272-017-000	HUNTER HOLDINGS II LLC	13.20	$158.40
011-260-011-000	HURD PETER S & DIANE TSUKAMOTO TR ETAL	13.65	$163.80
030-190-012-000	HURT WILLIAM LON & HOLLY JOY TR ETAL	5.88	$70.56
039-630-006-000	HUSIC FRANK J & JULIE A TR	4.40	$52.80
039-640-008-000	HUSIC FRANK J & JULIE A TR	4.62	$55.44
047-300-010-000	HYDE LAURENCE W AND ELZBIETA TR	9.00	$108.00
025-270-022-000	HYPERION INVESTMENTS LLC	38.56	$462.72
025-270-025-000	HYPERION VINEYARD HOLDINGS LLC	65.40	$784.80
031-170-004-000	ILSLEY DAVID J ETAL	2.47	$29.64
032-530-023-000	ILSLEY JANICE E TR ETAL	22.40	$268.80
043-061-023-000	INFINITE LEISURE LLC	16.50	$198.00
043-061-024-000	INFINITE LEISURE LLC	6.00	$72.00
050-342-006-000	IRONWOODS VENTURES LLC	3.79	$45.48
036-110-027-000	ISAAC LLC	23.50	$282.00
047-230-019-000	IUND DAVID E & LINDA D TR	1.00	$12.00
047-230-020-000	IUND DAVID E & LINDA D TR	1.00	$12.00
047-230-013-000	IUND DAVID E & LINDA D TR ETAL	19.25	$231.00
047-230-035-000	IUND DAVID E TR ETAK & LINDA D TR	6.25	$75.00
047-230-036-000	IUND DAVID E TR ETAK & LINDA D TR	2.25	$27.00
050-342-008-000	IVANOFF ALEXANDER E & SHARON L TR	1.10	$13.20
036-140-058-000	J&J RIVER ROCK VINEYARDS LLC	63.75	$765.00
036-140-059-000	J&J RIVER ROCK VINEYARDS LLC	47.44	$569.28
034-350-004-000	JACKSON FAMILY ESTATES 1 LLC	1.74	$20.88
034-350-006-000	JACKSON FAMILY ESTATES 1 LLC	22.06	$264.72
034-350-030-000	JACKSON FAMILY ESTATES 1 LLC	37.57	$450.84
031-080-005-000	JACKSON FAMILY ESTATES I LLC	40.70	$488.40
022-140-057-000	JACKSON FAMILY INVESTMENTS III	23.71	$284.52
020-360-024-000	JACKSON FAMILY INVESTMENTS III LLC	16.35	$196.20
020-450-022-000	JACKSON FAMILY INVESTMENTS III LLC	10.48	$125.76
022-130-024-000	JACKSON FAMILY INVESTMENTS III LLC	2.16	$25.92
022-250-009-000	JACKSON FAMILY INVESTMENTS III LLC	35.27	$423.24
024-300-015-000	JACKSON FAMILY INVESTMENTS III LLC	66.61	$799.32

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
024-350-019-000	JACKSON FAMILY INVESTMENTS III LLC	16.54	$198.48
024-350-022-000	JACKSON FAMILY INVESTMENTS III LLC	1.88	$22.56
024-350-023-000	JACKSON FAMILY INVESTMENTS III LLC	9.14	$109.68
034-350-034-000	JACKSON FAMILY INVESTMENTS III LLC	6.14	$73.68
034-350-044-000	JACKSON FAMILY INVESTMENTS III LLC	22.64	$271.68
022-200-005-000	JACKSON FAMILY INVESTMENTS III LLC ETAL	5.23	$62.76
022-200-025-000	JACKSON FAMILY INVESTMENTS III LLC ETAL	9.24	$110.88
031-080-006-000	JACKSON FAMILY INVESTMENTS LLC	13.26	$159.12
031-100-005-000	JACKSON FAMILY INVESTMENTS LLC	4.46	$53.52
035-470-003-000	JACKSON GLENN E & LABRIE-JACKSON ROBIN L TR	2.58	$30.96
047-310-006-000	JACOBS JAY B AND AMELIA MAXINE TR	7.51	$90.12
047-041-020-000	JAFW VINEYARDS LLC	4.00	$48.00
059-010-020-000	JAFW VINEYARDS LLC	34.68	$416.16
052-380-035-000	JAGER RICHARD E & JOAN M TR	2.30	$27.60
052-400-023-000	JAGER RICHARD E & JOAN M TR	1.40	$16.80
059-020-053-000	JAMCAN LLC	23.83	$285.96
018-050-048-000	JANZEN CLAUS DETLEV G & DIANE L TR	5.20	$62.40
033-360-009-000	JARVIS WILLIAM E & LETICIA A TR	25.01	$300.12
020-100-030-000	JASUD ESTATE LLC	14.33	$171.96
030-190-002-000	JD ESTATE VINEYARDS LLC	2.05	$24.60
017-160-060-000	JDL PROPERTY MANAGEMENT LLC	2.81	$33.72
039-680-004-000	JEEP SHED LLC	7.30	$87.60
039-680-005-000	JEEP SHED LLC	19.58	$234.96
034-100-035-000	JENNINGS ROBERT JOHNSTON & CHRISTINA FAYE ANDREWS	11.50	$138.00
025-440-007-000	JEP LLC	15.00	$180.00
025-440-031-000	JIMMY NIK RANCH LLC	5.50	$66.00
032-400-031-000	JINKS SUSAN J TR	7.50	$90.00
031-180-043-000	JITNER LAWRENCE SPENCER ETAL	4.00	$48.00
027-100-046-000	JKG-B LLC	5.58	$66.96
027-100-047-000	JKG-C LLC	4.51	$54.12
036-160-019-000	JNJ VINEYARDS LLC	12.00	$144.00
027-020-070-000	JOEL GOTT WINES LLC	5.61	$67.32
047-042-021-000	JOFFE ADAM & JANIE	4.60	$55.20
039-310-028-000	JOHANSON ROBERT H & MARJO TR	1.50	$18.00
027-100-038-000	JOHN AK-B LLC	16.71	$200.52
030-300-005-000	JOHN UMBER ESTATE LLC	3.37	$40.44
027-460-023-000	JOHNSON JULIE A TR	9.06	$108.72
027-460-024-000	JOHNSON JULIE A TR	1.37	$16.44
039-190-006-000	JOHNSON MICHAEL L & MARIAN H TR	9.00	$108.00
017-160-036-000	JOHNSON R EDWARD & POLLY P TR	17.96	$215.52
018-310-050-000	JOHNSON REVERDY TR	4.42	$53.04
034-200-006-000	JOHNSON THOMAS CHARLES & CLAUDIA TRIEMAN TR	3.00	$36.00
039-130-019-000	JONES CLINTON & KIMBERLY	1.75	$21.00
021-010-070-000	JONES E RICHARD TR ETAL	8.43	$101.16
047-280-006-000	JONES ROBERT E & DARLENE L TR ETAL	14.70	$176.40
052-170-028-000	JONES ROBERT E AND DARLENE L CO-TR	6.50	$78.00
025-080-041-000	JONES SANDRA	1.01	$12.12
039-231-004-000	JONES WESLEY & SWAIN EMMA	1.40	$16.80
039-100-008-000	JORDAN ROBERT TR	2.00	$24.00
036-070-009-000	JORDAN THOMAS J & MELINDA S TR	3.58	$42.96
025-070-058-000	JOSEPH PHELPS VINEYARDS LLC	95.34	$1,144.08
025-410-005-000	JOSEPH PHELPS VINEYARDS LLC	10.91	$130.92
025-410-006-000	JOSEPH PHELPS VINEYARDS LLC	9.22	$110.64
027-210-027-000	JOSEPH PHELPS VINEYARDS LLC	33.48	$401.76
031-050-074-000	JOSEPH PHELPS VINEYARDS LLC	20.30	$243.60
032-400-005-000	JOSEPH PHELPS VINEYARDS LLC	29.05	$348.60
032-400-030-000	JOSEPH PHELPS VINEYARDS LLC	8.65	$103.80
034-170-015-000	JOSEPH PHELPS VINEYARDS LLC	48.14	$577.68

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
034-190-043-000	JOSEPH PHELPS VINEYARDS LLC	36.82	$441.84
046-370-029-000	JOSEPH PHELPS VINEYARDS LLC	91.48	$1,097.76
017-140-003-000	JUSTIN VINEYARDS & WINERY LLC	29.92	$359.04
025-200-050-000	JUSTIN VINEYARDS & WINERY LLC	69.13	$829.56
036-160-011-000	K & G VINEYARDS LLC	38.27	$459.24
036-160-012-000	K & G VINEYARDS LLC	34.25	$411.00
034-160-020-000	KALAMARAS JOHN & LYSA TR	4.57	$54.84
017-210-029-000	KALARIS FAMILY VINEYARD LLC	10.50	$126.00
031-180-047-000	KAPCSANDY FAMILY LLC	13.73	$164.76
039-400-081-000	KAPLAN JAMES L & ELLEN A TR	7.23	$86.76
039-660-018-000	KAUFMAN RICHARD H & JENNIFER R TR ETAL	1.24	$14.88
032-550-007-000	KAUNG GORDON KAUNG-OO & LILLIAN FEE-LWIN	2.50	$30.00
039-190-055-000	KB01 LLC ETAL	7.69	$92.28
022-140-027-000	KEENAN MICHAEL C	4.68	$56.16
022-150-035-000	KEENAN MICHAEL C	17.50	$210.00
022-150-036-000	KEENAN MICHAEL C	24.54	$294.48
022-150-026-000	KEENAN VINEYARDS LLC	8.96	$107.52
034-150-016-000	KEEVER WILLIAM L & OLGA TR ETAL	5.49	$65.88
034-150-036-000	KEILMAN GUY T & MARY M TR	3.44	$41.28
030-260-029-000	KELHAM SUSANNA ROGERS TR ETAL	6.00	$72.00
027-500-037-000	KELHAM VINEYARDS GROWERS LLC	43.65	$523.80
027-500-016-000	KELHAM WILLIAM TR	3.53	$42.36
027-500-036-000	KELHAM WILLIAM TR	2.61	$31.32
027-500-034-000	KELLEHER DONALD J AND DONNA B TR	10.00	$120.00
022-034-006-000	KELLER PAUL R JR TR ETAL	50.90	$610.80
036-070-037-000	KELLER THOMAS A TR	3.05	$36.60
041-490-005-000	KELLEY DAVID J & CATHERINE C TR	1.70	$20.40
035-470-035-000	KELLY GENE & PAULA J TR	7.50	$90.00
017-230-001-000	KENEFICK CHRISTOPHER T ETAL	17.40	$208.80
017-230-002-000	KENEFICK CHRISTOPHER T ETAL	19.10	$229.20
017-230-003-000	KENEFICK CHRISTOPHER T ETAL	10.60	$127.20
017-230-029-000	KENEFICK CHRISTOPHER T ETAL	18.90	$226.80
018-050-020-000	KENEFICK CHRISTOPHER T ETAL	11.40	$136.80
020-340-007-000	KENEFICK CHRISTOPHER T ETAL	32.20	$386.40
020-340-018-000	KENEFICK CHRISTOPHER T ETAL	8.50	$102.00
033-110-015-000	KENZO ESTATE INC	10.10	$121.20
033-110-061-000	KENZO ESTATE INC	4.16	$49.92
033-110-074-000	KENZO ESTATE INC	42.03	$504.36
033-110-075-000	KENZO ESTATE INC	8.15	$97.80
033-130-045-000	KENZO ESTATE INC	18.04	$216.48
033-190-016-000	KENZO ESTATE INC	45.65	$547.80
033-380-001-000	KENZO ESTATE INC	21.27	$255.24
033-380-004-000	KENZO ESTATE INC	2.00	$24.00
033-380-008-000	KENZO ESTATE INC	8.11	$97.32
022-060-003-000	KERNBERGERMACKENZIE HEATHER	5.85	$70.20
020-340-027-000	KERWIN ESTATE LLC	9.65	$115.80
020-340-030-000	KERWIN ESTATE LLC	37.54	$450.48
034-320-020-000	KHALEDI REAL ESTATE ASSOCIATES 2003 LLC	21.79	$261.48
017-200-006-000	KIA VENTURES LLC ETAL	4.80	$57.60
021-380-014-000	KIRKHAM CODY GILLETTE TR ETAL	5.69	$68.28
021-380-025-000	KIRKHAM CODY GILLETTE TR ETAL	23.06	$276.72
032-500-021-000	KISER PAUL L & TERRI A	5.00	$60.00
047-030-030-000	KISER PROPERTIES LTD	44.90	$538.80
020-180-031-000	KITCHEN TABLE LLC	30.80	$369.60
039-010-005-000	KITOKO VINEYARDS LLC	11.75	$141.00
050-010-018-000	KJ NAPA ENTERPRISES LLC	3.79	$45.48
022-110-007-000	KLEIN TERRY H & NANCY TR	10.00	$120.00
021-351-001-000	KLETTER EVAN TR ETAL	15.81	$189.72

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
017-010-041-000	KNIGHTON FAMILY VINEYARD LLC	3.44	$41.28
047-220-001-000	KNITTEL GREGORY SCOTT TR	2.60	$31.20
036-190-026-000	KNOLLWOOD VINEYARDS	20.50	$246.00
021-010-060-000	KODO INC	17.25	$207.00
024-300-078-000	KODO INC	3.24	$38.88
027-100-043-000	KODO INC	1.10	$13.20
027-100-044-000	KODO INC	1.10	$13.20
027-190-001-000	KODO INC	1.41	$16.92
027-440-007-000	KODO INC	4.48	$53.76
025-020-023-000	KOKO NOR CORPORATION	49.34	$592.08
025-020-027-000	KOKO NOR CORPORATION	8.71	$104.52
025-020-028-000	KOKO NOR CORPORATION	30.89	$370.68
027-100-030-000	KOMES JOHN A & MARTHA I TR	3.20	$38.40
027-260-022-000	KOMES JOHN A & MARTHA I TR	2.29	$27.48
027-260-023-000	KOMES JOHN A & MARTHA I TR	1.91	$22.92
052-030-067-000	KONGSGAARD ALEXANDER TR	6.20	$74.40
031-180-052-000	KOPF VINEYARDS LLC	15.52	$186.24
034-060-076-000	KOPF VINEYARDS LLC	17.59	$211.08
022-100-013-000	KORTE RANCH LP	15.50	$186.00
024-450-013-000	KRAUSZ F RON & SUSAN C TR ETAL	12.11	$145.32
052-140-001-000	KRUEGER DAVID M & CATHERINE M	3.75	$45.00
049-110-011-000	KRUPP JAN R & JANICE D TR ETAL	8.80	$105.60
027-360-018-000	KT WINECO LLC	7.30	$87.60
052-100-016-000	KUEHL JOHN D & KUELHL TIFFANY A TR	1.77	$21.24
022-060-001-000	LA DOLCETTA LLC	6.22	$74.64
022-180-017-000	LA PERLA RANCH LLC	31.38	$376.56
022-180-058-000	LA PERLA RANCH LLC	78.80	$945.60
047-130-006-000	LABCAR INC	15.40	$184.80
047-230-011-000	LABCAR INC	42.66	$511.92
047-230-045-000	LABCAR INC	98.30	$1,179.60
047-230-046-000	LABCAR INC	39.70	$476.40
027-260-014-000	LABRY EDWARD A III TR	2.91	$34.92
018-230-011-000	LAELIUS WINEGROWING LLC	14.10	$169.20
020-020-001-000	LAELIUS WINEGROWING LLC	4.72	$56.64
036-170-038-000	LAGI LLC	44.00	$528.00
057-070-012-000	LAGI LLC	30.00	$360.00
034-100-018-000	LAGIER STEPHEN T & MEREDITH CAROLE P	4.02	$48.24
024-450-005-000	LAIL JON A & ROBIN D	2.63	$31.56
027-422-001-000	LAIL ROBIN D TR ETAL	2.07	$24.84
035-041-027-000	LAIRD JUSTIN D	7.00	$84.00
020-170-002-000	LAIRD JUSTIN D TR ETAL	17.39	$208.68
039-600-017-000	LAIRD KENNETH E & GAIL TR	30.50	$366.00
030-250-025-000	LAIRD KENNETH E & GAIL S TR	35.43	$425.16
031-030-017-000	LAIRD KENNETH E & GAIL S TR	67.10	$805.20
031-030-018-000	LAIRD KENNETH E & GAIL S TR	92.00	$1,104.00
035-031-033-000	LAIRD KENNETH E & GAIL S TR	40.85	$490.20
036-190-018-000	LAIRD KENNETH E & GAIL S TR	70.00	$840.00
039-190-052-000	LAIRD KENNETH E & GAIL S TR	42.00	$504.00
021-040-023-000	LAIRD KENNETH E & GAIL TR	32.50	$390.00
035-031-031-000	LAIRD KENNETH E & GAIL TR	70.50	$846.00
035-031-032-000	LAIRD KENNETH E & GAIL TR	36.00	$432.00
036-140-081-000	LAIRD KENNETH E & GAIL TR	80.00	$960.00
036-160-009-000	LAIRD KENNETH E & GAIL TR	38.63	$463.56
036-470-011-000	LAIRD KENNETH E & GAIL TR	32.32	$387.84
036-470-012-000	LAIRD KENNETH E & GAIL TR	13.00	$156.00
038-180-010-000	LAIRD KENNETH E & GAIL TR	29.00	$348.00
038-440-016-000	LAIRD KENNETH E & GAIL TR	7.40	$88.80
038-440-018-000	LAIRD KENNETH E & GAIL TR	14.00	$168.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-100-019-000	LAIRD KENNETH E & GAIL TR	9.00	$108.00
047-100-045-000	LAIRD KENNETH E & GAIL TR	33.00	$396.00
047-100-046-000	LAIRD KENNETH E & GAIL TR	9.70	$116.40
047-100-048-000	LAIRD KENNETH E & GAIL TR	56.00	$672.00
047-251-004-000	LAIRD KENNETH E & GAIL TR	18.00	$216.00
047-280-015-000	LAIRD KENNETH E & GAIL TR	25.00	$300.00
047-290-020-000	LAIRD KENNETH E & GAIL TR	22.20	$266.40
057-070-013-000	LAIRD KENNETH E & GAIL TR	24.99	$299.88
057-090-066-000	LAIRD KENNETH E & GAIL TR	35.25	$423.00
034-190-033-000	LAIRD KENNETH E & GAIL TR ETAL	47.58	$570.96
035-480-001-000	LAIRD KENNETH E & GAIL TR ETAL	104.16	$1,249.92
007-027-002-000	LAIRD REBECCA A TR ETAL	52.00	$624.00
033-070-052-000	LAMB FAMILY VINEYARDS LLC	22.40	$268.80
021-320-014-000	LAMB JENNIFER Z TR	4.54	$54.48
018-150-018-000	LAMBENTZ VINEYARDS LLC	13.25	$159.00
049-242-015-000	LAMBERT BLAIR W & PARIE E TR	1.80	$21.60
049-242-024-000	LAMBERT BLAIR W & PARIE E TR	4.00	$48.00
039-140-029-000	LAMONICA DAVID J & MARY A	1.25	$15.00
039-140-008-000	LAMONICA DAVID TR	1.50	$18.00
039-590-003-000	LAMONICA SAM J & NANCY TR	9.00	$108.00
034-190-018-000	LAMOREAUX PHILLIP TR ETAL	12.38	$148.56
017-230-027-000	LANTZ PROPERTIES III LLC	6.71	$80.52
017-230-028-000	LANTZ PROPERTIES III LLC	14.79	$177.48
030-050-028-000	LARKIN MARGARET G TR	1.08	$12.96
020-240-009-000	LARKMEAD VINEYARDS	12.05	$144.60
021-010-071-000	LARKMEAD VINEYARDS	26.26	$315.12
021-010-073-000	LARKMEAD VINEYARDS	7.68	$92.16
009-100-025-000	LARSEN SLOAN CHRISTIAN ETAL	1.50	$18.00
018-120-015-000	LARSON RICHARD A TR	4.20	$50.40
047-290-031-000	LAS AMIGAS PARTNERS LLC	10.00	$120.00
030-070-008-000	LAUREL FELDI ESTATE LLC	5.31	$63.72
021-200-001-000	LAURENT THEODORE E SUC TR	8.17	$98.04
021-200-002-000	LAURENT THEODORE E SUC TR	11.28	$135.36
021-420-018-000	LAWRENCE FAMILY VINEYARDS LLC	11.06	$132.72
021-420-036-000	LAWRENCE FAMILY VINEYARDS LLC	6.30	$75.60
021-420-037-000	LAWRENCE FAMILY VINEYARDS LLC	9.48	$113.76
033-370-018-000	LAWRENCE SANDRA TR	1.91	$22.92
020-300-073-000	LAWRENCE WINE ESTATES LLC	38.57	$462.84
039-190-051-000	LAWRENCE WINE ESTATES LLC	18.11	$217.32
035-470-004-000	LAZARE VINEYARDS LLC	1.72	$20.64
050-371-004-000	LE MAS LLC	1.21	$14.52
050-371-007-000	LE MAS LLC	3.06	$36.72
021-072-045-000	LEDEROUT LAURA ETAL TR ETAL	29.12	$349.44
021-353-003-000	LEE E TITUS & SONS LTD	11.37	$136.44
021-353-013-000	LEE E TITUS & SONS LTD	26.18	$314.16
052-100-041-000	LEE STEPHEN T & TERRI L TR	3.45	$41.40
047-150-021-000	LEE VINEYARDS LLC	3.00	$36.00
047-150-022-000	LEE VINEYARDS LLC	1.00	$12.00
047-150-023-000	LEE VINEYARDS LLC	6.16	$73.92
047-150-024-000	LEE VINEYARDS LLC	11.34	$136.08
047-150-025-000	LEE VINEYARDS LLC	3.00	$36.00
027-450-022-000	LEEDS FRANK E & ELIZABETH W TR ETAL	29.20	$350.40
017-222-006-000	LEHANE CHRISTOPHER S & EVANS ANDREA C TR	1.65	$19.80
027-120-034-000	LENAIA VINEYARD LLC	7.05	$84.60
021-356-001-000	LEONARDINI FAMILY VINEYARDS LLC	10.60	$127.20
027-100-012-000	LEONARDINI FAMILY VINEYARDS LLC	18.42	$221.04
027-560-002-000	LEONARDINI FAMILY VINEYARDS LLC	12.62	$151.44
030-080-049-000	LEONARDINI FAMILY VINEYARDS LLC	20.80	$249.60

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-400-079-000	LEONARDINI FAMILY VINEYARDS LLC	19.16	$229.92
020-430-024-000	LERNER LLC	10.90	$130.80
032-500-007-000	LEVINE SAUL TR ETAL	14.00	$168.00
031-040-027-000	LEVY JILL M	10.76	$129.12
031-160-025-000	LINCOLN-MONDAVI VINEYARD 6 LLC	5.23	$62.76
031-160-024-000	LINCOLN-MONDAVI VINEYARD 72 LLC	19.55	$234.60
052-030-012-000	LINDSTAD DANIEL ETAL TR	10.19	$122.28
049-190-014-000	LINSTAD DANIEL E	1.45	$17.40
049-190-017-000	LINSTAD DANIEL E	1.42	$17.04
017-130-003-000	LION NATHAN USA INC	1.24	$14.88
017-130-004-000	LION NATHAN USA INC	11.20	$134.40
017-130-042-000	LION NATHAN USA INC	42.37	$508.44
027-381-008-000	LION NATHAN USA INC	12.31	$147.72
027-411-005-000	LION NATHAN USA INC	20.61	$247.32
035-490-008-000	LION NATHAN USA INC	49.80	$597.60
035-490-013-000	LION NATHAN USA INC	8.04	$96.48
035-490-014-000	LION NATHAN USA INC	9.35	$112.20
024-040-016-000	LIPARITA LLC	1.13	$13.56
032-150-035-000	LISOWSKI CRAIG & KAREN TR	9.75	$117.00
032-160-077-000	LIU CHENGMIN	1.99	$23.88
031-070-004-000	LJ TRUST COMPANY LLC TR	1.97	$23.64
030-100-016-000	LMR WINE ESTATES LLC	18.40	$220.80
030-100-017-000	LMR WINE ESTATES LLC	10.61	$127.32
009-030-036-000	LOHR RED 50/50 LP	21.69	$260.28
034-060-004-000	LOKOYA VINEYARDS	1.61	$19.32
034-060-020-000	LOKOYA VINEYARDS	10.40	$124.80
034-060-032-000	LOKOYA VINEYARDS	4.60	$55.20
034-360-020-000	LOKOYA VINEYARDS	1.00	$12.00
027-040-037-000	LONG MEADOW RANCH PARTNERS LP	1.00	$12.00
027-040-038-000	LONG MEADOW RANCH PARTNERS LP	1.16	$13.92
027-040-041-000	LONG MEADOW RANCH PARTNERS LP	5.31	$63.72
027-430-020-000	LONG MEADOW RANCH PARTNERS LP	7.23	$86.76
027-430-025-000	LONG MEADOW RANCH PARTNERS LP	1.16	$13.92
032-170-044-000	LONGHORN RIDGE VINEYARD LLC	8.00	$96.00
027-260-015-000	LONGMAN NEIL & BILJANA KORAC	2.40	$28.80
032-400-027-000	LONGWING VINEYARDS LLC	2.62	$31.44
039-270-010-000	LONGWOOD RANCH INC	97.18	$1,166.16
021-010-080-000	LOOKING GLASS VINEYARD LLC	14.27	$171.24
022-130-011-000	LOOKING GLASS VINEYARD LLC	3.93	$47.16
032-170-035-000	LOOMIS JEFFREY D	1.50	$18.00
017-060-013-000	LORACK STEPHEN & EBERWEIN KAREN TR	1.61	$19.32
036-190-029-000	LOSEY ROBERT P & MARGARET R TR	2.00	$24.00
036-190-030-000	LOSEY ROBERT P & MARGARET R TR	10.75	$129.00
032-170-034-000	LOVE KALHOR VINES LLC	2.00	$24.00
035-031-018-000	LOW MICHAEL F ETAL SUC TR	26.72	$320.64
024-300-077-000	LUCIA ABREU VINEYARD HOWELL MOUNTAIN LLC	10.66	$127.92
038-180-008-000	LUNA PROPERTIES BIG RANCH LLC	14.82	$177.84
011-260-021-000	LUND RYAN D & GINA M	2.20	$26.40
017-160-012-000	LUTHER PABLO & SHERRI TR	3.00	$36.00
032-160-080-000	LUU-FRIDAY THYNANCY & PERRY	1.00	$12.00
011-050-051-000	LUVISIRUIZ DIANE ELIZABETH ETAL TR	2.52	$30.24
011-050-052-000	LUVISIRUIZ DIANE ELIZABETH ETAL TR	12.47	$149.64
017-130-051-000	LYNCH FAMILY VINEYARDS LLC	8.04	$96.48
017-160-002-000	LYNCH FAMILY VINEYARDS LLC	6.77	$81.24
034-030-049-000	LYNNTON ENTERPRISES LP	7.99	$95.88
034-030-050-000	LYNNTON ENTERPRISES LP	4.24	$50.88
033-190-004-000	LYONS RICHARD B TR	17.90	$214.80
034-110-040-000	M & H VINEYARDS INC	15.29	$183.48

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-220-003-000	M A D FAMILY VINEYARD LLC	1.89	$22.68
047-320-001-000	M AND H VINEYARDS INC	114.76	$1,377.12
011-351-018-000	MA VINEYARD PROPERTIES LLC	2.49	$29.88
017-230-020-000	MA VINEYARD PROPERTIES LLC	17.58	$210.96
027-381-017-000	MACDONNELL JANNINE B TR	9.96	$119.52
035-470-024-000	MACHADO MICHAEL ANTHONY & KAYLA MICHELLE	2.31	$27.72
047-370-018-000	MADRIGAL CARLOS SR & VIRGINIA TR	4.80	$57.60
009-470-025-000	MADRONA ESTATE VINEYARD LLC	13.76	$165.12
009-450-009-000	MADRONA RANCH LLC	1.06	$12.72
018-270-022-000	MADRONE KNOLL VINEYARDS LLC	54.60	$655.20
030-080-033-000	MADRONE KNOLL VINEYARDS LLC	5.25	$63.00
009-070-046-000	MAGOWAN PETER A & DEBORAH J TR	4.37	$52.44
009-070-047-000	MAGOWAN PETER A & DEBORAH J TR	2.00	$24.00
009-070-029-000	MAGOWAN PETER A AND DEBORAH J TR	6.00	$72.00
047-090-007-000	MAHONEY FRANCIS VINCENT & KATHLEEN ANNE TR	1.30	$15.60
057-080-020-000	MALDONADO GUADALUPE A & MARIA D TR	4.00	$48.00
039-231-010-000	MALDONADO REGINA TR	1.50	$18.00
049-100-007-000	MALIN JOHN S TR	1.00	$12.00
032-400-028-000	MALK BRIAN C TR	2.00	$24.00
031-070-017-000	MAM FAMILY HOME LLC	2.32	$27.84
018-140-003-000	MAMZIRP LLC	40.67	$488.04
047-252-001-000	MAMZIRP LLC	24.92	$299.04
009-470-020-000	MANDARIN VINEYARD LLC	3.66	$43.92
022-070-032-000	MANUEL & MARIA FRIAS VINEYARDS LLC	7.00	$84.00
018-120-039-000	MANZANITA & DOGWOOD LLC	15.55	$186.60
018-180-048-000	MANZANITA & DOGWOOD LLC	9.54	$114.48
018-180-040-000	MANZANITA & DOGWOOD LLC ETAL	8.20	$98.40
034-350-037-000	MARANO RONALD PAUL II ETAL	4.39	$52.68
027-020-081-000	MARLY HOLDINGS LLC	24.98	$299.76
018-120-021-000	MARS ESTATES	3.00	$36.00
018-200-016-000	MARS ESTATES	2.80	$33.60
018-200-023-000	MARS ESTATES	1.40	$16.80
020-010-028-000	MARSTEN DAVID & CATHERINE D TR	3.03	$36.36
027-010-034-000	MARSTON VINEYARD LLC	30.30	$363.60
027-480-026-000	MARTHAS VINEYARD LLC	10.85	$130.20
027-480-028-000	MARTHAS VINEYARD LLC	14.82	$177.84
027-480-029-000	MARTHAS VINEYARD LLC	14.50	$174.00
027-120-020-000	MARTIN CORISON VINEYARD LLC	8.00	$96.00
030-200-057-000	MARTIN GREGORY M & PETRA L TR	7.28	$87.36
045-300-015-000	MARTIN ROBERT R & KAREN A TR	2.36	$28.32
032-030-047-000	MARTINEZ HENRY G JR & MAYRA C TR	17.08	$204.96
032-550-032-000	MARTUCCI RICHARD L SR & CAROL T ETAL	1.45	$17.40
047-120-010-000	MASSARO RAYMOND RUDOLPH & SHIRLEY JO TR	6.76	$81.12
034-170-004-000	MAST RANCH VINEYARD L P	30.91	$370.92
039-130-001-000	MATSCHULLAT ARIANE M H ETAL	1.25	$15.00
035-480-003-000	MATTHIASSON STEPHEN K & KLEIN JILL A TR	2.36	$28.32
017-110-053-000	MAUBERRET REGINA I ETAL SUC TR	19.31	$231.72
011-400-007-000	MAYER SCOTT & LEAH TR	1.75	$21.00
032-510-003-000	MCBRIDE DAVID LOVELAND & CHING LEE TR	1.50	$18.00
047-182-004-000	MCBRIDE SEAN W & JULIANA A	3.67	$44.04
047-190-003-000	MCBRIDE SISTERS COLLECTIONS INC	3.80	$45.60
047-280-019-000	MCCALL STEVEN B ETAL	12.50	$150.00
027-120-024-000	MCCARTHY A BERNARD & JUNE A ETAL	7.67	$92.04
020-410-010-000	MCCLELLAN ROBERT F ETAL	4.58	$54.96
007-011-001-000	MCCUEN GEORGE P & MARIA D TR	2.57	$30.84
025-130-005-000	MCDOWELL W PATRICK TR	7.39	$88.68
032-090-025-000	MCFADDEN DANIEL L & BEVERLEE S TR	2.50	$30.00
030-280-016-000	MCGAH LIMITED PARTNERSHIP	20.97	$251.64

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
009-350-006-000	MCGRATH JOSEPH CHARLES & SYNGAL SONALI TR	3.44	$41.28
052-432-018-000	MCNERNEY SUSAN L TR	1.00	$12.00
025-060-001-000	MCSCHERK GRAPE HOLDINGS LLC	6.55	$78.60
031-050-028-000	MCWILLIAMS MT EDEN LLC	45.30	$543.60
025-110-066-000	MEADOWOOD ASSOCIATES	46.40	$556.80
036-150-055-000	MEDERO FREDERICK RICHARD & JOANNE TRIMBLE TR	6.10	$73.20
021-030-060-000	MEEK MICHAEL D & ROBERTA A	5.00	$60.00
043-190-030-000	MEESE RICHARD A & CHRISTENSEN ELIZABETH K TR	1.67	$20.04
032-560-019-000	MELANSON GREGORY R TR	10.07	$120.84
021-352-041-000	MELKA PHILIPPE & CHERIE TR	1.64	$19.68
036-470-006-000	MENSTON LLC ETAL	4.68	$56.16
030-270-026-000	MERLOT LDVF1 RUTHERFORD LLC	9.32	$111.84
032-030-065-000	METAMORPHOSIS WINES LLC	12.99	$155.88
032-030-066-000	METAMORPHOSIS WINES LLC	21.87	$262.44
009-450-010-000	MEYER ALFRED H JR TR	8.70	$104.40
025-260-040-000	MEYER SUSAN J ETAL	7.08	$84.96
050-361-001-000	MEYKADEH DARIUSH & ALIABADI FARANAK TR	5.43	$65.16
031-100-034-000	MFV I LLC	8.00	$96.00
031-100-035-000	MFV II LLC	1.50	$18.00
034-110-041-000	MIDDLE PATH WINES LLC	8.15	$97.80
047-330-052-000	MIDNIGHT SUN INC III	79.12	$949.44
045-330-032-000	MIDORIYA HILLS LLC	1.98	$23.76
027-160-001-000	MILAT MICHAEL R & CAROLYN D TR ETAL	8.60	$103.20
027-160-002-000	MILAT ROBERT M & JOYCE A TR ETAL	10.17	$122.04
027-160-048-000	MILLENNIUM WINERY LLC	16.53	$198.36
052-100-001-000	MILLER DALE D & WANDA L TR	4.30	$51.60
027-440-004-000	MILLER ELISSA G TR ETAL	9.25	$111.00
036-300-016-000	MILLER JOSEPH & MARJORIE TR	6.80	$81.60
034-110-045-000	MILLER RICHARD J & CAROLYNNE E TR	7.00	$84.00
036-010-013-000	MILLER VINEYARDS LLC	147.22	$1,766.64
039-290-019-000	MILLIKEN RIDGE FARM LLC	9.33	$111.96
045-310-052-000	MILLS LAWRENCE A & MARISSA C CARLISLE TR	1.50	$18.00
049-030-027-000	MIMOTO SATORU & MIMOTO-COOKE BARBARA L TR	5.36	$64.32
020-100-026-000	MINA CURTIS & VIVIANA	5.31	$63.72
059-060-022-000	MINAHEN ROBERT G ETAL	37.50	$450.00
031-220-017-000	MISSIMER FAMILY LIMITED PARTNERSHIP	20.20	$242.40
047-190-008-000	MITCHELL JENNIFER L ETAL	15.90	$190.80
047-300-017-000	MITCHELL JENNIFER L ETAL	14.50	$174.00
032-030-069-000	MMM SILVERADO TRAIL LLC	5.82	$69.84
034-030-063-000	MOFFITT ELIZABETH TR	2.50	$30.00
009-070-030-000	MOLINARI LLC	10.50	$126.00
024-300-065-000	MONDAVI MARC C & JANICE E TR	9.53	$114.36
036-100-005-000	MONDAVI VINEYARD LIMITED PARTNERSHIP ETAL	38.22	$458.64
036-100-017-000	MONDAVI VINEYARD LIMITED PARTNERSHIP ETAL	1.23	$14.76
047-110-016-000	MONT ST JOHN CELLARS INC	1.10	$13.20
017-130-050-000	MONTELENA ASSOCIATES	70.90	$850.80
052-240-008-000	MONTES BULMARO B & SARA O TR	2.00	$24.00
016-020-029-000	MONTESOL LLC	11.00	$132.00
017-110-025-000	MONTGOMERY ROBERT K & VALERIE Z TR	7.32	$87.84
039-260-006-000	MONTICELLI MARCELLO & MARGARET E TR	2.37	$28.44
039-260-013-000	MONTICELLI MARCELLO & MARGARET E TR	1.61	$19.32
049-110-010-000	MONTICELLO 1291 LLC	10.00	$120.00
036-170-036-000	MONTICELLO VINEYARDS	58.00	$696.00
022-260-004-000	MOODY VINEYARDS LLC	5.00	$60.00
022-260-005-000	MOODY VINEYARDS LLC	3.44	$41.28
017-230-045-000	MOONEY JAMES K JR & JILL S TR	6.00	$72.00
049-241-005-000	MOORE RALPH W JR TR	10.68	$128.16
027-120-057-000	MOORHEAD FAMILY POST 5 RANCH	14.36	$172.32

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
011-352-006-000	MORA CALISTOGA LLC	2.00	$24.00
047-110-021-000	MORETTI THOMAS & CAROLYN TR	4.00	$48.00
033-170-002-000	MORGAN WILLIAM E & BARBARA J TR	33.00	$396.00
027-220-012-000	MORISOLI MELODY S TR	10.00	$120.00
027-210-013-000	MORISOLI VINEYARD LLC	16.50	$198.00
027-220-003-000	MORISOLI VINEYARD LLC	18.54	$222.48
022-200-031-000	MORLET FAMILY ESTATE LLC	3.20	$38.40
034-110-047-000	MORRISON KEVIN P & ANN K TR	4.33	$51.96
025-380-016-000	MOSHKELANI FAMILY VINEYARD LLC	2.25	$27.00
025-390-009-000	MOSHKELANI SAEID & SHAHZAMANI AZIN	2.30	$27.60
032-420-021-000	MOSKOWITE FAMILY RANCH LLC	150.08	$1,800.96
032-150-062-000	MOSKOWITE GEORGE & ANN	5.40	$64.80
035-470-037-000	MOULDS ELIZABETH V TR ETAL	9.28	$111.36
047-160-009-000	MOULTON PAULA A TR	2.94	$35.28
047-160-005-000	MOULTON PAULA M TR	2.94	$35.28
050-030-026-000	MOUNT VEEDER SPRINGS II LLC	2.04	$24.48
050-030-029-000	MOUNT VEEDER SPRINGS III LLC	3.93	$47.16
031-160-019-000	MOUNT VEEDER SPRINGS IV LLC	8.22	$98.64
050-030-025-000	MOUNT VEEDER SPRINGS IV LLC	5.82	$69.84
032-500-033-000	MOUNTAIN PEAK VINEYARDS LLC	26.76	$321.12
031-240-021-000	MOYNIER JOHN P & MELINDA A TR	7.50	$90.00
020-100-017-000	MUELLER FRANCIS L & ANGELA F TR	1.52	$18.24
047-280-005-000	MUELLER SAMANTHA J TR	34.40	$412.80
047-181-010-000	MUKERJI BETTY-LOU TR ETAL	10.00	$120.00
021-320-009-000	MUND ESTATE LLC	2.73	$32.76
022-220-024-000	MURPHY JOHN D & KEY PAULA L TR	2.80	$33.60
052-230-003-000	MYERS GREGORY E & JEAN M TR	1.92	$23.04
032-490-010-000	NAPA COUNTY LAND TRUST	4.31	$51.72
032-490-015-000	NAPA COUNTY LAND TRUST	1.46	$17.52
039-010-001-000	NAPA COUNTY LAND TRUST	61.90	$742.80
022-060-006-000	NAPA DE ORO WINERY LLC	4.28	$51.36
022-060-007-000	NAPA DE ORO WINERY LLC	2.05	$24.60
022-060-010-000	NAPA DE ORO WINERY LLC	1.40	$16.80
022-060-011-000	NAPA DE ORO WINERY LLC	3.80	$45.60
057-070-019-000	NAPA GOLF ASSOCIATES LLC	141.70	$1,700.40
035-031-035-000	NAPA IDYLL LLC	5.87	$70.44
034-230-020-000	NAPA MOUNTAIN VINEYARDS INC	59.77	$717.24
057-060-007-000	NAPA SANITATION DISTRICT	43.00	$516.00
017-130-053-000	NAPA VALLEY FARM AND RANCH CO	34.27	$411.24
017-130-054-000	NAPA VALLEY FARM AND RANCH CO	31.72	$380.64
017-130-055-000	NAPA VALLEY FARM AND RANCH CO	4.64	$55.68
017-160-001-000	NAPA VALLEY FARM AND RANCH CO	16.89	$202.68
039-190-028-000	NAPA VALLEY HOLDINGS LLC	39.49	$473.88
027-020-061-000	NAPA VINELAND PROPERTIES LLC	9.85	$118.20
035-031-020-000	NAPA VINEYARDS INC	71.02	$852.24
036-180-041-000	NAPA WINERY GROUP LLC	23.53	$282.36
057-020-074-000	NAPAHUB LLC	5.00	$60.00
045-281-003-000	NAPHOLZ LINDA	1.90	$22.80
025-290-022-000	NAPPALLAND INC	2.00	$24.00
025-290-024-000	NAPPALLAND INC	27.00	$324.00
025-290-030-000	NAPPALLAND INC	27.00	$324.00
036-180-001-000	NARROW VISTA LLC	9.59	$115.08
020-300-087-000	NASH CREEK VINEYARDS INC	3.27	$39.24
009-150-001-000	NAVONE ANDREW TR ETAL	10.30	$123.60
030-190-024-000	NAVONE MARK S TR ETAL	7.83	$93.96
030-190-025-000	NAVONE MARK S TR ETAL	5.43	$65.16
030-190-027-000	NAVONE MARK S TR ETAL	8.20	$98.40
031-040-022-000	NAVONE ROBERT S & GAYLE TR ETAL	8.39	$100.68

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-200-009-000	NAZARETH ENTERPRISES INC	3.00	$36.00
039-190-029-000	NEAL GARY F & MARY K TR	3.10	$37.20
031-060-018-000	NEAL LINDA	4.40	$52.80
024-040-034-000	NEAL MARK J TR	7.51	$90.12
024-040-035-000	NEAL MARK J TR	3.94	$47.28
030-080-009-000	NEAL MARK J TR	4.37	$52.44
030-080-029-000	NEAL MARK J TR	10.31	$123.72
020-150-046-000	NECHIS BARBARA ETAL SUC TR	4.00	$48.00
033-140-050-000	NELSON GEOFFREY B & CHRISTINA A TR	5.50	$66.00
031-070-028-000	NEMEREVER WILLIAM L AND VIRGINIA L	5.65	$67.80
057-030-003-000	NERLOVE KENNETH R & FAITH L TR	6.00	$72.00
057-080-017-000	NERLOVE KENNETH R & FAITH TR ETAL	9.25	$111.00
039-051-025-000	NEVER BEND LLC	64.08	$768.96
039-051-026-000	NEVER BEND LLC	18.71	$224.52
022-100-008-000	NEW VAVIN INC	18.85	$226.20
022-100-026-000	NEW VAVIN INC	8.43	$101.16
022-100-027-000	NEW VAVIN INC	1.61	$19.32
022-100-029-000	NEW VAVIN INC	3.71	$44.52
022-180-054-000	NEWTON JOHN NIGEL TR ETAL	14.50	$174.00
022-180-056-000	NEWTON VINEYARD LLC	12.28	$147.36
022-180-057-000	NEWTON VINEYARD LLC	63.71	$764.52
047-170-003-000	NEWTON VINEYARD LLC	18.23	$218.76
025-180-058-000	NEYERS BRUCE & BARBARA CO TR	12.34	$148.08
032-160-083-000	NGUYEN VIET VAN QUOC & DOROTHY LOUIE TR	3.50	$42.00
032-400-024-000	NICALI LLC	3.06	$36.72
027-360-022-000	NICKEL LAND COMPANY LLC	25.09	$301.08
038-050-026-000	NICK-O AND SONS	4.34	$52.08
033-110-030-000	NICOL ROBERT D TR ETAL	17.00	$204.00
027-210-032-000	NIEBAUM-COPPOLA ESTATE WINERY LP	41.38	$496.56
027-210-042-000	NIEBAUM-COPPOLA ESTATE WINERY LP	50.92	$611.04
027-210-043-000	NIEBAUM-COPPOLA ESTATE WINERY LP	10.06	$120.72
027-240-018-000	NIEBAUM-COPPOLA ESTATE WINERY LP	6.52	$78.24
039-100-005-000	NIESAR FAMILY VINEYARD LLC	3.80	$45.60
047-380-009-000	NIGHTS IN WHITE SATIN LLC	41.32	$495.84
047-380-010-000	NIGHTS IN WHITE SATIN LLC	46.17	$554.04
017-130-035-000	NISSEN PETER G & ANNE G TR	9.67	$116.04
027-320-014-000	NISSEN PETER G & ANNE G TR	1.45	$17.40
049-340-003-000	NIXON BRUCE R TR ETAL	1.25	$15.00
034-180-008-000	OAK KNOLL RANCH PRESERVE LLC	27.05	$324.60
034-190-019-000	OAK KNOLL RANCH PRESERVE LLC	17.10	$205.20
034-190-020-000	OAK KNOLL RANCH PRESERVE LLC	50.24	$602.88
036-140-061-000	OAK KNOLL VINEYARDS LLC	10.99	$131.88
057-020-071-000	OAK RANCH LLC	4.00	$48.00
030-200-050-000	OAKVIEW VINEYARDS	38.04	$456.48
031-030-025-000	OAKVILLE 38 VINEYARD LLC	35.00	$420.00
031-040-031-000	OAKVILLE CROSS ROAD WINERY LLC	6.17	$74.04
031-040-035-000	OAKVILLE CROSS ROAD WINERY LLC	3.38	$40.56
027-360-021-000	OAKVILLE GRADE WINERY LLC	2.97	$35.64
032-030-052-000	OAKVILLE RANCH VINEYARDS L P	58.86	$706.32
032-030-039-000	OAKVILLE RANCH VINEYARDS LP	7.27	$87.24
031-090-017-000	OAKVILLE WINERY ACQUISITION GROUP	6.77	$81.24
047-320-012-000	OBEROI NIMERTA TR ETAL	7.92	$95.04
035-041-015-000	OBRIEN FAMILY VINEYARD LLC	14.70	$176.40
032-500-041-000	ODYSSEY VINEYARDS LLC	18.44	$221.28
045-380-009-000	OGLE SANDRA K TR ETAL	2.00	$24.00
033-140-049-000	OKELL HOLDINGS LLC	10.00	$120.00
016-060-017-000	OKIN ROBERT LAURENCE TR	14.60	$175.20
016-060-018-000	OKIN ROBERT LAURENCE TR	14.82	$177.84

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
016-060-019-000	OKIN ROBERT LAURENCE TR	11.16	$133.92
033-320-005-000	OLD SCHOOL NORTH VINEYARDS LP	88.37	$1,060.44
033-040-051-000	OLD SCHOOL VINEYARDS LP	2.95	$35.40
033-040-052-000	OLD SCHOOL VINEYARDS LP	80.93	$971.16
033-020-006-000	OLD SCHOOL VINEYARDS LP ETAL	49.24	$590.88
033-040-011-000	OLD SCHOOL VINEYARDS LP ETAL	40.59	$487.08
034-060-044-000	OLDS LAWRENCE L ETAL TR	6.48	$77.76
035-120-035-000	OLNEY DAVID I AND SHIRLEY GILL CO-TR	23.77	$285.24
030-200-085-000	OLYMPIC SUN LLC	57.42	$689.04
009-350-061-000	OMNIBUS GROUP LLC	11.50	$138.00
031-220-024-000	ONE SWEET DREAM LLC	1.81	$21.72
020-400-025-000	ONISTSUK DIMITRI TR	3.00	$36.00
036-150-058-000	ONTRAIL VINEYARDS LLC	5.31	$63.72
021-030-002-000	OPPENHEIMER CHARLES R & KATHRYN P TR	1.70	$20.40
031-020-007-000	OPUS ONE	25.66	$307.92
031-020-009-000	OPUS ONE	45.19	$542.28
027-280-068-000	OPUS ONE WINERY LLC	39.10	$469.20
027-480-024-000	OPUS ONE WINERY LLC	51.13	$613.56
032-540-003-000	OPUS ONE WINERY LLC	9.86	$118.32
032-540-021-000	OPUS ONE WINERY LLC	12.28	$147.36
021-030-051-000	ORANGE CORDUROY LLC	13.65	$163.80
035-041-023-000	ORCHARD VINEYARDS	8.14	$97.68
007-027-004-000	ORCIUOLI ANGELO ETAL TR	6.41	$76.92
039-231-015-000	ORCIUOLI ANGELO ETAL TR	1.00	$12.00
039-190-057-000	ORO PURO VINEYARDS LLC	7.15	$85.80
035-101-001-000	ORRHENDRY GEORGE TR	1.10	$13.20
035-101-002-000	ORRHENDRY GEORGE TR	14.41	$172.92
035-101-003-000	ORRHENDRY GEORGE TR	18.80	$225.60
035-101-020-000	ORRHENDRY GEORGE TR	10.39	$124.68
035-101-021-000	ORRHENDRY GEORGE TR	2.15	$25.80
035-120-031-000	ORRHENDRY GEORGE TR	26.15	$313.80
035-120-033-000	ORRHENDRY GEORGE TR	38.16	$457.92
047-240-035-000	ORSI FAMILY VINEYARDS LLC	10.18	$122.16
022-230-014-000	ORUM NICHOLAS A & CAREN MAYER TR	2.50	$30.00
036-180-049-000	OSGOOD CATHERINE F TR	8.27	$99.24
018-060-070-000	OSHAUGHNESSY DEL OSO LLC	22.20	$266.40
027-160-016-000	OTTO GARY & HANNA TR	3.35	$40.20
036-010-023-000	OTTOS SOUTH VINEYARD LLC	4.12	$49.44
036-010-024-000	OTTOS SOUTH VINEYARD LLC	4.85	$58.20
036-010-025-000	OTTOS SOUTH VINEYARD LLC	6.00	$72.00
036-010-028-000	OTTOS SOUTH VINEYARD LLC	24.97	$299.64
036-010-029-000	OTTOS SOUTH VINEYARD LLC	39.36	$472.32
036-010-030-000	OTTOS SOUTH VINEYARD LLC	20.78	$249.36
036-010-031-000	OTTOS SOUTH VINEYARD LLC	35.89	$430.68
036-150-057-000	OZEGNA VINEYARDS LLC	5.60	$67.20
039-610-003-000	OZEGNA VINEYARDS LLC	8.25	$99.00
039-040-016-000	P & J TAYLOR VINEYARDS LLC	10.00	$120.00
035-460-033-000	P & L INVESTMENTS LLC	3.00	$36.00
034-230-029-000	P & M VINEYARDS HOLDINGS LLC	3.90	$46.80
034-190-044-000	P&J-RED HEN LLC ETAL	9.10	$109.20
020-370-037-000	PACHOLEC DONALD E AND GLORIA BORDEAU	4.50	$54.00
024-080-049-000	PACIFIC UNION COLLEGE	36.61	$439.32
024-070-009-000	PACIFIC UNION COLLEGE ASSN	3.40	$40.80
025-260-025-000	PACIFIC UNION COLLEGE ETAL	135.36	$1,624.32
035-470-044-000	PADIS STEVE & JUDITH DIANE TR	8.64	$103.68
022-100-011-000	PAGENDARM JOHN R & KATHLEEN A TR	9.06	$108.72
031-040-016-000	PAI CROSSROADS VINEYARDS LLC	36.70	$440.40
031-080-020-000	PAI CROSSROADS VINEYARDS LLC	51.90	$622.80

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-370-004-000	PALADINI MAUREEN TR	9.00	$108.00
017-230-043-000	PALISADES VINEYARD LLC	17.73	$212.76
033-110-058-000	PALMAZ AMALIA B TR	9.92	$119.04
033-110-079-000	PALMAZ AMALIA B TR	11.22	$134.64
033-110-080-000	PALMAZ AMALIA B TR	2.74	$32.88
033-110-081-000	PALMAZ AMALIA B TR	1.51	$18.12
022-010-025-000	PANEK JAMES PAUL & CYNTHIA MACK TR	11.73	$140.76
052-100-013-000	PANTALEO FARMS LLC	3.99	$47.88
019-180-015-000	PANTELIC GEORGE B & SHELLEY N	5.99	$71.88
020-150-052-000	PAOLETTI JOHN TR	6.29	$75.48
049-061-024-000	PAPANICOLAOU GEORGE & LENA	1.00	$12.00
045-190-028-000	PAPPAS GREG & DIANA TR	2.50	$30.00
027-540-001-000	PARADIGM VINEYARDS LLC	6.93	$83.16
027-540-002-000	PARADIGM VINEYARDS LLC	14.72	$176.64
027-540-003-000	PARADIGM VINEYARDS LLC	23.61	$283.32
036-190-031-000	PARADISE WINE COUNTRY LLC	6.38	$76.56
018-310-027-000	PARADY LARRY E & JUDY A TR	3.00	$36.00
034-320-017-000	PARAS ANN M TR	20.33	$243.96
020-430-018-000	PARKWAY PLAZA VENTURE	1.40	$16.80
032-550-008-000	PARMENTER MICHAEL ETAL	3.30	$39.60
052-220-022-000	PARSLEY ELLEN M TR	3.13	$37.56
009-070-003-000	PARTICELLI FERRUCCIA TR ETAL	5.90	$70.80
050-010-013-000	PARTRICK ESTATE LLC	11.15	$133.80
021-341-017-000	PARTRIDGE RICHARD F & CRISTINA A TR	4.27	$51.24
036-160-016-000	PATEL SUSHIL R & BRANNON-PATEL ELIZABETH TR	11.67	$140.04
039-580-014-000	PATLAND VENTURES LLC	3.74	$44.88
039-290-008-000	PAUKERT THOMAS T & SHERYLE E TR	2.40	$28.80
046-351-001-000	PAUL HOBBS WINERY LP	7.05	$84.60
046-351-016-000	PAUL HOBBS WINERY LP	66.64	$799.68
020-350-026-000	PAVITT SHANE HOWARD & SUZANNE PHIFER TR	1.54	$18.48
022-250-006-000	PEACOCK RESIDENCE LLC	6.00	$72.00
031-250-004-000	PEDREGAL VINEYARD LLC	3.16	$37.92
049-010-037-000	PEDROZA ALFREDO & BRENDA C	2.54	$30.48
035-042-009-000	PEJU LISA TR	4.20	$50.40
018-310-019-000	PEJU PROVINCE WINERY	31.70	$380.40
047-272-011-000	PEJU PROVINCE WINERY	41.04	$492.48
047-272-012-000	PEJU PROVINCE WINERY	33.37	$400.44
018-060-088-000	PEJU PROVINCE WINERY LP	11.49	$137.88
030-150-011-000	PEJU PROVINCE WINERY LP	20.29	$243.48
031-120-025-000	PELISSA & HALE	16.97	$203.64
031-120-013-000	PELISSA AND HALE	77.14	$925.68
031-120-014-000	PELISSA AND HALE	35.87	$430.44
031-120-015-000	PELISSA AND HALE	55.64	$667.68
031-120-016-000	PELISSA AND HALE	41.62	$499.44
031-120-017-000	PELISSA AND HALE	35.81	$429.72
031-130-035-000	PELISSA AND HALE	2.02	$24.24
031-130-037-000	PELISSA AND HALE	1.62	$19.44
031-140-010-000	PELISSA AND HALE	35.19	$422.28
036-070-006-000	PELISSA AND HALE	30.25	$363.00
031-120-005-000	PELISSA AND HALE CO-PARTNERSHIP	28.92	$347.04
031-130-036-000	PELISSA VEOLA A TR ETAL	7.46	$89.52
031-130-034-000	PELISSA VEOLA TR ETAL	15.82	$189.84
030-250-004-000	PELOSI PAUL F TR	6.70	$80.40
045-281-001-000	PENA FRANCISCO & HILDA TR	8.00	$96.00
017-130-026-000	PEPPONE CORP	8.43	$101.16
035-041-003-000	PEPPONE CORP	8.43	$101.16
017-130-052-000	PEPPONE CORPORATION	7.09	$85.08
031-170-007-000	PERATA DAVID A TR	9.00	$108.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
031-170-008-000	PERATA FAMILY LLC	39.23	$470.76
047-100-008-000	PEREZ EZEQUIEL MEZA ETAL	16.89	$202.68
017-120-023-000	PERLISS HERBERT & CHERYL E TR	2.60	$31.20
027-100-034-000	PERRET MICHEL A AND CLAUDINE J TR	2.59	$31.08
018-310-018-000	PERSEPHONE RANCH LP	123.53	$1,482.36
035-490-002-000	PESCADERO LAND DEVELOPMENT LLC	3.60	$43.20
027-450-017-000	PESCH KRISTI L TR	1.00	$12.00
047-390-003-000	PESTANA FRANCISCO JAVIER & LEE MELISSA L	5.00	$60.00
027-450-033-000	PESTONI BROTHERS	3.50	$42.00
018-040-043-000	PESTONI ENTERPRISES LLC	12.65	$151.80
032-030-053-000	PETER MICHAEL WINERY	24.01	$288.12
034-150-004-000	PETER R MONDAVI FAMILY LP ETAL	52.07	$624.84
027-500-002-000	PETERS LAURA HOLMES	19.35	$232.20
020-120-014-000	PETERSON JOHN AND JOYCE TR	12.86	$154.32
020-120-015-000	PETERSON JOHN AND JOYCE TR	9.00	$108.00
022-070-044-000	PETEWILL II LLC	7.36	$88.32
020-210-019-000	PETIT ROUGE LLC	4.00	$48.00
039-080-006-000	PETRICHOR ASSETS LLC	3.68	$44.16
047-380-008-000	PEYRON PHYLLIS S TR	6.68	$80.16
021-010-005-000	PFORG PROPERTIES II LLC	27.15	$325.80
025-070-042-000	PHELPS ANDREA W TR	1.27	$15.24
031-060-007-000	PHILLIPS ARLIE JEAN TR	1.63	$19.56
027-381-015-000	PHILLIPS R BRUCE TR ETAL	27.25	$327.00
027-490-007-000	PHILLIPS R BRUCE TR ETAL	17.47	$209.64
027-500-032-000	PHILLIPS R BRUCE TR ETAL	23.20	$278.40
027-381-016-000	PHILLIPS ROBERT BRUCE TR ETAL	4.20	$50.40
039-240-025-000	PHOENIX BRIAN P & JANET K TR	5.39	$64.68
030-230-006-000	PHOENIX DEVELOPMENT COMPANY	15.00	$180.00
030-230-008-000	PHOENIX DEVELOPMENT COMPANY	11.60	$139.20
039-080-033-000	PICCOLO PEGGY L	10.00	$120.00
018-050-064-000	PICKETT ROAD VINEYARD LLC	5.58	$66.96
027-160-023-000	PIER THOMAS P & ALIOTO-PIER MICHELA A D TR	1.20	$14.40
024-032-015-000	PINA RICKIE L TR	2.47	$29.64
031-230-007-000	PINE RIDGE ASSOCIATES	7.13	$85.56
031-230-010-000	PINE RIDGE ASSOCIATES LP	6.90	$82.80
047-160-023-000	PINE RIDGE ASSOCIATES LP	3.54	$42.48
024-300-064-000	PINE RIDGE WINERY LLC	8.58	$102.96
027-440-020-000	PINE RIDGE WINERY LLC	11.23	$134.76
027-440-025-000	PINE RIDGE WINERY LLC	18.77	$225.24
031-050-035-000	PINE RIDGE WINERY LLC	19.33	$231.96
039-030-012-000	PINE RIDGE WINERY LLC	4.49	$53.88
039-040-059-000	PINE RIDGE WINERY LLC	20.50	$246.00
047-030-019-000	PINE RIDGE WINERY LLC	8.65	$103.80
030-270-024-000	PINOT LDVF1 RUTHERFORD LLC	10.49	$125.88
032-400-023-000	PISTOL VINEYARDS LLC	38.87	$466.44
032-070-030-000	POETRY INN LLC ETAL	1.71	$20.52
009-050-009-000	POHLEN PATRICK & LAURA TR	5.95	$71.40
036-150-049-000	POLENSKE MICHAEL J	7.15	$85.80
027-160-033-000	POLLARD RANCH LLC	15.98	$191.76
030-280-025-000	PONTI PROPERTIES LLC	2.15	$25.80
018-310-004-000	POPE VALLEY WINERY LLC	4.17	$50.04
022-150-014-000	POPPLEWELL JO ANN B TR	2.00	$24.00
045-310-037-000	PORTER FAMILY VINEYARDS LLC	18.20	$218.40
034-100-047-000	POTT AARON A & CLAIRE	4.69	$56.28
020-210-025-000	POWELL WESLEY STEPHEN & JENNIFER LYNNE TR	4.02	$48.24
020-010-039-000	POZZAN ESTATE VINEYARDS LLC	3.91	$46.92
009-560-019-000	PRATT AVENUE LLC	26.75	$321.00
025-010-017-000	PRATT STEPHEN	3.22	$38.64

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-400-003-000	PRECISION VINEYARDS LLC	55.53	$666.36
033-220-007-000	PRECISION VINEYARDS LLC	32.40	$388.80
018-280-005-000	PREDECESSOR ESTATE LLC	7.58	$90.96
030-120-039-000	PRESTON HILL LLC	19.61	$235.32
009-070-019-000	PRESTON MICHAEL DAROLD & DEBORAH RIORDAN TR	2.00	$24.00
030-150-010-000	PRESTON RICHARD R TR ETAL	27.09	$325.08
025-260-039-000	PRINCE VINEYARD LLC	45.90	$550.80
036-170-031-000	PRINCESS SOPHIE LLC	3.25	$39.00
030-220-034-000	PRITCHARD HILL PROPERTIES LLC	3.83	$45.96
032-560-023-000	PRITCHARD HILL PROPERTIES LLC	7.75	$93.00
032-510-004-000	PRITCHARD HILL VINEYARDS LLC	13.39	$160.68
034-030-023-000	PROMONTORY LLC	1.50	$18.00
034-030-054-000	PROMONTORY LLC	24.81	$297.72
034-030-055-000	PROMONTORY LLC	12.94	$155.28
034-030-070-000	PROMONTORY LLC	7.00	$84.00
025-390-003-000	QTR LLC	5.63	$67.56
033-140-052-000	QUANTUM LIMIT PARTNERS LLC	16.00	$192.00
030-060-026-000	QUARRY VINEYARDS LP	8.76	$105.12
030-060-027-000	QUARRY VINEYARDS LP	12.15	$145.80
032-530-020-000	QUIXOTE WINERY LLC	27.08	$324.96
052-160-005-000	R BENNETT LIMITED PARTNERSHIP	4.80	$57.60
052-160-006-000	R BENNETT LIMITED PARTNERSHIP	9.84	$118.08
030-280-028-000	R L TONELLA VINEYARDS	66.03	$792.36
047-390-018-000	RADULOVICH JAMES C TR	2.00	$24.00
031-040-001-000	RAGAZZI E GATTI LLC	20.43	$245.16
024-335-001-000	RAHN BRYAN AND ANDREA	4.50	$54.00
024-332-020-000	RAIFF FAMILY VINEYARDS LLC	1.27	$15.24
047-130-002-000	RANCHO CARNEROS LLC	3.90	$46.80
033-020-037-000	RANCHO CHIMILES LP	14.58	$174.96
033-020-042-000	RANCHO CHIMILES LP	26.40	$316.80
033-030-022-000	RANCHO CHIMILES LP	23.00	$276.00
025-240-026-000	RANCHO EL ADOBE LLC	35.89	$430.68
047-043-019-000	RANDS KENNETH C TR	7.00	$84.00
052-170-018-000	RAPP RANCH ESTATES LLC	5.28	$63.36
052-170-019-000	RAPP RANCH ESTATES LLC	6.92	$83.04
052-170-053-000	RAPP RANCH NORTH LLC	35.73	$428.76
024-031-005-000	RATFIELD TOD M & GROMACKI KRISTINE M	2.80	$33.60
032-540-017-000	RAWAH VINEYARDS LLC	18.22	$218.64
039-150-060-000	RAWAH VINEYARDS LLC	9.92	$119.04
039-150-063-000	RAWAH VINEYARDS LLC	15.52	$186.24
039-150-076-000	RAWAH VINEYARDS LLC	11.79	$141.48
039-150-077-000	RAWAH VINEYARDS LLC	16.16	$193.92
039-150-082-000	RAWAH VINEYARDS LLC	17.20	$206.40
039-150-083-000	RAWAH VINEYARDS LLC	14.89	$178.68
039-150-088-000	RAWAH VINEYARDS LLC	7.72	$92.64
039-150-089-000	RAWAH VINEYARDS LLC	19.45	$233.40
049-091-016-000	RAYMER LAURA TR ETAL	1.00	$12.00
030-050-031-000	RAYMOND VINEYARD & CELLAR INC	24.34	$292.08
030-260-007-000	RAYMOND VINEYARD & CELLAR INC	45.52	$546.24
030-260-015-000	RAYMOND VINEYARD & CELLAR INC	9.26	$111.12
030-270-027-000	RAYMOND VINEYARD & CELLAR INCORPORATED	61.40	$736.80
039-600-001-000	RAZI FARHAD & KATHRYN M TR	12.00	$144.00
021-320-026-000	REAL THOREVILOS LLC	7.69	$92.28
021-320-027-000	REAL THOREVILOS LLC	14.18	$170.16
020-150-050-000	REALTY INCOME PROPERTIES 2 LLC	60.50	$726.00
020-210-020-000	REALTY INCOME PROPERTIES 2 LLC	27.80	$333.60
020-210-029-000	REALTY INCOME PROPERTIES 2 LLC	3.40	$40.80
020-210-030-000	REALTY INCOME PROPERTIES 2 LLC	2.60	$31.20

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
020-230-005-000	REALTY INCOME PROPERTIES 2 LLC	11.70	$140.40
020-230-008-000	REALTY INCOME PROPERTIES 2 LLC	51.10	$613.20
020-370-023-000	REALTY INCOME PROPERTIES 2 LLC	50.59	$607.08
020-380-014-000	REALTY INCOME PROPERTIES 2 LLC	253.19	$3,038.28
020-380-015-000	REALTY INCOME PROPERTIES 2 LLC	90.12	$1,081.44
020-420-029-000	REALTY INCOME PROPERTIES 2 LLC	38.82	$465.84
020-420-030-000	REALTY INCOME PROPERTIES 2 LLC	58.00	$696.00
020-440-017-000	REALTY INCOME PROPERTIES 2 LLC	169.65	$2,035.80
021-010-035-000	REALTY INCOME PROPERTIES 2 LLC	55.00	$660.00
022-010-003-000	REALTY INCOME PROPERTIES 2 LLC	34.15	$409.80
022-010-029-000	REALTY INCOME PROPERTIES 2 LLC	54.28	$651.36
022-033-007-000	REALTY INCOME PROPERTIES 2 LLC	26.40	$316.80
022-033-008-000	REALTY INCOME PROPERTIES 2 LLC	46.81	$561.72
027-250-014-000	REALTY INCOME PROPERTIES 2 LLC	253.24	$3,038.88
027-470-030-000	REALTY INCOME PROPERTIES 2 LLC	111.49	$1,337.88
030-110-026-000	REALTY INCOME PROPERTIES 2 LLC	74.75	$897.00
030-110-027-000	REALTY INCOME PROPERTIES 2 LLC	4.60	$55.20
030-110-028-000	REALTY INCOME PROPERTIES 2 LLC	83.74	$1,004.88
047-100-026-000	REALTY INCOME PROPERTIES 2 LLC	80.74	$968.88
047-100-036-000	REALTY INCOME PROPERTIES 2 LLC	83.03	$996.36
047-100-056-000	REALTY INCOME PROPERTIES 2 LLC	40.71	$488.52
047-290-003-000	REAUME KURT G & MORAVEC MELISSA M TR	5.75	$69.00
018-190-003-000	RECURSO LLC	18.00	$216.00
030-090-040-000	RED BARN RANCH LLC	53.91	$646.92
030-090-041-000	RED BARN RANCH LLC	22.87	$274.44
057-140-011-000	RED HEN PROPERTIES LLC	5.50	$66.00
057-140-015-000	RED HEN PROPERTIES LLC	35.50	$426.00
057-140-016-000	RED HEN PROPERTIES LLC	120.00	$1,440.00
052-440-032-000	REDMON ELISA ETAL	1.50	$18.00
027-120-021-000	REDMON LISA TR	2.58	$30.96
039-030-021-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	44.80	$537.60
039-030-022-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	60.90	$730.80
039-030-023-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	35.10	$421.20
021-420-029-000	REICHENBERGER ROBERT W & LAURA R TR	1.10	$13.20
052-030-033-000	REID MICHAEL J & DONLEY-REID LINDA W TR	3.20	$38.40
034-060-064-000	REILLY CLINTON T & JANET TR	6.30	$75.60
047-030-016-000	REINKE NANCY E TR	15.98	$191.76
047-390-008-000	REITER MARC PHILIP & MOORE-REITER ABIGAIL	1.50	$18.00
057-170-001-000	RENEWABLE PROPERTIES LAND 3 LLC	4.70	$56.40
039-400-080-000	RES INC ETAL	29.72	$356.64
022-220-030-000	REVANA FAMILY PARTNERS LP	8.32	$99.84
027-450-005-000	REVELETTE MASON	2.65	$31.80
027-450-025-000	REVELETTE MASON	7.60	$91.20
047-041-018-000	REYES RAYMOND L & MARY BETH TR	8.30	$99.60
039-310-009-000	REYNOLDS JOHN STEPHEN & SUZANNA J TR	9.88	$118.56
039-610-002-000	REYNOLDS JOHN STEPHEN & SUZANNA J TR	8.00	$96.00
030-280-019-000	RIBOLI STEVEN JOHN TR ETAL	14.99	$179.88
022-150-008-000	RICHARDS J SHELDON TR	15.00	$180.00
047-280-008-000	RICHBURG JOHN TR	9.00	$108.00
032-540-027-000	RIEDEL NICOLE S TR	3.16	$37.92
020-420-026-000	RIELLY FAMILY VINEYARDS LLC	15.72	$188.64
047-080-055-000	RIORDAN DAVID & AMANDA BLAIR TR	3.50	$42.00
050-170-053-000	RIPPEY DENNIS W TR	3.52	$42.24
039-270-026-000	RIVERVIEW VINEYARDS LLC	5.67	$68.04
030-200-084-000	RIVETT NAPA ASSOCIATES LLC	5.38	$64.56
027-280-014-000	RME INC	52.62	$631.44
027-280-016-000	RME INC	71.46	$857.52
027-280-019-000	RME INC	124.24	$1,490.88

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
027-280-022-000	RME INC	5.81	$69.72
021-030-046-000	ROASTED FOX VINEYARD LLC	1.81	$21.72
018-060-072-000	ROBERT CRAIG WINERY LP	9.21	$110.52
027-550-014-000	ROBERT CRAIG WINERY LP	5.95	$71.40
027-480-031-000	ROBERT MONDAVI INVESTMENTS INC	6.37	$76.44
027-280-017-000	ROBERT MONDAVI PROPERTIES INC	35.67	$428.04
027-480-023-000	ROBERT MONDAVI PROPERTIES INC	48.36	$580.32
039-040-041-000	ROBERT MONDAVI PROPERTIES INC	6.40	$76.80
039-040-050-000	ROBERT MONDAVI PROPERTIES INC	11.38	$136.56
039-051-024-000	ROBERT MONDAVI PROPERTIES INC	14.88	$178.56
009-350-062-000	ROBINWOOD VINEYARDS	11.70	$140.40
047-252-011-000	ROBLEDO JENARO R & MONICA TR	9.00	$108.00
047-252-004-000	ROBLEDO MARIA TR	8.00	$96.00
009-350-005-000	ROCHA ROBIN TR	3.25	$39.00
032-550-023-000	ROCKING R RANCH LLC	10.36	$124.32
039-390-011-000	ROCKMERE VINEYARDS LLC	4.80	$57.60
030-220-031-000	RODGERS LAND & DEVELOPMENT CO	39.36	$472.32
030-130-009-000	RODGERS LAND AND DEVELOPMENT CO	12.83	$153.96
030-220-009-000	RODGERS LAND AND DEVELOPMENT CO	20.58	$246.96
030-220-029-000	RODGERS LAND AND DEVELOPMENT CO	31.57	$378.84
030-220-030-000	RODGERS LAND AND DEVELOPMENT CO	15.89	$190.68
036-130-010-000	RODGERS LAND AND DEVELOPMENT CO	7.73	$92.76
036-120-061-000	RODGERS LAND AND DEVELOPMENT COMPANY	113.47	$1,361.64
038-180-009-000	RODRIGUEZ ALEXANDER & VERNA M TR	11.97	$143.64
024-300-050-000	ROGER NICHOLAS A & VALERIE J TR ETAL	3.73	$44.76
009-392-017-000	ROMAN CATHOLIC BISHOP OF SANTA ROSA	5.22	$62.64
036-090-002-000	ROMAN CATHOLIC BISHOP OF SANTA ROSA	11.98	$143.76
021-030-049-000	ROMBAUER KOERNER III & LAURA L TR	1.66	$19.92
052-490-002-000	ROOSTER VINES LLC	1.50	$18.00
031-240-020-000	ROSELLIMURPHY PIA TERESA TR ETAL	4.04	$48.48
036-160-015-000	ROSENBERG JEROLD B & PHYLLIS TR	3.00	$36.00
039-270-011-000	ROSSI ANTHONY & GALLAGHER-ROSSI ROSEMARY TR	14.10	$169.20
030-300-030-000	ROUND HILL CELLARS	6.99	$83.88
030-090-042-000	ROUND POND	18.73	$224.76
030-140-004-000	ROUND POND	26.28	$315.36
030-140-008-000	ROUND POND	24.30	$291.60
030-140-012-000	ROUND POND	24.31	$291.72
030-140-020-000	ROUND POND	12.72	$152.64
030-140-024-000	ROUND POND	36.43	$437.16
030-140-025-000	ROUND POND	37.20	$446.40
047-070-013-000	ROWAN REBECCA M TR	42.24	$506.88
047-070-015-000	ROWAN REBECCA M TR	22.80	$273.60
047-070-021-000	ROWAN REBECCA M TR	25.03	$300.36
047-070-022-000	ROWAN REBECCA M TR	19.99	$239.88
039-150-090-000	ROY PARTNERS LLC	16.38	$196.56
021-410-017-000	RTB MANAGEMENT LLC	1.75	$21.00
035-031-003-000	RUBEL MICHAEL A & REY KRISTIN TR	2.00	$24.00
031-050-063-000	RUDD VINEYARDS LLC	4.61	$55.32
031-050-064-000	RUDD VINEYARDS LLC	5.94	$71.28
031-050-065-000	RUDD VINEYARDS LLC	8.84	$106.08
031-050-066-000	RUDD VINEYARDS LLC	5.89	$70.68
031-050-067-000	RUDD VINEYARDS LLC	4.08	$48.96
031-050-068-000	RUDD VINEYARDS LLC	3.33	$39.96
031-070-037-000	RUDD VINEYARDS LLC	7.52	$90.24
034-350-041-000	RUDD VINEYARDS LLC	17.22	$206.64
036-110-033-000	RUSSELL JANICE R SUC TR	4.50	$54.00
036-110-034-000	RUSSELL JANICE R SUC TR	11.50	$138.00
009-391-020-000	RUSTON L LORRAINE TR	3.63	$43.56

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
027-250-069-000	RUTHERFORD BENCH HOLDINGS LLC	10.30	$123.60
027-220-005-000	RUTHERFORD GROUP	7.00	$84.00
030-300-032-000	RUTHERFORD HILL WINERY	6.09	$73.08
021-030-059-000	RYLA HOLDINGS LLC	9.57	$114.84
031-230-018-000	S ANDERSON VISTA INC	15.15	$181.80
022-080-003-000	SABIN DAVID C & SUSAN A TR	2.83	$33.96
038-080-009-000	SACHS ROBERT & MAUREEN TR	3.50	$42.00
034-380-005-000	SAFFRON VINEYARDS LLC	11.35	$136.20
025-270-026-000	SAGE CANYON LLC	62.70	$752.40
025-330-025-000	SAGE CANYON LLC	10.50	$126.00
032-560-018-000	SAGE HILL VINEYARDS LLC	14.84	$178.08
022-080-029-000	SAINT HELENA PROPERTIES LLC	7.64	$91.68
009-392-044-000	SAINT HELENA PUBLIC CEMETERY ASSOCIATION	3.15	$37.80
049-242-034-000	SALEM ENRIQUE TR	3.00	$36.00
038-080-013-000	SALINAS GONZALO & SALINAS SHERRY LYNN TR	7.00	$84.00
052-030-064-000	SALMON STEPHEN M & CHERYL A TR	2.00	$24.00
009-350-017-000	SALVESTRIN RICHARD J & SHANNON K TR	4.71	$56.52
009-350-047-000	SALVESTRIN RICHARD J TR	9.14	$109.68
032-500-023-000	SAMJJ LLC	3.90	$46.80
039-390-022-000	SAN BERNABE VINEYARDS LLC	6.41	$76.92
039-390-023-000	SAN BERNABE VINEYARDS LLC	6.36	$76.32
036-140-073-000	SANDBERGJAEGER KRISTEN & JAEGER JEFFREY LAWRENCE	27.00	$324.00
027-120-056-000	SANDPOINT WINES LLC	14.32	$171.84
036-470-007-000	SANNELLA PAUL TR	4.70	$56.40
036-170-046-000	SARNSEN PAUL SUC TR	9.20	$110.40
027-260-016-000	SCHENECKER GEORGE C & OLYMPIA C TR	3.30	$39.60
022-270-015-000	SCHINGLER RICHARD JAMES TR	1.70	$20.40
025-180-082-000	SCHLATTER FAMILY ESTATE LLC	6.37	$76.44
025-180-083-000	SCHLATTER FAMILY ESTATE LLC	17.39	$208.68
027-510-021-000	SCHLATTER FAMILY ESTATE LLC	4.45	$53.40
034-360-021-000	SCHLATTER FAMILY ESTATE LLC	11.11	$133.32
045-250-033-000	SCHLATTER FAMILY ESTATE LLC	12.72	$152.64
027-280-057-000	SCHLEIN THEODORE ETAL TR	5.33	$63.96
025-070-064-000	SCHLOTFELDT WALTER P & KATHERINE L TR	14.17	$170.04
038-110-048-000	SCHMITZ WILLIAM G & KAMTA TR	3.00	$36.00
021-030-009-000	SCHNEBLY DAVID & SUSAN	1.10	$13.20
020-390-007-000	SCHRAMSBERG VINEYARDS CO	34.12	$409.44
047-390-009-000	SCHRAMSBERG VINEYARDS CO	13.46	$161.52
047-390-014-000	SCHRAMSBERG VINEYARDS CO	8.36	$100.32
020-300-015-000	SCHRAMSBERG VINEYARDS COMPANY	5.50	$66.00
020-390-020-000	SCHRAMSBERG VINEYARDS COMPANY	4.40	$52.80
047-300-009-000	SCHRAMSBERG VINEYARDS COMPANY	4.99	$59.88
047-390-016-000	SCHRAMSBERG VINEYARDS COMPANY	5.93	$71.16
047-390-022-000	SCHRAMSBERG VINEYARDS COMPANY	14.25	$171.00
052-130-061-000	SCHULER BARRY M TR	22.45	$269.40
032-540-037-000	SCHWARTZ JOHN J & CARRIE MCNAMARA TR	6.07	$72.84
022-150-017-000	SCHWEIGER FRED A AND SALLY ANN TR	6.00	$72.00
022-150-041-000	SCHWEIGER VINEYARDS LLC	22.00	$264.00
032-530-039-000	SCHWEIZER MARJORIE TR	37.20	$446.40
045-380-008-000	SCIANDRI ROBERTA B SUC TR	1.00	$12.00
020-380-017-000	SCOTT MARK A TR	20.26	$243.12
031-180-056-000	SCOTT THOMAS W & LAUREN D TR	2.00	$24.00
039-290-032-000	SCR VINEYARDS LLC	12.50	$150.00
022-130-026-000	SCULATTI FRANK R & JOANN L TR	4.60	$55.20
022-260-014-000	SCULLY IRENE S TR	2.24	$26.88
032-030-027-000	SCW FUND CORP	23.78	$285.36
020-400-009-000	SEAVER GEORGE THOMAS & NANCY LYNN TR	2.92	$35.04
025-180-010-000	SEAVEY RANCH LLC	35.37	$424.44

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-470-005-000	SEIDNER MARC P & MARY LOUISE TR	5.42	$65.04
021-420-042-000	SEILER LEWIS TR	4.00	$48.00
057-080-029-000	SENEMAR RANCH INC	10.10	$121.20
027-200-017-000	SENTINEL CORP	11.97	$143.64
024-331-001-000	SENTINEL HILL VINEYARDS LLC	19.48	$233.76
030-190-005-000	SEQUOIA GROVE VINEYARDS	15.87	$190.44
032-120-026-000	SETTY SHARON A ETAL	16.00	$192.00
050-010-005-000	SEUTHE ERIC BRYAN & BRENDA MARGUERITE TR	10.00	$120.00
034-160-028-000	SHADY OAK VINEYARDS LLC	4.93	$59.16
039-051-039-000	SHAFER BRADFORD J TR	17.16	$205.92
032-500-009-000	SHAFER VINEYARDS	10.07	$120.84
032-530-003-000	SHAFER VINEYARDS	2.01	$24.12
032-530-019-000	SHAFER VINEYARDS	19.66	$235.92
032-530-040-000	SHAFER VINEYARDS	46.09	$553.08
039-051-007-000	SHAFER VINEYARDS	24.65	$295.80
039-051-019-000	SHAFER VINEYARDS	27.04	$324.48
039-051-021-000	SHAFER VINEYARDS	20.80	$249.60
039-051-023-000	SHAFER VINEYARDS	22.67	$272.04
047-120-017-000	SHAFER VINEYARDS	31.08	$372.96
047-120-018-000	SHAFER VINEYARDS	35.09	$421.08
052-230-009-000	SHAKERI MARK & AZIZI NANCY N TR	3.48	$41.76
018-180-018-000	SHAMBARGER MARGARET L TR	7.20	$86.40
027-440-010-000	SHARTSIS ARTHUR J TR ETAL	6.44	$77.28
031-060-026-000	SHAY FAMILY VINEYARD LLC	1.70	$20.40
052-390-023-000	SHEARER CHARLES J TR	2.00	$24.00
047-110-023-000	SHEEHY CREEK LLC	2.04	$24.48
046-620-016-000	SHELL OWNERS ASSOCIATION WEST	7.16	$85.92
027-050-001-000	SHERRIFFS ALEXANDER C JR & RUBINSTEIN JOAN E TR	3.60	$43.20
020-300-045-000	SHERWIN STEVE & LINDA TR	16.50	$198.00
034-190-016-000	SHIFFLETT RANCH & VINEYARD LLC	10.09	$121.08
034-190-037-000	SHIFFLETT RANCH & VINEYARD LLC	15.91	$190.92
034-190-038-000	SHIFFLETT RANCH & VINEYARD LLC	25.60	$307.20
020-010-038-000	SHIPMAN COLIN & GRGICH VIOLET M TR	33.92	$407.04
027-100-045-000	SHL CATHIARD LLC	57.29	$687.48
039-232-014-000	SIEFERT JEFFERY WILLIAM & ELAINE MARIE TR	1.25	$15.00
034-212-035-000	SILENUS INTERNATIONAL GROUP INC	6.02	$72.24
039-080-032-000	SILL IGOR M & CYNTHIA E TR	10.10	$121.20
033-110-054-000	SILVER BRIAN R AND DIANE S	27.00	$324.00
020-180-046-000	SILVER OAK WINE CELLARS LLC	12.09	$145.08
031-080-030-000	SILVER OAK WINE CELLARS LLC	11.55	$138.60
031-180-055-000	SILVER OAK WINE CELLARS LLC	35.89	$430.68
030-280-032-000	SILVERADO SIX LLC	1.83	$21.96
046-400-050-000	SILVERADO SUSCOL LLC	16.70	$200.40
046-400-057-000	SILVERADO SUSCOL LLC	63.29	$759.48
022-080-025-000	SILVERADO TRAIL WINE PARTNERS IV LLC	3.44	$41.28
027-460-041-000	SIMMONS CAROLINE M	12.45	$149.40
052-230-011-000	SIMPKINS CLIFFORD R & JOAN L TR	2.45	$29.40
052-250-027-000	SIMPKINS CLIFFORD R & JOAN L TR	3.88	$46.56
052-250-028-000	SIMPKINS CLIFFORD R & JOAN L TR	4.83	$57.96
052-250-029-000	SIMPKINS CLIFFORD R & JOAN L TR	1.32	$15.84
027-120-008-000	SINEGAL-INGLEWOOD LLC	9.27	$111.24
025-380-003-000	SINGER ROWENA LEONG & MARC EDWARD TR	1.00	$12.00
047-042-031-000	SINSKEY FAMILY LLC	4.00	$48.00
047-030-037-000	SINSKEY ROBERT M JR & HELM MARIA R TR	7.82	$93.84
030-240-031-000	SITTER MARY MELISSA TR	3.24	$38.88
027-120-044-000	SKIDMORE JAMES MCINTYRE & CECILIA TR	2.80	$33.60
030-280-022-000	SKLAR BARBARA W TR ETAL	2.50	$30.00
022-080-028-000	SKYEBOAT VINEYARDS LLC	6.44	$77.28

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-380-011-000	SLAWSON PAUL S & MARY C TR	6.74	$80.88
034-170-005-000	SLEEPING LADY VINEYARD LLC	52.17	$626.04
047-051-008-000	SMIRCICH STEVEN M & KRISTINE T TR	1.13	$13.56
011-260-078-000	SMITH BRADLEY H & LYNN S TR	1.50	$18.00
011-410-024-000	SMITH JACK A & MARCEY J TR	2.00	$24.00
036-130-049-000	SMITH STEPHEN P TR ETAL	21.23	$254.76
052-100-008-000	SMITH TYLER TR	15.00	$180.00
018-180-046-000	SNIDER EDWARD L ETAL	2.00	$24.00
020-420-028-000	SNOW TOWER C JR TR	4.41	$52.92
025-180-057-000	SNOWDEN RANDOLPH FORT & JANET TR ETAL	23.00	$276.00
039-150-039-000	SODA SPRINGS RANCH LLC	15.38	$184.56
027-230-003-000	SOFIA PROPERTIES L P	1.13	$13.56
030-240-032-000	SOLARES VINEYARDS LLC	16.70	$200.40
020-240-001-000	SOLARI ESTATE VINEYARDS	12.24	$146.88
020-240-008-000	SOLARI ESTATE VINEYARDS	11.44	$137.28
020-240-011-000	SOLARI ESTATE VINEYARDS	8.29	$99.48
031-220-011-000	SOLTAN MUNA F TR	6.68	$80.16
039-260-014-000	SOLTAN MUNA F TR	7.23	$86.76
021-420-015-000	SOMNIUM VINEYARD LLC	6.01	$72.12
050-372-009-000	SONOMA MISSION FARMS LLC	3.15	$37.80
020-360-017-000	SORI BRICCO VINEYARDS LLC	24.39	$292.68
027-440-024-000	SOUTH WHITEHALL LLC	1.48	$17.76
024-064-016-000	SPENCE VINEYARDS HOLDINGS LLC	3.00	$36.00
039-130-027-000	SPITERI RON J & JAYNA D TR	3.37	$40.44
020-180-060-000	SPP NAPA VINEYARDS LLC	45.53	$546.36
031-030-015-000	SPP NAPA VINEYARDS LLC	42.26	$507.12
036-140-075-000	SPP NAPA VINEYARDS LLC	29.97	$359.64
036-470-010-000	SPP NAPA VINEYARDS LLC	15.05	$180.60
036-470-015-000	SPP NAPA VINEYARDS LLC	34.90	$418.80
036-470-016-000	SPP NAPA VINEYARDS LLC	35.14	$421.68
039-051-035-000	SPP NAPA VINEYARDS LLC	8.79	$105.48
009-391-031-000	SPRING STREET VINEYARD LLC	2.14	$25.68
025-070-060-000	SPRING VALLEY VINEYARD PARTNERS LLC	9.25	$111.00
027-210-037-000	ST JOHN MOUNTAIN INC	2.30	$27.60
018-160-002-000	ST SUPERY INC	133.40	$1,600.80
018-160-003-000	ST SUPERY INC	111.05	$1,332.60
018-160-034-000	ST SUPERY INC	226.11	$2,713.32
030-100-015-000	ST SUPERY INC	42.17	$506.04
030-190-018-000	ST SUPERY INC	2.23	$26.76
030-190-019-000	ST SUPERY INC	30.99	$371.88
027-250-065-000	STAGLIN FAMILY PARTNERS LTD	36.18	$434.16
027-250-064-000	STAGLIN SHARALYN KING TR ETAL	2.87	$34.44
039-030-028-000	STAGS LEAP VINEYARDS	35.31	$423.72
036-170-037-000	STAGS LEAP WINE CELLARS	38.78	$465.36
039-030-043-000	STAGS LEAP WINE CELLARS LLC	8.73	$104.76
039-030-044-000	STAGS LEAP WINE CELLARS LLC	47.10	$565.20
032-400-003-000	STAG'S LEAP WINE CELLARS LLC	10.91	$130.92
047-240-022-000	STANLY RANCH VINEYARDS LLC	12.00	$144.00
047-240-023-000	STANLY RANCH VINEYARDS LLC	10.00	$120.00
047-240-040-000	STANLY RANCH VINEYARDS LLC	74.53	$894.36
047-240-041-000	STANLY RANCH VINEYARDS LLC	17.81	$213.72
047-240-042-000	STANLY RANCH VINEYARDS LLC	24.00	$288.00
009-580-010-000	STANTON DOUGLAS ETAL	19.45	$233.40
031-080-028-000	STANTON DOUGLAS ETAL	22.04	$264.48
009-070-011-000	STANTON DOUGLAS R TR ETAL	18.23	$218.76
030-150-017-000	STAR VINEYARDS LLC	20.00	$240.00
030-150-018-000	STAR VINEYARDS LLC	13.20	$158.40
030-150-019-000	STAR VINEYARDS LLC	24.61	$295.32

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-010-012-000	STARCHASE NAPA VINEYARD CO	11.04	$132.48
031-070-019-000	STATE FARM RANCH LLC	83.30	$999.60
031-110-003-000	STATE FARM RANCH LLC	167.90	$2,014.80
031-110-011-000	STATE FARM RANCH LLC	288.00	$3,456.00
031-170-005-000	STATE LANE HOLDINGS LLC	5.04	$60.48
031-160-026-000	STATE LANE KNOLL LLC	4.64	$55.68
031-180-048-000	STATE LANE VINEYARDS ETAL	25.00	$300.00
045-282-012-000	STCLAIR CHARLES D & ELAINE J	1.00	$12.00
020-300-063-000	STEFFENS FAMILY ESTATE LLC	16.00	$192.00
018-200-030-000	STEINSCHREIBER PHILLIP & KLORSTEINSCHRIBER DIANE	2.75	$33.00
032-400-038-000	STELTZNER ALLISON	2.15	$25.80
039-390-013-000	STOLL BRADLEY G & EDWINA L TR	2.45	$29.40
024-201-036-000	STONE RIDGE BROOKSIDE LLC	8.00	$96.00
017-110-019-000	STORYBOOK MOUNTAIN VINEYARDS	34.48	$413.76
034-100-043-000	STRAUSS JEFF & SCHULTHEIS MINDY TR	11.79	$141.48
021-030-057-000	STROMBOM BRUCE A & THERESA E TR	1.33	$15.96
036-150-053-000	STUDT WARD B AND GAY CAROLYN CO-TR	10.00	$120.00
046-400-056-000	SUGARLOAF EAST VINEYARD LLC	90.06	$1,080.72
046-400-052-000	SUGARLOAF VINEYARD LLC	108.22	$1,298.64
017-110-046-000	SULLIVAN RANDOLPH GORDON TR	1.13	$13.56
027-210-025-000	SULLIVAN WALTER III TR ETAL	80.30	$963.60
036-140-076-000	SUMERS GARY M TR	5.60	$67.20
020-300-051-000	SUMMIT RANCH VINEYARDS LLC	15.70	$188.40
032-500-044-000	SUMMIT VINEYARDS HOLDINGS LLC	8.17	$98.04
039-390-015-000	SUMMIT VINEYARDS HOLDINGS LLC	3.10	$37.20
039-390-016-000	SUMMIT VINEYARDS HOLDINGS LLC	4.86	$58.32
052-130-059-000	SUNRISE HOLDING LLC	17.98	$215.76
047-041-005-000	SUNSET KNOLL LLC	8.00	$96.00
020-370-006-000	SUNSHINE ESTATE INVESTORS LLC	28.85	$346.20
034-200-001-000	SUNSHINE VALLEY VINEYARDS LLC	21.94	$263.28
017-060-031-000	SURBER TED K & SANDRA J TR	14.70	$176.40
045-360-019-000	SUSCOL MOUNTAIN VINEYARDS LLC	40.40	$484.80
045-360-018-000	SUSCOL SPRINGS RANCH LP	73.74	$884.88
046-370-031-000	SUSCOL SPRINGS RANCH LP	19.08	$228.96
046-400-034-000	SUSCOL SPRINGS RANCH LP	81.96	$983.52
057-020-095-000	SUSCOL VISTA VINEYARD LLC ETAL	82.38	$988.56
046-400-051-000	SUSCOL VISTA VINEYARD LLC ETAL	1.50	$18.00
057-020-096-000	SUSCOL VISTA VINEYARD LLC ETAL	22.04	$264.48
009-120-062-000	SUTTER HOME WINERY INC	8.89	$106.68
009-120-064-000	SUTTER HOME WINERY INC	13.38	$160.56
017-130-031-000	SUTTER HOME WINERY INC	14.06	$168.72
017-130-047-000	SUTTER HOME WINERY INC	20.41	$244.92
022-100-010-000	SUTTER HOME WINERY INC	10.12	$121.44
027-510-022-000	SUTTER HOME WINERY INC	12.63	$151.56
032-450-003-000	SUTTER HOME WINERY INC	21.54	$258.48
034-160-011-000	SUTTER HOME WINERY INC	6.67	$80.04
038-040-023-000	SUTTER HOME WINERY INC	16.07	$192.84
059-010-029-000	SUTTER HOME WINERY INC	95.62	$1,147.44
059-010-030-000	SUTTER HOME WINERY INC	25.74	$308.88
017-230-009-000	SWANTON LAURA L & MICHAEL G TR	2.46	$29.52
036-150-026-000	SWEENEY JOSEPH E III & LAURA S TR	4.00	$48.00
025-140-021-000	SWIG RICHARD L JR & WELTMANSWIG DARIAN TR	1.23	$14.76
031-090-021-000	SX RANCH	28.66	$343.92
031-090-018-000	SX RANCH INC	20.67	$248.04
033-320-010-000	SYDNEY APARTMENTS INC	27.82	$333.84
030-270-021-000	SYRAH LDVF1 RUTHERFORD LLC	10.10	$121.20
034-211-058-000	SZS NAPA LLC	2.50	$30.00
050-170-047-000	T2K INVESTMENTS LLC	2.56	$30.72

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
035-031-036-000	TADAIMA INC	18.11	$217.32
027-500-015-000	TADDEI RONALD J TR ETAL	14.50	$174.00
009-350-053-000	TALBOT ENTERPRISES LLC	6.98	$83.76
009-350-054-000	TALBOT ENTERPRISES LLC	7.16	$85.92
020-370-038-000	TAMAGNI THEODORE BEN & JUDITH LORENE TR	3.10	$37.20
038-010-032-000	TANITA EDWIN K TR ETAL	7.99	$95.88
027-100-005-000	TAPLIN ASSOCIATES LLC	16.43	$197.16
027-520-025-000	TAPLIN ASSOCIATES LLC	7.20	$86.40
045-300-001-000	TAYLOR ELLIOTT ETAL	7.50	$90.00
025-380-021-000	TDL WINE LLC	6.85	$82.20
031-070-027-000	TEADERMAN KATHRYN M ETAL	12.11	$145.32
018-070-063-000	TEMPLE FAMILY VINEYARDS LLC	48.20	$578.40
031-070-006-000	TENCH FAMILY VINEYARDS LLC	40.48	$485.76
030-080-034-000	TERLATO FAMILY VINEYARDS	36.88	$442.56
045-320-009-000	TERRA SOLIS LLC	4.00	$48.00
047-280-007-000	TERRACE VIEW VINEYARDS-CA LLC	12.00	$144.00
027-060-022-000	TESSERON VINEYARDS	2.49	$29.88
027-060-023-000	TESSERON VINEYARDS	4.90	$58.80
027-060-024-000	TESSERON VINEYARDS	5.83	$69.96
021-420-043-000	TETZ EMMETT L TR	5.00	$60.00
039-080-042-000	THE HESS COLLECTION WINERY ETAL	1.00	$12.00
024-241-045-000	THIRTEENTH VINEYARD LLC	1.73	$20.76
024-242-003-000	THIRTEENTH VINEYARD LLC	6.02	$72.24
024-242-045-000	THIRTEENTH VINEYARD LLC	41.42	$497.04
024-242-046-000	THIRTEENTH VINEYARD LLC	30.76	$369.12
032-560-024-000	THIS REALM LLC	20.26	$243.12
039-040-004-000	THIS REALM LLC	14.48	$173.76
039-040-056-000	THIS REALM LLC	3.64	$43.68
039-040-057-000	THIS REALM LLC	1.41	$16.92
049-010-035-000	THOMAS SEAN & SANDRA LYNN TR	1.00	$12.00
049-242-009-000	THOMPSON C THOMAS & STELLA A TR	1.50	$18.00
052-170-021-000	THOMPSON LAWRENCE R & BEVERLY A TR	5.30	$63.60
020-300-066-000	THOMPSON PETER R TR	12.31	$147.72
033-060-020-000	THOMSON GEORGE A TR	1.25	$15.00
047-170-001-000	THOMSON JENNIFER ROYCELYNN	21.00	$252.00
032-440-009-000	THORNBERRY RICHARD P & GAIL F TR	14.00	$168.00
034-160-008-000	THREE HILLS LLC	5.30	$63.60
025-380-017-000	THREE TWINS LLC	4.36	$52.32
046-351-011-000	THRIVING VINEYARDS LLC	3.00	$36.00
047-280-022-000	THRIVING VINEYARDS LLC	6.79	$81.48
009-040-001-000	THURMOND VINEYARD LP	6.80	$81.60
020-300-036-000	TIANMINOR YUAN ETAL	5.85	$70.20
032-030-044-000	TIMAR LLC	5.67	$68.04
032-560-032-000	TIMAR LLC	21.59	$259.08
047-100-011-000	TIRADO ABEL O	10.00	$120.00
022-110-004-000	TITUS LEE AND SONS	9.53	$114.36
017-120-022-000	TJ EVERGREEN LLC	6.03	$72.36
039-080-030-000	TJIAN SHARON TR ETAL	4.00	$48.00
039-630-012-000	TK GROUP LLC	11.50	$138.00
032-030-043-000	TMR WINE COMPANY LLC	25.09	$301.08
032-560-029-000	TMR WINE COMPANY LLC	14.02	$168.24
020-150-011-000	TOFANELLI NORMA JEAN TR ETAL	6.94	$83.28
020-150-028-000	TOFANELLI NORMA JEAN TR ETAL	16.02	$192.24
047-280-002-000	TOGNETTI THOMAS FRANCIS ETAL	8.37	$100.44
022-150-038-000	TOGNI LISA KARIN TR ETAL	10.70	$128.40
030-280-033-000	TONELLA RAYMOND L & DEBORAH LYNN TR	13.22	$158.64
030-280-035-000	TONELLA RAYMOND L & DEBORAH LYNN TR	6.42	$77.04
049-110-012-000	TORRES ROBERT D & MARIA FRANCHI TR	5.72	$68.64

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
011-523-009-000	TORRIGINO STEPHEN TR	1.00	$12.00
035-041-011-000	TORTILLA FLAT VINEYARD LLC	2.10	$25.20
032-110-046-000	TORUN MEHMET S & NACIYE	2.11	$25.32
022-010-013-000	TOURNAHU INVESTMENT PROPERTIES PARTNERSHIP LP	6.67	$80.04
017-160-063-000	TOWNE DOUGLAS M & DORA LEE TR	10.50	$126.00
031-220-016-000	TRAINA J TODD BUCHANAN ETAL	14.47	$173.64
031-080-017-000	TRAINA VINEYARDS LLC	9.25	$111.00
027-250-031-000	TRAINOR EDMOND F & JENNIFER G TR	6.50	$78.00
009-010-025-000	TREASURY WINE ESTATES AMERICAS COMPANY	3.31	$39.72
009-010-026-000	TREASURY WINE ESTATES AMERICAS COMPANY	12.50	$150.00
009-131-009-000	TREASURY WINE ESTATES AMERICAS COMPANY	24.40	$292.80
024-070-007-000	TREASURY WINE ESTATES AMERICAS COMPANY	32.70	$392.40
032-530-024-000	TREASURY WINE ESTATES AMERICAS COMPANY	74.59	$895.08
038-010-004-000	TREASURY WINE ESTATES AMERICAS COMPANY	51.57	$618.84
047-080-058-000	TREASURY WINE ESTATES AMERICAS COMPANY	335.59	$4,027.08
047-230-033-000	TREASURY WINE ESTATES AMERICAS COMPANY	11.48	$137.76
036-140-053-000	TREFETHEN FAMILY VINEYARDS LLC	22.86	$274.32
036-140-056-000	TREFETHEN FAMILY VINEYARDS LLC	29.01	$348.12
036-140-068-000	TREFETHEN FAMILY VINEYARDS LLC	38.71	$464.52
036-140-070-000	TREFETHEN FAMILY VINEYARDS LLC	38.70	$464.40
036-140-071-000	TREFETHEN FAMILY VINEYARDS LLC	39.44	$473.28
036-140-078-000	TREFETHEN FAMILY VINEYARDS LLC	25.39	$304.68
036-150-065-000	TREFETHEN FAMILY VINEYARDS LLC	21.72	$260.64
036-150-066-000	TREFETHEN FAMILY VINEYARDS LLC	32.99	$395.88
036-150-067-000	TREFETHEN FAMILY VINEYARDS LLC	40.21	$482.52
036-140-077-000	TREFETHEN FAMILY WINERY LLC	30.95	$371.40
034-170-025-000	TREFETHEN JOHN V ETAL	11.90	$142.80
034-170-026-000	TREFETHEN JOHN V ETAL	22.07	$264.84
030-060-063-000	TREMONT VISTA LLC	7.80	$93.60
027-250-018-000	TRINCHERO GINA MARIA TR	1.00	$12.00
038-361-010-000	TRINITY PROJECT LLC	4.03	$48.36
038-361-042-000	TRINITY PROJECT LLC	4.93	$59.16
036-090-043-000	TRIO C VINEYARDS LLC	16.12	$193.44
036-090-044-000	TRIO C VINEYARDS LLC	15.39	$184.68
036-090-048-000	TRIO C VINEYARDS LLC	14.60	$175.20
036-090-051-000	TRIO C VINEYARDS LLC	10.10	$121.20
034-160-022-000	TRIO.B VINEYARDS LLC	21.33	$255.96
022-270-009-000	TRISTANT WILLIAM R AND ANNE L TR	5.00	$60.00
032-230-027-000	TRIUMPH BEVERAGE COMPANY LLC	27.48	$329.76
036-120-067-000	TRUBODY RANCH LLC	38.79	$465.48
036-120-069-000	TRUBODY RANCH LLC	45.04	$540.48
036-120-070-000	TRUBODY RANCH LLC	39.08	$468.96
043-030-008-000	TRUCHARD HOLDING COMPANY LLC	27.50	$330.00
043-030-009-000	TRUCHARD HOLDING COMPANY LLC	1.00	$12.00
043-040-004-000	TRUCHARD HOLDING COMPANY LLC	32.00	$384.00
043-040-029-000	TRUCHARD HOLDING COMPANY LLC	16.90	$202.80
043-040-030-000	TRUCHARD HOLDING COMPANY LLC	11.50	$138.00
043-061-022-000	TRUCHARD HOLDING COMPANY LLC	68.20	$818.40
047-030-008-000	TRUCHARD HOLDING COMPANY LLC	3.25	$39.00
047-042-023-000	TRUCHARD HOLDING COMPANY LLC	1.40	$16.80
047-042-024-000	TRUCHARD HOLDING COMPANY LLC	11.00	$132.00
047-043-021-000	TRUCHARD HOLDING COMPANY LLC	6.00	$72.00
050-270-020-000	TRUCHARD HOLDING COMPANY LLC	20.50	$246.00
050-270-025-000	TRUCHARD HOLDING COMPANY LLC	40.00	$480.00
036-130-061-000	TRUE OAK NAPA VINEYARD LLC	64.00	$768.00
049-340-025-000	TUCKER ANN M TR	5.00	$60.00
025-180-079-000	TUCKROGERS KATHLEEN TR	2.33	$27.96
025-180-081-000	TUCKROGERS KATHLEEN TR	26.50	$318.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-180-078-000	TUCKROGERS KATHLEEN TR ETAL	1.91	$22.92
022-240-010-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	3.24	$38.88
022-240-011-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	4.70	$56.40
022-240-013-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	7.17	$86.04
022-240-014-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	38.75	$465.00
018-060-071-000	TURLEY WINE CELLARS INC ETAL	17.15	$205.80
031-010-002-000	TURNBULL WINE CELLARS	15.22	$182.64
047-230-053-000	TVL CARNEROS VINEYARDS LLC ETAL	10.44	$125.28
047-230-054-000	TVL CARNEROS VINEYARDS LLC ETAL	19.00	$228.00
035-390-015-000	TWISTED OAK VILLA LLC	6.70	$80.40
047-080-047-000	TYKM VENTURES LLC	18.56	$222.72
047-080-056-000	TYKM VENTURES LLC	16.20	$194.40
039-310-027-000	UNGER MARK SUC TR	2.50	$30.00
027-450-027-000	UPPER VALLEY DISPOSAL HOLDINGS INC	13.04	$156.48
045-240-011-000	URDA JAMES J & CARRIE A TR	3.00	$36.00
009-120-065-000	US VITICULTURE FARMLAND LLC	121.50	$1,458.00
009-120-066-000	US VITICULTURE FARMLAND LLC	1.50	$18.00
035-480-026-000	US VITICULTURE FARMLAND LLC	52.85	$634.20
036-010-026-000	US VITICULTURE FARMLAND LLC	41.73	$500.76
036-010-027-000	US VITICULTURE FARMLAND LLC	40.29	$483.48
036-160-021-000	US VITICULTURE FARMLAND LLC	39.96	$479.52
036-160-022-000	US VITICULTURE FARMLAND LLC	31.26	$375.12
036-470-001-000	US VITICULTURE FARMLAND LLC	31.07	$372.84
030-120-015-000	USIBELLI RANCH LLC	70.70	$848.40
018-160-026-000	USIBELLI VINEYARDS INC	309.00	$3,708.00
047-370-014-000	V K VINEYARDS LLC	21.50	$258.00
030-260-003-000	V SATTUI WINERY	15.17	$182.04
030-260-035-000	V SATTUI WINERY	13.01	$156.12
036-130-030-000	V SATTUI WINERY INC	1.50	$18.00
036-130-035-000	V SATTUI WINERY INC	9.86	$118.32
050-380-014-000	V SATTUI WINERY INC	104.65	$1,255.80
050-380-017-000	V SATTUI WINERY INC	7.74	$92.88
011-351-017-000	VA VINEYARD PROPERTIES LLC	5.04	$60.48
039-610-006-000	VALE TRAVIS F & CATHERINE E TR	7.56	$90.72
034-170-036-000	VALLERGA CHRISTOPHER A	2.00	$24.00
032-440-005-000	VANGONE VINEYARDS LLC	18.06	$216.72
036-230-011-000	VANPROOYEN AMY ADELE TR	1.28	$15.36
033-140-053-000	VANWARMERDAM JENNIFER M	2.40	$28.80
038-240-015-000	VANWINDEN ARDY & LORI TR	3.40	$40.80
024-101-001-000	VARNER SEAN S & KRISTIN C TR	2.13	$25.56
009-560-018-000	VAROZZA FAMILY HOLDINGS LLC	1.00	$12.00
039-630-011-000	VASSER JAMES E JR	8.15	$97.80
021-200-016-000	VEIT JEREMY M & JULIE O TR	1.90	$22.80
017-130-006-000	VENGE KIRK PETER TR	3.57	$42.84
017-130-032-000	VENGE KIRK PETER TR	2.93	$35.16
020-350-043-000	VENGE LAND VENTURES LLC	10.16	$121.92
031-040-002-000	VENGE NILS TR ETAL	13.97	$167.64
036-170-041-000	VERHEY JAMES F & ANN L TR	14.53	$174.36
021-420-039-000	VIADER DELIA E TR	8.10	$97.20
021-420-038-000	VIADER VINEYARDS	20.20	$242.40
039-030-014-000	VICASA LLC	3.00	$36.00
032-560-025-000	VIGNE DI LAGO LLC	19.00	$228.00
036-190-007-000	VIGNERON PARTNERS LLC	6.31	$75.72
034-110-068-000	VILLA AMOROSA	24.76	$297.12
020-230-001-000	VILLA AMOROSA INC	21.43	$257.16
020-390-012-000	VILLA AMOROSA INC	7.42	$89.04
027-260-005-000	VILLA AMOROSA INC	2.78	$33.36
045-310-048-000	VILLA AMOROSA INC	10.65	$127.80

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
052-490-003-000	VILLA VIGNETO 4266 LLC	1.50	$18.00
034-160-018-000	VINATIERI PATRICK M TR	2.39	$28.68
052-240-006-000	VINE FARM LLC	8.00	$96.00
035-042-053-000	VINELAND HOLDINGS LLC	2.81	$33.72
009-030-062-000	VINEYARD 29 LLC	9.92	$119.04
022-010-034-000	VINEYARD 29 LLC	9.13	$109.56
022-010-035-000	VINEYARD 29 LLC	6.76	$81.12
022-200-027-000	VINEYARD 29 LLC	4.64	$55.68
022-230-012-000	VINEYARD 29 LLC	7.47	$89.64
034-150-037-000	VINEYARD HILL FARM LLC	7.45	$89.40
034-150-041-000	VINEYARD HILL FARM LLC	4.00	$48.00
047-370-015-000	VINEYARD KNOLLS LLC	4.30	$51.60
047-370-017-000	VINEYARD KNOLLS LLC	6.80	$81.60
038-080-002-000	VINEYARD PROPERTIES LLC	3.40	$40.80
017-140-001-000	VINPROP LLC	3.50	$42.00
031-070-026-000	VINTAGE OAKVILLE CROSS LLC	4.88	$58.56
020-150-017-000	VINTAGE WINE ESTATES INC	14.27	$171.24
021-420-040-000	VITE CRYSTAL SPRINGS VINEYARDS LLC	8.48	$101.76
030-070-010-000	VITE GALLERON VINEYARDS LLC	21.02	$252.24
025-240-014-000	VOLKER EISELE VINEYARDS LLC	55.00	$660.00
018-120-013-000	VON CRAWSONARD LLC ETAL	3.05	$36.60
024-332-013-000	VON CRAWSONARD LLC ETAL	5.54	$66.48
027-020-028-000	VONHESSERT VANESSA	2.25	$27.00
011-370-023-000	VONSTRASSER RUDY & RITA TR	2.38	$28.56
034-330-011-000	VUPPALAPATI DWARAKANATH & VEERASWAMY ARATHI	3.20	$38.40
031-110-014-000	VYBORNY VINEYARD MANAGEMENT INC	40.07	$480.84
033-070-039-000	WAGNER CHARLES J TR	7.00	$84.00
033-070-044-000	WAGNER CHARLES J TR ETAL	9.00	$108.00
009-362-026-000	WAGNER RANCH LLC	10.00	$120.00
009-362-027-000	WAGNER RANCH LLC	5.00	$60.00
047-201-001-000	WAGNER RANCH LLC	10.46	$125.52
047-201-005-000	WAGNER RANCH LLC	9.11	$109.32
021-320-004-000	WAGON TRAIL LLC	18.51	$222.12
031-100-027-000	WAITTE BARRY TR ETAL	3.05	$36.60
020-300-072-000	WALECKA JOHN LAWRENCE & BARBARA ALISON TR	3.70	$44.40
047-181-005-000	WALKER CASSANDRA L TR ETAL	1.50	$18.00
027-550-009-000	WALL ROAD VINEYARD LLC	3.15	$37.80
030-120-030-000	WALTHER ROGER O & ANNE N TR	1.54	$18.48
030-120-031-000	WALTHER ROGER O & ANNE N TR	4.58	$54.96
032-500-006-000	WARKE FAMILY VINEYARDS (US) LTD	14.68	$176.16
039-400-077-000	WARKE FAMILY VINEYARDS LTD	21.79	$261.48
033-010-065-000	WATERS RANCH VINEYARD LLC	65.36	$784.32
022-110-003-000	WATSON GEORGE GRANT II TR ETAL	3.92	$47.04
034-200-005-000	WBPRCM LLC	3.04	$36.48
034-211-016-000	WEICHEN JOIN & CHUNKAI HUI	2.00	$24.00
050-372-001-000	WEINBERG BARBARA K TR	1.52	$18.24
038-180-020-000	WEINERT THOMAS C & VICKI C TR	5.00	$60.00
039-130-002-000	WEIR NORMAN E & IRIT D TR	12.00	$144.00
049-050-003-000	WEIR NORMAN E & IRIT D TR	6.00	$72.00
035-480-023-000	WEISS JOEL R & JENNLEA O TR	5.00	$60.00
032-030-054-000	WEITZ VINEYARD	40.93	$491.16
036-170-043-000	WENYON ARNOLD & DESIREE A TR	1.78	$21.36
036-160-024-000	WESTERN FARMLAND LLC	40.70	$488.40
017-140-007-000	WESTERN WASHINGTON UNIVERSITY FOUNDATION	13.00	$156.00
030-260-016-000	WHEELER FARMS PARTNERS LLC	6.44	$77.28
018-140-035-000	WHISKEY RIVER RANCH II LLC	31.25	$375.00
018-140-036-000	WHISKY RIVER RANCH VINEYARD LLC	26.89	$322.68
009-030-057-000	WHITE FANG PROPERTIES LLC	5.03	$60.36

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
032-120-027-000	WHITE RABBIT INVESTMENTS LLC	12.40	$148.80
039-650-002-000	WHITE TIMOTHY R TR	1.50	$18.00
039-650-003-000	WHITE TIMOTHY R TR	1.00	$12.00
017-110-045-000	WHYNOT WINES LLC	23.51	$282.12
024-460-005-000	WICKER RONALD J & LISA K	4.30	$51.60
034-370-017-000	WIEBE WILLIAM R	2.45	$29.40
027-100-001-000	WIGHT DAVID L & SUSAN H TR ETAL	6.30	$75.60
027-100-002-000	WIGHT DAVID L & SUSAN H TR ETAL	5.62	$67.44
027-100-003-000	WIGHT DAVID L & SUSAN H TR ETAL	13.39	$160.68
027-100-004-000	WIGHT DAVID L & SUSAN H TR ETAL	11.21	$134.52
027-110-010-000	WIGHT DAVID L & SUSAN H TR ETAL	18.00	$216.00
034-320-007-000	WILD CAT MOUNTAIN LLC	11.50	$138.00
047-272-015-000	WILKINSON MATTHEW E & KRISTIN K TR	4.00	$48.00
031-170-012-000	WILKINSON ROLLIN L AND DOREEN D TR	5.00	$60.00
017-140-022-000	WILLIAM MARK E TR ETAL	8.20	$98.40
039-010-008-000	WILLIAMS ANTONIA M TR	20.99	$251.88
036-100-024-000	WILLIAMS JEFFREY C & ROBIN C	2.22	$26.64
017-140-021-000	WILLIAMS MARK TR ETAL	3.40	$40.80
025-020-024-000	WILLIAMSON ALEXANDER F C TR ETAL	65.20	$782.40
030-070-005-000	WILSEY CLINT RONALD TR	9.60	$115.20
030-140-014-000	WILSEY DIANE B TR	42.87	$514.44
030-140-015-000	WILSEY DIANE B TR	36.61	$439.32
030-140-016-000	WILSEY DIANE B TR	38.94	$467.28
030-140-017-000	WILSEY DIANE B TR	39.80	$477.60
030-140-018-000	WILSEY DIANE B TR	38.84	$466.08
030-140-019-000	WILSEY DIANE B TR	42.61	$511.32
049-242-036-000	WILSON CAROLINE TR ETAL	5.73	$68.76
025-270-023-000	WILSON JOHN O & BARBARA J TR	44.47	$533.64
027-160-057-000	WILSON KIMOTO LLC	15.52	$186.24
039-620-001-000	WILSON SHARON R ETAL	1.00	$12.00
033-290-001-000	WINDY FLATS PARTNERS LLC	20.14	$241.68
027-120-006-000	WINEMAP LLC	10.56	$126.72
017-140-015-000	WINFIELD VINEYARD LLC	10.00	$120.00
017-110-038-000	WINROD MICHAEL A & KELLY L TR	4.57	$54.84
030-220-044-000	WISE MONTAGNA LLC	10.11	$121.32
030-220-046-000	WISE MONTAGNA LLC	17.75	$213.00
030-220-048-000	WISE MONTAGNA LLC	14.11	$169.32
017-160-003-000	WISS KATHERINE TR ETAL	9.90	$118.80
047-280-017-000	WITHERS ROAD NAPA CA LP	257.24	$3,086.88
033-160-018-000	WOLF W J & ROXANNE B TR	8.70	$104.40
047-252-016-000	WOLFF ROGER A & LINDA MCGLOCHLIN	2.37	$28.44
052-300-002-000	WONG MARTIN TR	2.50	$30.00
018-280-012-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	5.00	$60.00
024-010-018-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	18.95	$227.40
031-050-030-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	24.58	$294.96
034-340-006-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	17.63	$211.56
035-010-054-000	WOOLLS RANCH LLC	31.08	$372.96
039-080-040-000	WULFF RANDALL WILLIAM & KRYSTYNA MATLOCK TR	2.34	$28.08
017-110-049-000	WWCD LLC	4.13	$49.56
007-038-001-000	XIAO ZHOU	2.00	$24.00
034-110-060-000	YATES 60 62 AND 64 LLC	10.86	$130.32
034-110-062-000	YATES 60 62 AND 64 LLC	1.00	$12.00
034-110-064-000	YATES 60 62 AND 64 LLC	2.48	$29.76
034-110-063-000	YATES 63 LLC	19.23	$230.76
025-260-035-000	YELLOW ALPHA II LLC	107.58	$1,290.96
057-340-003-000	YELLOW NAPA III LLC	45.38	$544.56
022-120-003-000	YEWELL DAVID PAUL & NANCY ANNE TR	1.75	$21.00
009-020-019-000	YORK CREEK LLC	13.00	$156.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-140-024-000	YORK CREEK VINEYARDS LLC	39.92	$479.04
022-140-055-000	YORK CREEK VINEYARDS LLC	117.90	$1,414.80
050-270-031-000	YOUNG LEROY A & PATRICIA J TR	1.50	$18.00
038-110-031-000	YOUNGBERG KRISTINE LOUISE	1.00	$12.00
031-220-023-000	YOUNTVILLE CROSSROADS INC	10.88	$130.56
030-260-040-000	YUREK GREGORY J & CAROL L TR	3.10	$37.20
030-260-041-000	YUREX GREGORY J & YUREK CAROL L TR	3.75	$45.00
036-090-050-000	YV VINEYARDS LLC	7.57	$90.84
036-070-036-000	YXR 1975 LLC	15.00	$180.00
036-180-048-000	ZACHOWSKI ZACH & GABEL BARBARA DIANE TR	8.00	$96.00
036-170-045-000	ZACHOWSKI ZACH TR & GABEL BARBARA DIANE TR	7.26	$87.12
021-010-059-000	ZAKIN JONATHAN N & HANSENZAKIN JANICE TR	3.99	$47.88
030-260-039-000	ZANINOVICH MARKO B & THEO S	3.62	$43.44
030-250-015-000	ZANINOVICH MARKO B AND THEO SCOTT	6.06	$72.72
057-080-021-000	ZAPATA JOE A	10.25	$123.00
030-020-005-000	ZAVALA FERNANDO A SUC TR ETAL	7.30	$87.60
030-200-005-000	ZD WINES LLC	3.38	$40.56
047-130-007-000	ZD WINES LLC	26.20	$314.40
047-130-008-000	ZD WINES LLC	1.40	$16.80
025-070-053-000	ZEAGLER MILLARD FILLMORE TR	7.00	$84.00
049-200-015-000	ZETT GERALD A & DONNA R TR	8.64	$103.68
025-440-052-000	ZEVKO LP	3.35	$40.20
052-170-027-000	ZIMMERMANN JOHN P & BIANCA TR	8.50	$102.00
030-240-030-000	ZINFANDEL LANE HOLDINGS LLC	4.32	$51.84
030-240-024-000	ZINFANDEL LANE LLC	4.06	$48.72
030-270-023-000	ZINFANDEL LDVF1 RUTHERFORD LLC	8.09	$97.08
031-080-018-000	ZW LAND HOLDINGS LLC	24.15	$289.80
031-150-005-000	ZWEITE PREH VINEYARDS GMBH ETAL	43.90	$526.80
031-150-006-000	ZWEITE PREH VINEYARDS GMBH ETAL	37.30	$447.60
TOTAL ASSESSMENT		**46,039.57**	**552,468**

Napa County
Winegrape Pest and Disease Control Assessment District

Engineer's Report

Fiscal Year 2026/2027
April 22, 2026

Prepared by:
Kristin Lowell, Inc.

Prepared for:
Napa County Board of Supervisors

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CERTIFICATES

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

Dated: April 22, 2026

TERRANCE E. LOWELL, P.E.,
For Kristin Lowell Inc.,
Engineer of Work

By Terrance E Lowell

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____day of _____, 2026.

Neha Hoskins, Clerk of the Board, Napa County, California

By _____

I HEREBY CERTIFY that the enclosed Amended Engineer's Report was approved and confirmed by the Board of Supervisors, County of Napa, California, on the _____ day of _____, 2026.

Neha Hoskins, Clerk of the Board, Napa County, California

By _____

ENGINEER'S STATEMENT

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

The Napa County Winegrape Pest and Disease Control District (the "District") was formed under the provisions of Food and Agriculture Code §6292. The purpose of the District is to assist in the funding, through the levy of assessments on qualifying vineyard properties, of inspection, detection, prevention Pierces disease by the glassy-winged sharpshooter, and to address other pests and diseases that attack winegrape plants.

An estimated budget to fund the activities of the District is set forth in Exhibit B. The annual budget may increase or decrease depending on the amount of funding contributed by state and county sources to carry out the County of Napa's Workplans for the Glassy-Winged Sharpshooter, Vine Mealybug, the Vine Mealybug Parasitoid Release Project, Sentinel Trapping Program, and the Spotted Lantern Program. Funding for the improvements is financed through a property-based assessment levied against each parcel consisting of one or more planted vineyard acres in the District area. A detailed description of the methodology for determining the special benefit assessment for each parcel is set forth in Exhibit C.

This report includes the following attached exhibits:

EXHIBIT A: A description of the proposed project.

EXHIBIT B: The estimate of the cost of the program to be funded.

EXHIBIT C: 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 program to be funded.

EXHIBIT D: A map showing all the parcels of real property within the District.

EXHIBIT E: An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

Respectfully submitted,

Terrance E Lowell

TERRANCE E. LOWELL, P.E.
Engineer of Work

EXHIBIT A: PROJECT DESCRIPTION

INTRODUCTION

In January 2022, the Board of Supervisors reauthorized the existence of the District through March 2027. On a yearly basis, the Board levies assessments on behalf of the District against real property with one or more planted vineyard acres to address the threat of the glassy-winged sharpshooter (GWSS), the vine mealybug and other potential pests of winegrapes. The assessments will finance the programs identified below.

GLASSY-WINGED SHARPSHOOTER PROGRAM

In March 2000, the Napa County Board of Supervisors approved a Workplan for addressing the GWSS in Napa County. The Workplan identified the major components required for developing and implementing an effective Napa County GWSS management program.

Since the approval of the Workplan, the County has expanded the GWSS program. The current program provides for inspection of all plant material arriving in the county; the placement and inspection of increased numbers of traps to determine if the pest is present; and disseminating information to stakeholders. In addition, the Agricultural Commissioner has worked with the local wine industry and the California Department of Food and Agriculture (CDFA) to secure funding for the additional activities within the Napa County Workplan.

The County's mission is to continue to create programs to protect the local winegrape industry and economy. These programs are largely funded with State resources; however, funding of other program aspects, such as inspection of nursery stock from locations not known to be infested with GWSS, should continue to be funded with assessment revenues. To date, there have been no infestations of GWSS in Napa County.

Detection Trapping

Activities within this program area consist primarily in the placement and biweekly inspection of yellow-sticky panel traps. The County currently performs a base level of GWSS trapping utilizing existing staff, some of which is year-around at high-risk nursery/landscape facilities. The Agricultural Commissioner is dedicated to placing and inspecting GWSS traps, particularly in areas located in high-risk locations. In 2025, Agricultural Commissioner staff placed and monitored 1,029 GWSS traps in vineyard, urban, nursery, and other high-risk areas, as part of a program paid for by CDFA and county funds. District funds will cover the vineyard trapping program in FY 26/27, and CDFA will fund trapping in high-risk nursery/landscape facilities and seasonal trapping in residential areas.

Trapping will occur from June to October, except for extended season trapping at high-risk nursery/landscape facilities. Other prioritized areas for trapping will be landscaped urban/residential settings and recently landscaped wineries and estates, with a concentration on recent plantings.

In December 2021, an expanded high-risk winter trapping program was implemented in Napa County in direct response to the residential GWSS infestation detected in neighboring Solano

County. This program consists of 100 traps placed throughout Napa County, serviced monthly, from November 1 through April 30.

Exclusion Activities

Activities within this program area consist of year-round visual inspection of incoming commercial plant shipments, primarily at nurseries, home garden centers, landscape projects, and wineries/estates. Approximately 500 blue-tagged shipments from infested areas will be inspected. In addition, Napa County anticipates inspecting approximately 2,500 non-blue tagged shipments throughout the year as allowed under the Napa County GWSS Workplan and paid by Pest District assessments.

Education/Awareness Activities

Education and Awareness activities consist of developing GWSS related educational materials for distribution and presentation to various community groups, individuals, schools, etc. The Deputy Agricultural Commissioner is responsible for overseeing the development of the materials for presentation and distribution. The Deputy Agricultural Commissioner also utilizes the services of a professional communications consultant to supervise a contract for creative design and outreach services such as new campaign development for print and website ads, and radio / tv spot creation and airing, etc.

VINE MEALYBUG PROGRAM

In the Vine Mealybug Program, containing existing infestations is a priority. The following describes the scope of work to be performed under this program. All activities described will be conducted at levels deemed adequate to effectively delimit and contain infestations of VMB. Growers are expected to control their infestations and minimize their spread by employing all applicable integrated pest management (IPM) strategies recommended by the UC Cooperative Extension Viticulture Farm Advisor and licensed and registered Pest Control Advisors. As suspected infestations have continued to be identified, the program has moved away from a regulatory program of compliance agreements to a strategy of pest management by the use of the most up to date IPM strategies.

Detection Trapping

Activities within this program consist primarily of the placement and inspection of approximately 950 VMB pheromone delta traps. In 2026, trapping will be conducted in high-risk areas throughout the County, except in areas determined to be chronically infested by University of California, Riverside researchers utilizing historical VMB trap data from Napa County. Trapping densities will continue to be at 25 traps per square mile and will be deployed in August and removed in October, when the most VMB are usually trapped. The VMB detection trapping program is funded, in part, using District funds.

Other detection activities will include microscopic inspection of county-placed and monitored traps as well as traps purchased, placed, and maintained by vineyard owners and operators, when brought to the Agricultural Commissioner's Office for inspection.

Pest Management Activities

Containing existing and new infestations is a priority. Male VMB trap data is tracked using GIS technologies. An interactive map on the Ag Commissioner website allows growers to navigate to different areas of the County and see relative levels of VMB trap counts. Detailed site-specific maps with trap data are available to individual growers on request to aid them in detecting infestations at their vineyards. Growers will be instructed to train their vineyard workers to detect signs of VMB infestations and will be provided with information on VMB biology and life cycles. Growers will be informed of IPM treatment strategies to manage VMB based on the severity of the infestation including an emphasis on rotating insecticides to minimize the chance of developing insect resistance to the products. Sanitation of equipment used for vineyard management and harvest prior to movement off an infested property is also stressed as well as strategies to minimize movement of VMB by workers conducting field activities in infested vineyards.

Education/Awareness Activities

Agricultural Inspectors and the Deputy Agricultural Commissioner are responsible for developing the materials for presentation and distribution. Training and outreach events will be scheduled by the Ag Commissioner's Office at Pest District-sponsored seminars, at meetings sponsored by UC Cooperative Extension, and with regional groups of growers that are managing VMB via webinar, at outdoor field days, and/or in-person. Printed materials and other educational resources will be disseminated to growers. Agricultural Inspectors will also do one-on-one outreach with growers on VMB IPM control strategies.

VINE MEALYBUG PARASITE RELEASE PROGRAM

In 2027, the VMB parasite release program will be implemented for a fourteenth year. *Anagyrus* wasps will be released at approximately 98 sites throughout the County, at a rate of three releases per site. Release sites are selected utilizing past trapping data, the UCCE chronically-infested data, and grower-identified infestations. Following the releases for the past six years, Ag Commissioner staff has returned to vineyards and found evidence of parasitism of VMB by the wasps. The objective of the releases is to attempt to build a population of parasitic wasps in vineyards infested with VMB. The releases are not expected to provide significant levels of VMB control. Growers are encouraged to release additional wasps on their properties as a part of an overall integrated pest management strategy.

Release of the wasps will be conducted by Agricultural Commissioner staff and will occur in May and June of 2027. Growers will help to identify locations of infestations within vineyards to help pinpoint the release sites. The release sites will be mapped and included on the interactive VMB map on the Ag Commissioner website.

SENTINEL TRAPPING PROGRAM

The sentinel trapping program aims to detect serious pests of winegrapes not established in California. 2026 will mark the program's thirteenth year. By strategically placing traps throughout Napa County, the program identifies new pest infestations early, preventing widespread damage. Prior to 2009, the European Grapevine Moth was not known to be established in North America. With its discovery in Napa County in 2009, and 10 additional California counties in subsequent years, a multi-million-dollar federal quarantine program was established. In August 2016 after a seven–year battle, EGVM was deemed eradicated After a seven-year eradication effort, EGVM was eliminated in August 2016. Napa County growers spent around $50 million on treatment and quarantine, with an additional $50 million from federal, state, and county agriculture departments. Early detection of such pests can potentially save millions in resources.

Target Pests

The pests selected for the sentinel trapping program were identified by reviewing information from the USDA Grape Commodity-based Survey Guidelines, the Cooperative Agricultural Pest Survey (CAPS) for grapes, USDA's Tortricids of Agricultural Importance, and by consulting with CDFA, USDA, and international authorities on grape pests. The four pests were reevaluated in 2017 by CDFA entomologists and deemed to be valid potential pests of winegrapes and worthy of being part of an early warning detection program.

The four pests in the sentinel trapping program are:

Honeydew Moth (*Cryptoblabes gnidiella*): Found in Asia, Africa, Europe, South America, and Hawaii. Larvae damage stems and ripe berries, causing juice leakage and rot.
European Grape Berry Moth (*Eupoecilia ambiguella*): Distributed in Asia and Europe, it destroys flower buds, open flowers, and developing grapes. Associated rots are also a concern.
Grape Berry Moth (*Paralobesia viteana*): Found in eastern North America and recently detected in western Colorado. It lays eggs on grapes, blossoms, and stems, with larvae webbing clusters and tunneling into berries.
Grape Tortrix Moth (*Argyrotaenia ljungiana*): Considered a pest in southern Europe and the former USSR, it damages various plants, with significant losses in apples, grapes, and tea. Larvae skeletonize leaves and may also feed on buds and fruits.

Detection Activities

Approximately 250 traps will be deployed at the rate of one trap per square mile per insect, monitored bi-weekly. The trapping period for 2025 will span mid-May to mid-September, aligning with the EGVM trapping season. Traps will be strategically placed in vineyards during peak moth activity based on pest life cycles. California Department of Food and Agriculture will fund initial deployment and servicings. District funds will cover trap servicings and removal from July through September 2026.

SPOTTED LANTERNFLY PROGRAM

The Spotted Lanternfly (*Lycorma delicatula*) is native to China and detected first in Pennsylvania in September 2014. Spotted lanternfly feeds on a wide range of fruit, ornamental and woody trees, with tree-of-heaven being one of the preferred hosts. Spotted lanternflies are invasive and can spread long distances by people who move infested material or items containing egg masses. If allowed to spread in the United States, this pest could seriously impact the country's grape, orchard, and logging industries. Currently, grapes appear to be the hardest-hit horticultural or agronomic crop in the quarantine zone of Southeastern PA. Spotted lanternflies are swarm feeders and up to 400 SLF adults per vine have been reported.

Detection Activities

The Spotted Lanternfly trapping program in Napa County involves placing and regularly checking sticky traps in high-risk areas. Traps are constructed using a combination of sticky flypaper, staples, and chicken wire around host tree trunks to prevent unintended bird catches. The wire barrier doesn't affect the traps' effectiveness in catching Spotted Lanternfly adults as they seek to feed, mate, and lay eggs on tree trunks.

Starting in May, approximately 50 traps will be set up at priority host locations, considering both host preference and high-risk areas like airports, railways, and transit hubs. Traps will be checked bi-weekly until September, with removal scheduled by September 30. California Department of Food and Agriculture will fund initial deployment and servicings. District funds will cover trap servicings and removal from July through September 2026.

EXHIBIT B: ESTIMATE OF COST

The budget below details the anticipated expenditure for Fiscal Year 2026/2027 to provide the services described above.

NAPA COUNTY WINEGRAPE PEST AND DISEASE CONTROL DISTICT BUDGET	
Workplan Expenditures	**Budget**
District Share of GWSS Program Costs	$120,023
District Share of Winter Trapping	$11,067
District Share of Vine Mealybug Costs	$30,683
Parasitic Wasp Release Project	$58,236
SLF Trapping Program	$43,980
District Share Sentinel Trapping	$89,781
VPP Trapping Program	$127,154
UCCE Outreach/Education	$34,916
Outreach/Education	$10,000
Research - Dr. Monica Cooper	$93,639
Engineer's Report	$5,800
County Admin Costs	$28,903
Total Expenditures	***$654,182***
Revenues	**Budget**
Fund Balance	$101,714
Donation	$0
Total Revenues	***$101,714***
AMOUNT TO ASSESSMENT	**$552,468**

EXHIBIT C: METHOD OF APPORTIONMENT

GENERAL

Proposition 218 requires that the County levy assessments according to the special benefit each parcel receives from the improvements (or activities to be funded by the District). Proposition 218 added to the state constitution Article XIIID Section 4(a) which states in part:

> *"The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement...No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel... Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."*

Determining the proportionate share of special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed activities is the result of a four step process: 1) defining the proposed activities; 2) identifying how each parcel specially benefits from the proposed activities; 3) determining the amount of the special benefit each parcel receives from the proposed activities; and 4) apportioning the cost of the proposed activities to each parcel based on the special benefit that each parcel receives from the proposed activities.

The Glassy-Winged Sharpshooter, Vine Mealybug, the Vine Mealybug Parasitoid Release Project, Sentinel Trapping Program, and the Spotted Lantern Program are designed to only benefit those parcels with planted vineyard acres in an effort to reduce the amount of crop damage and revenue loss. Therefore, these programs provide only a special benefit to those parcels. The special benefit to parcels from these proposed services and programs exceeds the total amount of the proposed assessment.

SPECIAL BENEFIT

The special legislation, Food and Agricultural Code §6292 et seq., was enacted to provide assessment financing for the detection and prevention of the Glassy-winged Sharpshooter, the vine mealybug, and other potential pests of winegrapes in Napa County. These destructive pests and diseases pose a significant threat to the grape and wine industry. Napa County has a great economic interest in protecting its agricultural products from the pests and diseases. The winegrape pest and disease control measures provide the necessary detection and prevention activities to all planted acres to keep the Napa County wine industry vital. Without these measures, each vineyard could lose its crop due to bug infestation, and thus loss of revenue. Each vineyard parcel receives special benefit from these activities in that each vineyard operates without the threat of losing its crop. Since all planted vineyard acres will benefit equally from these activities each vineyard acre is assessed in like manner. That is to say, every planted vineyard acre receives the same benefit and thus, the same assessment amount per planted acre.

ASSESSMENT CALCULATION

This legislation expressly defines that no assessment shall be greater than $20 per planted vineyard acre. As previously discussed, each planted vineyard acre specially benefits from the identified programs. For Fiscal Year 2026/2027 there are 46,039 assessable planted vineyard acres. The amount of the assessment for the special benefit each vineyard acre receives is $12.00 ($552,468 divided by 46,039) per assessable vineyard acre.

DISTRICT DISSOLUTION

Every year assessed property owners have the right to petition the board of supervisors to disestablish the district. Food and Agricultural Code section 6299 states: Upon the filing of a petition with the board of supervisors, signed by 50 percent or more of the owners of 65 percent or more of the affected land, or signed by 65 percent or more of the owners of 50 percent or more of the affected land, requesting the dissolution of the district, the board of supervisors shall set a time and place for hearing on the petition, which shall not be less than 20 days, or more than 40 days, after the filing of the petition. Immediately following the hearing, the board of supervisors shall vote on the petition for dissolution. A majority vote supporting the petition by the supervisors will result in dissolution of the district.

EXHIBIT D: MAP OF DISTRICT

A map of the District is on file in the office of the Clerk of the Board of the County of Napa. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Napa, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report. The Assessor's maps shall govern for all details concerning the lines and dimensions of such lots or parcels.

EXHIBIT E: ASSESSMENT ROLL

The attached table lists every parcel in the District by their respective assessor's parcel number, owner name, and assessment amount.

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-95

TO: Board of Supervisors

FROM: Neha Hoskins, Clerk of the Board

REPORT BY: Anthony Williams, Senior Deputy Clerk of the Board

SUBJECT: Approval of Minutes

RECOMMENDATION

Approval of minutes from the April 28, 2026 regular meeting. (No Fiscal Impact)

Meeting Minutes

Napa County Board of Supervisors

Joelle Gallagher, District 1
Liz Alessio, District 2
Anne Cottrell, District 3
Amber Manfree, District 4
Belia Ramos, District 5

This is a simultaneous meeting of the Board of Supervisors of Napa County, Napa County Public Improvement Corporation, Silverado Community Services District, Monticello Public Cemetery District, In-Home Supportive Services Public Authority of Napa County, Lake Berryessa Resort Improvement District, Napa Berryessa Resort Improvement District, Napa County Housing Authority, and the Napa County Groundwater Sustainability Agency.

https://www.napacounty.gov/

Tuesday, April 28, 2026 **9:00 AM** **Board of Supervisors Chambers**
1195 Third Street, Third Floor

1. CALL TO ORDER; ROLL CALL

   Present: Chair Amber Manfree, Vice-Chair Liz Alessio, Supervisors Anne Cottrell, Joelle Gallagher, and Belia Ramos. The meeting was called to order by Chair Amber Manfree.

2. PLEDGE OF ALLEGIANCE

   Fire Administrator J.R. Rogers led the assembly in the Pledge of Allegiance.

3. PET OF THE WEEK

   A. Presentation of the Pet of the Week. (No Fiscal Impact) **26-61**

   Animal Shelter Supervisor Luis Ambriz presented the Pet of the Week (Theodore).

4. APPROVAL OF PROCLAMATIONS AND COMMENDATIONS

Motion Text:	**Approve the Proclamations and Commendations.**
Voting Yes:	**Cottrell, Alessio, Gallagher, Ramos, and Manfree**
Voting No:	**None**
Recusals:	**None**
Result:	**Passed**

A. Presentation of a Proclamation recognizing April 2026 as "Sexual Assault Awareness Month" in Napa County. (No Fiscal Impact) **26-364**

Vice-Chair Liz Alessio presented the proclamation.

Executive Director of NEWS Tracy Lamb received the proclamation and made presentation.

B. Presentation of a Proclamation recognizing May 2026 as "Wildfire Preparedness Month" in Napa County. (No Fiscal Impact) **26-367**

Chair Amber Manfree presented the proclamation.

Cal Fire Deputy Fire Chief J.C. Greenberg received the proclamation and made presentation.

5. CONSENT CALENDAR

Motion Text:	**Approve the Consent Calendar as amended.**
Voting Yes:	**Alessio, Cottrell, Gallagher, Ramos, and Manfree**
Voting No:	**None**
Recusals:	**None**
Result:	**Passed**

Auditor-Controller

A. Approve and authorize Agreement No. 260355B with CliftonLarsonAllen LLP ("CLA") for audit services for fiscal years ending June 30, 2026, 2027 and 2028, in an amount not to exceed $76,960 per contract year, with two optional one-year renewals at the discretion of the Auditor-Controller. (Fiscal Impact: $76,960 Expense; Various Funds; Budgeted; Mandatory) **26-950**

Enactment No: **A-260355B**

Clerk of the Board

B. Approval of minutes from the April 14, 2026 regular meeting. (No Fiscal Impact) **26-94**

C. Approve the following proclamations: National Crime Victims' Rights Week and Bike Month (No Fiscal Impact). **26-1037**

Corrections

D. Adopt a Memorandum of Understanding with the Golden State Finance Authority to provide cost reimbursement for participation in a regional Jail Medical Care Feasibility Study to evaluate the long-term alternatives for jail medical service delivery. (Fiscal Impact: $42,500 Expense; General Fund; Budgeted; Discretionary) **26-378**

Enactment No: **A-260338B**

E. Approve and authorize Agreement No. 260207B with Petersen Power Systems, Inc., to provide professional services to inspect and provide service to the generator at the Napa County Detention and Rehabilitation Center. (Fiscal Impact: $26,498 Expense; General Fund; Budgeted; Discretionary) **26-873**

Enactment No: **A-260207B**

County Counsel

F. Approve and authorize Amendment No. 3 to Agreement No. 210390B with the law firm of Rimon P.C., extending the term of the agreement through June 30, 2031. (No Fiscal Impact) **26-863**

Enactment No: **A-210390B Amend. 3**

G. Approve and authorize Amendment No. 1 to Agreement 260180B with BTR Consulting LLC., revising the scope and increasing the maximum compensation by $75,000 allotted to the Probation Department portion of the project and an additional $85,000 for the Department of Corrections portion. (Fiscal Impact: $160,000 Expense; General Fund; Budgeted; Discretionary) **26-919**
[4/5 vote required]

Enactment No: **A-260180B Amend. 1**

County Executive Office

H. Adopt a Resolution authorizing the Calistoga Joint Unified School District to issue Series 2026 Bonds of the District without further approval of the Board of Supervisors or Officers of Napa County. (No Fiscal Impact; Discretionary) **26-930**

Enactment No: **R-2026-28**

I. Approve and authorize Amendment No. 2 to Agreement 230290B with IGM Technology Corp. to extend the term through July 11, 2029, and increase the maximum contract amount from $137,813 to $271,327 to obtain software as a service for budget book and Annual Comprehensive Financial Report creation. (Fiscal Impact: $133,514 Expense; General Fund; Budgeted; Discretionary) **26-944**

Enactment No: **A-230290B Amend 2**

J. Adopt a Resolution terminating the State of Local Emergency Due to Pervasive Tree Mortality. (No Fiscal Impact) **26-963**

Enactment No: **R-2026-29**

Housing & Community Services

K. Approve and authorize Amendment No. 8 to Agreement No. 210018B with Abode Services, Inc., increasing the contract maximum from $4,338,140 to $4,643,703 for the term July 1, 2025, through June 30, 2026, for the provision of homeless shelter operations, case management and housing placement services. (Fiscal Impact: $305,563 Expense; Housing & Community Services Fund 2030, Subdivision 2030002; Not Budgeted: Discretionary) **26-294**
[4/5 vote required]

Enactment No: **A-210018B Amend. 8**

L. Approve and authorize an agreement subordinating a County Deed of Trust on a 5-unit Affordable Housing Project in St. Helena to an Easement Agreement. **26-946**

Human Resources – Division of CEO's Office

M. Adopt a Resolution approving the Memoranda of Understanding (MOU) for the Deputy Sheriffs' Association Law Enforcement Unit and Law Enforcement Supervisory Unit for the term October 1, 2025, through September 30, 2028. (No Fiscal Impact) **26-869**

Enactment No: **R-2026-30**

N. Adopt a Resolution amending the Napa County Policy Manual Part I Section 37C-1, 37C-2, 37C-3, 37C-4, and 37C-5 collectively, the Management Compensation Plan, effective April 25, 2026. (No Fiscal Impact; Discretionary) **26-870**

Enactment No: **R-2026-31**

O. Adopt a Resolution amending the Departmental Allocation List for the Probation Department, and Appropriate Personnel Policies. (Fiscal Impact: $17,000 Expense; General Fund; Budgeted; Discretionary) **26-958**

Correction Memorandum provided.

Enactment No: **R-2026-32**

P. Adopt a Resolution amending the Table and Index of Classes and the Departmental Allocation List for Human Resources, a Division of the County Executive Office, and the County Executive Office. (Fiscal Impact: Net Zero; General Fund; Budgeted; Discretionary) **26-962**

Enactment No: **R-2026-33**

Q. Adopt a Resolution amending the Napa County Policy Manual Part I Section 37H, Rules and Regulations Relative to Personnel Practices, effective April 28, 2026. (No Fiscal Impact; Discretionary) **26-967**

Enactment No: **R-2026-34**

Library

R. Adopt a Resolution designating Arts Council Napa Valley (ACNV) as the County's local art agency partner; and authorize ACNV to prepare an application for grant funds for art related programs from the California Arts Council's State-Local Partnership Program should funds become available in Fiscal Year 2026-2027 and Fiscal Year 2027-2028. (No Fiscal Impact) **26-881**

Enactment No: **R-2026-35**

Probation

S. Approve and authorize Agreement No. 270005B with Public Safety Solutions, LLC for a contract maximum of $29,500 per fiscal year and term through June 30, 2029 to provide pre-employment background investigations. (Fiscal Impact: $29,500 Expense; General Fund; Budgeted; Discretionary) **26-929**

Enactment No: **A-270005B**

Public Works

T. Approve and authorize Amendment No. 1 to Agreement No. 250311B with the City of American Canyon to increase the contract maximum amount from $124,013 to $163,889 to provide additional engineering services for the South Kelly Road and Tower Road Paving Project, RDS 25-16, and approve a budget amendment for the additional contract amount and staff time. (Fiscal Impact: $50,000 Expense; Local Transportation Tax (T/U) and Zone-1 Garbage Fund; Not Budgeted; Discretionary) **26-54**
[4/5 vote required]

Enactment No: **A-250311B Amend. 1**

U. Award of Construction Contract to Bay Cities Paving & Grading Inc., of Concord, CA in the amount of $1,057,707 for the Devlin Road Paving, RDS 25-50 project; and approve a Budget Amendment. (Fiscal Impact $1,162,134 Expense, Accumulated Capital Outlay Fund, Not Budgeted, Discretionary) **26-871**
[4/5 vote required]

V. Adopt a Resolution submitting to the State Department of Transportation the total mileage of Napa County maintained roads as of April 2026 so that the State Department of Transportation may certify the total mileage to the California State Controller in accordance with the provisions of California Streets and Highways Code section 2121. (No Fiscal Impact, Mandatory) **26-907**

Enactment No: **R-2026-36**

W. Approve the Plans and Specifications for the "Redwood Road Slide Repair Project, MPM 2.3," RDS 25-27; and authorize advertisement for sealed bids and opening of the bids at a time, date, and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code. (No Fiscal Impact; Discretionary) **26-927**

X. Approve and authorize Agreement No. 260358B with Toby's Trucking, Inc. for on-call trucking and hauling services for a maximum compensation of $750,000 per contract year for the term April 28, 2026 to April 27, 2031. (Fiscal Impact: $750,000 Expense per year; Mainly for Roads Projects, but may be used for other County projects; Budgeted; Discretionary) **26-961**

Enactment No: A-260358B

Y. Approve the Plans and Specifications for the "2026 Road Striping Maintenance Project", RDS 26-17; and authorize advertisement for sealed bids and opening of the bids at a time, date, and location to be published by the Director of Public Works pursuant to Section 20150.8 of the Public Contract Code. (No Fiscal Impact) **26-966**

Z. Approve and authorize Agreement No. 260308B with Fortify Fire Protection for a maximum contract amount of $105,400 per fiscal year to provide monitoring, testing, inspection, and maintenance services for fire alarms systems at various County locations for a three-year term of April 28, 2026 to June 30, 2029, with two one-year automatic renewal options. (Fiscal Impact: $316,200 Expense; Budgeted, Various Funds, Discretionary) **26-973**

Enactment No: A-260308B

AA. Approve and authorize Cooperation Agreement No. 260364B with Imola Avenue, LP for Napa County to design and construction of a Class 1 Multi-use path on Imola Avenue and a Class IV Protected Bikeway Highway 221; and authorize the Director of Public Works to submit an Affordable Housing and Sustainable Communities Program grant application and execute documents related to the grant application. (No Fiscal Impact, Discretionary) **26-979**

Enactment No: A-260364B

AB. Approve and authorize Amendment No. 2 to Agreement No. 230377B with Peterson Power Systems, Inc. dba Peterson CAT to increase maximum compensation from $155,721 to $200,721 in fiscal year 2025-26, and to increase maximum compensation from $157,257 to $202,257 in fiscal years 2026-27 and 2027-28 (Fiscal Impact: $135,000 Expense; Property Management; Budgeted; Discretionary) **26-991**

Enactment No: A-230377B Amend. 2

AC. Approve and authorize Amendment No. 1 to Lease Agreement No. 260113B with Gateway Partners 1, LLC increasing the contract amount by $375,156 for tenant improvements with no change to the monthly lease amount and a Budget Amendment. (Fiscal Impact: $375,156 Expense; 2011 Realignment Local Community Corrections Non-Operating Special Revenue Fund; Not Budgeted; Discretionary) [4/5 vote required] **26-998**

Enactment No: A-260113B Amend. 1

6. PUBLIC COMMENT

Eleven (11) people spoke during public comment.

7. BOARD OF SUPERVISORS REPORTS AND ANNOUNCEMENTS

Pursuant to Government Code section 53232.3(d), the Board Members reported attending the following committee meetings:

Supervisor Belia Ramos:

- **4/16 San Francisco Bay Conservation and Development Commission (BCDC)**
- **4/20 Napa-Vallejo Waste Management Authority (NVWMA)**
- **4/22 Metropolitan Transportation Commission (MTC)**
- **4/24 Palo Alto Horizontal Levee Tour *Not a committee meeting but attended tour as ABAG/MTC/BCDC representative, mileage reimbursable by County**
- **4/27 North Bay Water Reuse Authority (NBWRA)**

Supervisor Anne Cottrell:

- **4/19-4/24 Federal Legislative Advocacy trip in Washington, D.C**

Supervisor Joelle Gallagher:

- **4/15 Bay Area Air Quality Management District (BAAQMD) Meeting**
- **4/16 Napa Sanitation District Finance Committee Meeting**
- **4/22 Napa Sanitation District Special Board Meeting**
- **4/27 Napa/Solano Area Agency on Aging (AAA) meeting**

Vice-Chair Liz Alessio:

- **4/16 Marin Clean Energy (MCE)**

Chair Amber Manfree:

- **4/22 Metropolitan Transportation Committee (MTC)**

8. DISCUSSION OF ITEMS PULLED FROM CONSENT CALENDAR
None

9. PUBLIC HEARINGS

A. Conduct a public hearing to consider an appeal filed by Water Audit California (Appellant) concerning the Arrow and Branch Winery Use Permit Major Modification and the decisions made by the Napa County Planning Commission on December 3, 2025, to approve the Use Permit Major Modification Application No. P23-00057-MOD and adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. Appellant, Applicant, and staff request that the Board consider and adopt the revised conditions of approval to resolve the appeal. (No Fiscal Impact.) **26-264**

Correction Memorandum provided.

Chair Amber Manfree opened the public hearing.

The Board of Supervisors provided disclosures.

Planning, Building, and Environmental Services Planner III Matthew Ringel made presentation.

Applicant Representative Attorney Brian McMahon made presentation.

Three (3) people spoke during public comment.

Appellant representative William McKinnon made presentation.

Chair Amber Manfree closed the public hearing.

Deputy County Counsel Laura Anderson made presentation.

Discussion held.

Direction provided to staff.

Motion Text: Approve the requested actions subject to the following two conditions: (1) add language as described by County Counsel to clarify that the new conditions requested by the parties are not precedent setting or binding on the County; and (2) the approval is subject to receipt by the County of the entire settlement agreement between the parties as amended.
Voting Yes: Cottrell, Alessio, Gallagher, Ramos, and Manfree Voting No: None
Recusals: None
Result: Passed

10. ADMINISTRATIVE ITEMS

County Fire Department

A. Receive a presentation on the Napa County Fire Department 2025 Annual Report. (No Fiscal Impact) **26-161**

Cal Fire Deputy Fire Chief Brian Ham made presentation.

Napa County Fire Marshal Jason Downs made presentation.

Fire Administrator J.R. Rogers made presentation.

Discussion held.

B. Receive a presentation of the Fire Organizational Structure Study and provide direction. (No Fiscal Impact) **26-160**

Fire Administrator J.R. Rogers made presentation.

Vice President of Matrix Consulting group Robert Finn made presentation.

Discussion held.

11. PUBLIC HEARINGS (continued)

Planning, Building and Environmental Services (PBES)

A. Conduct a public hearing to consider the Inn at the Abbey Use Permit Modification (P19-00038-MOD), requested by Jackson Family Investments III LLC, and the Planning Commission's March 4, 2026, advisory recommendations to the Board including: Certification of a Final Environmental Impact Report (FEIR) (State Clearinghouse #2020079021); adoption of Findings pursuant to the California Environmental Quality Act (CEQA); adoption of a Mitigation, Monitoring and Reporting Program (MMRP); find the Project consistent with the General Plan; approval of a Use Permit Major Modification and Conditions of Approval that would encompass demolition of existing structures and construction of a 79-room hotel involving 78,500 sq. ft. of new construction split between multiple parcels; and adoption of an ordinance approving a Development Agreement between Napa County and Jackson Family Investments III, LLC. (No Fiscal Impact) **26-215**

The Board of Supervisors provided disclosures.

Chair Amber Manfree opened the public hearing.

Planning, Building, and Environmental Services Supervising Planner Trevor Hawkes made presentation.

Applicant Representatives made presentations.

One (1) person spoke during public comment.

Chair Amber Manfree closed the public hearing.

Discussion held.

Motion Text:	**Approve the requested actions as amended.**
Voting Yes:	**Cottrell, Alessio, Gallagher, Ramos, and Manfree**
Voting No:	**None**
Recusals:	**None**
Result:	**Passed**
Enactment No:	**R-2026-37; O-1519; A-8713**

12. CLOSED SESSION

None

13. ADJOURNMENT

ADJOURN TO THE BOARD OF SUPERVISORS REGULAR MEETING, TUESDAY, MAY 5, 2026 AT 9:00 A.M.

Neha Hoskins (By e-signature)

NEHA HOSKINS, Clerk of the Board

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1044

TO: Board of Supervisors

FROM: Ryan J. Alsop, Chief Executive Officer

REPORT BY: Neha Hoskins, Clerk of the Board

SUBJECT: Proclamations to be presented outside of Board of Supervisors Meetings in May 2026

RECOMMENDATION

Approve the following proclamations: Older Americans Month; Mental Health Awareness Month; and Napa Valley 2026 Grower of the Year (No Fiscal Impact).

BACKGROUND

Pursuant to the Board's policy on proclamations, staff has prepared proclamations to recognize the following events and individuals during the month of May:

Older Americans Month

Mental Health Awareness Month

Napa Valley 2026 Grower of the Year

Each of the proclamations are attached. Upon the Board's approval of this item, the proclamations will be presented by the Chair or another Board Member at an event which takes place outside the formal Board Meeting.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Additional Information	Strategic Initiative: Elevate County Service and Workforce Excellence

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.

Older Americans Month – May 2026

WHEREAS, since 1963, **Older Americans Month** is a dedicated national observance during the month of May devoted to celebrating seniors 65 years and older, their contributions, and raising awareness about issues related to age and aging; and

WHEREAS the 2026 **Older Americans Month** theme "Champion Your Health," focuses on prevention, wellness, and personal responsibility as cornerstones of healthy aging; and

WHEREAS, Napa County is home to a growing number of seniors who contribute their time, wisdom and experience to our community; and

WHEREAS, older adults of varying abilities and backgrounds improve our communities through intergenerational relationships, community service, civic and social engagement, and countless other activities on a daily basis; and

WHEREAS, Napa County will continue its work to build an even better community by emphasizing the many positive aspects of aging, inspiring older adults to push past traditional boundaries, and embracing our community's diversity.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, County of Napa, State of California, on does hereby recognize **May 2026** as **Older Americans Month** in Napa County, and in doing so we encourage members of our community, of all generations, to celebrate and pay tribute to the seniors who raised and guided us throughout our lives. Let us all contribute to the creation of an inclusive society and accept the challenge of flexible thinking around aging. And lastly, let us renew our commitment to prioritizing connectedness by giving our seniors the fullest attention, care, support, and respect they deserve.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher, District 1

Anne Cottrell, District 3

Belia Ramos, District 5

Mental Health Awareness Month – May 2026

WHEREAS, each May we raise awareness about the importance of mental health and its impact on the well-being of the Napa County community, including children, adults, and families; and

WHEREAS, mental health challenges are among the most common health concerns in California, affecting at least one in five adults and one in eight children, impacting both the person experiencing mental health challenges and those persons who care and love the person facing the challenges; and

WHEREAS, The Napa County Health & Human Services Agency Behavioral Health Division served more than 2300 individuals in 2025, ensuring those served received high-quality care across a coordinated system of services; and

WHEREAS, stigma, lack of awareness, and barriers to access continue to prevent many individuals from seeking or receiving needed care, particularly among under-resourced communities, and increasing understanding can support early help-seeking and recovery; and

WHEREAS, it is critical that we create a community in Napa County wherein everyone feels comfortable seeking support and prioritizing their mental health and well-being; and

WHEREAS, we support the shared vision of a community in which anyone affected by mental illness can get the support and care they need to live a fulfilling life.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, County of Napa, State of California, does hereby recognize **May 2026** as **Mental Health Awareness Month** in Napa County. We call upon all members of the community, private businesses, and organizations to promote mental health, reduce stigma, and support those experiencing mental health challenges.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher, District 1

Anne Cottrell, District 3

Belia Ramos, District 5

Jim Regusci

2026 Napa Valley Grower of the Year

WHEREAS, each year the Napa Valley Grapegrowers (NVG) presents the **2026 Napa Valley Grower of the Year Award** to a vineyard owner or manager who exemplifies leadership and innovation, a strong commitment to sustainable practices, recognized leadership in agricultural preservation, dedicated community focus and contributions to the Napa Valley community, and someone who actively promotes Napa's reputation for the highest quality vineyards; the 2026 honoree is Board Member **Jim Regusci**; and

WHEREAS, born and raised in Napa Valley as a third-generation farmer with deep roots in the Stags Leap District, **Jim** gained experience from an early age growing up on his family's ranch. His grandfather established the family ranch in 1932, laying the foundation for a multi-generational farming legacy, and **Jim** continues to steward this land alongside his family, maintaining a strong connection to both agriculture and community. Married to Laura Regusci, **Jim** is the proud father of James Regusci Jr. and Alicia Regusci, and a loving stepfather to Jake and Andrew Mendes; and

WHEREAS, **Jim** seamlessly bridges generational wisdom with a forward-looking mindset and continuously innovates farming practices while preserving the heritage of the valley. **Jim** is known for his humility, authentic leadership, and is a master at building lasting and meaningful relationships. His deep care for his community was brilliantly displayed during the COVID-19 pandemic when he and his wife launched a food program to provide fresh ranch-grown produce and protein to employee families, which has since become a cherished year-round tradition. **Jim's** hands-on efforts and deployment of resources during the Atlas Peak Fire and the 2020 wildfires played a critical role in mitigating fire spread and assisting neighbors in need; and

WHEREAS, **Jim's** dedication to mentoring youth and educating future generations continues to inspire a deeper connection to agriculture and land stewardship. **Jim** also has a deep commitment to sustainable and regenerative farming practices that consistently yield world-class fruit, further cementing Napa's global reputation for excellence. He has supported the organization's mission of promoting agricultural excellence and sustainability, including co-chairing and hosting Harvest STOMP in 2017, benefiting both Napa Valley Grapegrowers and the Napa Valley Farmworker Foundation; and

WHEREAS, **Jim's** dedication to NVG and the future of Napa Valley agriculture and grape growing is truly remarkable. His leadership and unwavering commitment make him an invaluable asset to the industry. He is deeply invested in the success of the valley and will continue to be a driving force in shaping its future.

NOW, THEREFORE, BE IT PROCLAIMED, that this Board of Supervisors, County of Napa, State of California, does hereby congratulate **Jim Regusci** for being selected as the **2026 Napa Valley Grower of the Year**, and we join the Napa Valley Grapegrowers in honoring **Jim** for his accomplishments and contributions to the greater Napa County community.

Amber Manfree, Chair

Liz Alessio, Vice Chair

Joelle Gallagher, District 1

Anne Cottrell, District 3

Belia Ramos, District 5

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-959

TO: Board of Supervisors

FROM: AJ Alarcón, Interim Director of Corrections

REPORT BY: Daniel Sanchez, Staff Services Manager

SUBJECT: Agreement with Serrano Advisors, LLC

RECOMMENDATION

Approve and authorize Agreement No. 260343B with Serrano Advisors, LLC to provide consulting services related to implementing the California Advising and Innovating Medi-Cal program. (Fiscal Impact: $250,000 Expense; General Fund; Budgeted; Discretionary)

BACKGROUND

California Advancing and Innovating Medi-Cal (CalAIM) is a series of state mandated initiatives and reforms under the State of California Department of Health Care Services (DHCS) to California's Medi-Cal members.

One of the initiatives of CalAIM is the Justice-Involved Reentry Initiative (Initiative). On January 26, 2023, California became the first state in the nation approved to offer a targeted set of Medicaid Services to youth and eligible adults in state prisons, county jails, and youth correctional facilities for up to 90 days prior to release. The Initiative addresses poor health outcomes in these populations by establishing pre-release Medi-Cal enrollment strategies to ensure individuals have continuity of coverage upon their release, as well as access to key services to help them successfully return to their communities.

The CalAIM program planning will necessitate Consultant services leading into the implementation phase with critical milestones to include: planning and implementation, coordinating prerelease services, facility readiness for the jail and juvenile hall, contract management support for the medical services provider and medical billing firm, and data sharing for continuity of care.

Providing Access and Transforming Health (PATH) is a five-year, $1.85 billion initiative to build up the

capacity and infrastructure of partners with the State to successfully participate in the Medi-Cal delivery system. California will implement Enhanced Care Management; Community Supports and Justice Involved services under CalAIM. The Department of Corrections is receiving a total of $3,500,000 to implement this program. Of this, $250,000 will be used to pay for the services of Serrano Advisors, LLC. The entire contract amount with Serrano Advisors is eligible for PATH funding as a revenue offset.

Serrano Advisors, LLC, has 28 years of experience in Medicare and Medicaid finance and administration. The president of this agency was the CEO for the Alameda Alliance for Health, a public managed care health plan serving 400,000 adults, youth and children in the East Bay of California.

Serrano Advisors, LLC provides consulting services to assist counties with budget implementation; coordinate interagency collaborations to reach a successful launch of pre-release and post-release services; and oversee the pre-go-live quality assurance and readiness effort. They have specialty skills and qualifications in Medicare and Medicaid policy and reimbursements including coordinated entry services for justice-involved populations, and behavioral health realignment.

With CalAIM, Corrections is now tasked with implementing Justice Involved pre-release services. Serrano Advisors, LLC will support the Department of Corrections in implementing CalAIM pre-release services through program management, vendor oversight, regulatory compliance, operational planning, and cross-agency coordination to ensure effective service delivery and continuity of care.

Requested Action:

Approve Agreement No. 260343B with Serrano Advisors, LLC from July 1, 2026 to June 30, 2029, not to exceed a contract maximum of $250,000.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Corrections - General Fund
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Corrections does not have the resources or expertise to implement the state mandated requirements for CalAIM. Consultant assistance is needed to comply with State legislation.
Is the general fund affected?	Yes
Future fiscal impact:	Appropriation has been requested in FY2025-26 Recommended Budget and will be budgeted accordingly in the succeeding fiscal year with offsetting Revenue of a DHCS grant.

Consequences if not approved:	If the agreement is not approved, the Department is not able to meet the requirements for CalAIM.
Strategic Initiative	Building Healthy, Connected Communities

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

NAPA COUNTY AGREEMENT NO. 260343B

CONSULTANT SERVICES AGREEMENT

THIS CONSULTANT SERVICES AGREEMENT ("Agreement") is made and entered into as of July 1, 2026 ("Effective Date") by and between Napa County Department of Corrections ("Client"), and Serrano Advisors, LLC ("Consultant") with reference to the following:

A. Consultant shall furnish services to Client for the projects (collectively "Projects") in accordance with the terms of this Agreement.

B. This Agreement is intended to and shall govern all services and work furnished by Consultant for the Project.

1. BASIC AGREEMENTS.

1.1 Basic Services. In compliance with all of the terms and conditions of this Agreement, Consultant shall provide those services specified in the "Statement of Work" attached hereto as Exhibit A, which services are referred to herein as the "Basic Services". Consultant shall meet with Client from time to time as requested by Client to discuss the progress of the Basic Services rendered to date and to ensure that Client is satisfied with the scope and quality of the Basic Services. Client may have a representative present at any meeting of Consultant concerning the Project.

1.2 Subconsultants. Consultant may retain subconsultants subject to the prior written approval of Client ("Subconsultants"). The retention of the Subconsultants shall not diminish or reduce the obligations and duties of Consultant hereunder. Client shall be listed as an intended third party beneficiary in each of Consultant's agreements with the Subconsultants to the extent applicable to the Project (the "Subconsultant Agreements"), and the Subconsultant Agreements shall provide that such Subconsultants shall be bound to the same terms and conditions of Consultant under this Agreement. In the event this Agreement is terminated by Client for cause, Client shall have the right, but not the responsibility, to assume the rights and responsibilities of Consultant under all or some of the Subconsultant Agreements that Client in its sole discretion chooses to assume. While this provision shall constitute a present assignment of Consultant's rights with respect to any and all such Subconsultant Agreements that Client so chooses to assume, Consultant, upon request from Client, shall promptly execute and deliver to Client written assignments of such Subconsultant Agreements that Client in its sole discretion so chooses to take by assignment. All Subconsultant Agreements shall provide for this assignment. Unless Client specifically approves in writing, in each instance, that the payment to any Subconsultant is a reimbursable expense, Client shall not have any liability for the cost and expenses of any Subconsultant, and Consultant solely shall be liable for any payment due to such Subconsultants. Consultant shall work with and coordinate its Basic Services with other consultants retained by Client in connection with the design of the Project as a Basic Service hereunder, but Consultant

shall not be responsible for the content of their work or the errors or omissions of the Client's other consultants.

1.3 Standard of Performance. As a material inducement to Client to enter into this Agreement, Consultant hereby represents that Consultant has all applicable licenses to perform the Basic Services and is experienced in performing work or services similar to the Basic Services and, in light of such experience, Consultant hereby covenants that it shall exercise the same degree of care, skill, and diligence as is ordinarily possessed and exercised by reputable members of the same profession currently practicing under similar circumstances in the same geographic area in performing the Basic Services and all services required hereunder and using only qualified personnel. Consultant shall comply with all applicable federal, state and local laws, ordinances, regulations and orders in performing the Basic Services and all services hereunder.

1.4 Additional Services. Client shall have the right at any time during the performance of the Basic Services, without invalidating this Agreement, to order extra services beyond that specified in the Statement of Work or make changes by altering, adding to, or deducting from said services ("Additional Services"). No Additional Services may be undertaken unless authorized by Client in advance and in writing, including via email. Additional Services shall be paid for by Client as provided in Section 2.2. All services performed in connection with this Agreement may be referred to herein as the "Services." All terms and conditions under this Agreement applicable to Basic Services shall be applicable to all Services except as otherwise agreed to in writing by Client and Consultant.

2. COMPENSATION. Client shall compensate Consultant for the Services to be performed in accordance with the terms and conditions of this Agreement as follows:

2.1 Basic Services. For Basic Services, as described in the Statement of Work, Client shall compensate Consultant for the Basic Services not to exceed the amount set forth in Exhibit A, without prior written authorization of Client. Said compensation shall be inclusive of all compensation costs, and expenses unless specifically set forth to the contrary in this Section 2.

2.2 Additional Services. For Additional Services, as described in Section 1.4 hereof, except as otherwise set forth in a separate written agreement between Client and Consultant, compensation shall be paid at the rates set forth in Exhibit A attached hereto, plus the actual cost for those out-of-pocket expenses for long-distance calls, fax transmission (not to exceed the cost of the call), photocopies, and delivery charges incurred in connection with the work hereunder. All other costs, expenses, or charges, including, but not limited to, daily working and commuting travel expenses and all compensation and benefits paid to Consultant's employees, incurred by Consultant in connection with the Additional Services, shall be paid by Consultant without reimbursement from Client. Notwithstanding anything in this Agreement to the contrary, Consultant shall not be entitled to reimbursement for such reimbursable expenses unless Client pre-approves such expenses in writing.

2.3 Payment. Payments for Basic Services shall be made monthly in proportion to services performed. Payments for Additional Services of Consultant, and for reimbursable expenses permitted hereunder, shall be made monthly upon presentation of Consultant's statement

of services rendered with sufficient supporting data acceptable to Client. Consultant shall submit one complete application for payment per month, rendered on or before the fifth (5th) day of each month based on services completed to date. Each invoice from Consultant shall include an updated invoice tracking sheet describing the information required therein for all previous invoices related to the Basic Services and Additional Services, if any, and the information related to the most current invoice. Each invoice must include detail of daily hours by individual. Client shall pay Consultant thirty days (30) after receipt of invoice.

(a) Should a bona fide dispute arise with respect to a payment application submitted by Consultant, or to the extent reasonably necessary to protect Client from loss for which Consultant is responsible, Client shall pay the undisputed amount within the time period set forth herein, but shall withhold the disputed amount until the matter is resolved. Notwithstanding anything contained in this Agreement to the contrary, no compensation shall be paid to or claimed by Consultant for services required to correct deficiencies in any documents or materials prepared by or on behalf of Consultant, or attributable to defaults, failures, errors, or omissions of Consultant, any Subconsultant, or anyone for whom Consultant may be liable, or changes in the Project requested by Consultant, any Subconsultant, or anyone for whom Consultant may be liable, unless previously approved in writing by Client. Consultant shall pay its own income taxes, federal, state, or city, and self-employment taxes. Consultant shall have the sole obligation to pay for any fees, assessments, and taxes, plus applicable penalties and interest, which may be imposed by law and arise from or are necessary for Consultant's performance of the Services required by this Agreement. Consultant will continue to perform its obligations hereunder and pursue prosecution of the Services during any claim, dispute, or proceeding between the parties hereto as if such claim, dispute, or proceeding had not been instituted, provided that Client continues to make payments to Consultant as required under this Agreement for Services that are not the subject of any dispute.

3. PROJECT SCHEDULE.

Consultant shall commence its Services hereunder within five (5) days of the receipt of an authorization to proceed from Client; provided, however, that no such Services shall be commenced until Client has approved the insurance required to be obtained by Consultant pursuant to Section 4.1. Consultant understands and agrees that time is of the essence with respect to Consultant's obligation to provide its Services under this Agreement in a timely manner; it being understood that delays by Consultant in the performance of its duties hereunder may cause substantial damages to Client.

4. INSURANCE AND INDEMNIFICATION.

4.1 Consultant shall, at its sole cost and expense, fully comply with the terms and requirements of this Section. Consultant shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents,

representatives, or employees. Consultant shall procure and maintain for the duration of the contract insurance against claims arising out of their professional services and including, but not limited to loss, damage, theft or other misuse of data, infringement of intellectual property, invasion of privacy and breach of data.

(a) Commercial General Liability (CGL). Consultant shall have a completed Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than one million dollars ($1,000,000) per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.

(b) Automobile Liability**.** Consultant shall have completed Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Consultant has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than one million dollars ($1,000,000) per accident for bodily injury and property damage.

(c) Workers' Compensation and Employers' Insurance. To the extent Consultant has employees, Consultant shall maintain workers' compensation insurance as by the laws of the state of California, with Statutory Limits and employer's liability insurance limits of liability of not less than one million dollars ($1,000,000) bodily injury by accident (each accident), one million dollars ($1,000,000) bodily injury by disease (policy limit), and one million dollars ($1,000,000) bodily injury by disease (each employee), or limits carried, whichever are higher.

(d) Professional Liability (Managed Care Errors and Omissions) Insurance. Insurance with limit no less than two million dollars ($2,000,000) per claim, five million dollars ($5,000,000) annual aggregate.

(e) Subcontractors. If Consultant has obtained prior written consent from Client to subcontract any portion of this Agreement, Consultant shall not allow any subcontractor to perform any portion of the Services until Consultant obtains from such subcontractor, and provides to Client, proof of insurance in form and substance identical to that required to be carried by the Consultant pursuant to this Section 4.1 Consultant shall in writing bind each such subcontractor to all of the insurance requirements of this Section 4. Consultant shall also require that that Client is named as an additional insured on insurance requirements for subcontractors.

(f) Neither receipt nor acceptance of policies, endorsements, or certificates, whether indicating reduced or different coverages than required herein, nor any other forbearance or omission by Client with regard to these insurance requirements, shall be deemed a waiver of, or estoppel to assert, any right on the part of Client regarding these insurance requirements. The insurance requirements set forth herein are independent of Client's indemnification obligations and other obligations hereunder. Nothing herein shall

be construed to limit or alter any of other obligations of Consultant, under this Agreement or otherwise, including, without limitation, Consultant's indemnification obligations.

(g) Other Insurance Provisions. The insurance policies are to contain, or be endorsed to contain, the following provisions:

(i) Additional Insured Status. Client, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Consultant including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Consultant's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

(ii) Primary Coverage. The Consultant's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to the Client, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by Client, its officers, officials, employees, or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

(iii) Notice of Cancellation. Each insurance policy required above shall state that coverage shall not be canceled, except with notice to Client.

(iv) Waiver of Subrogation. Consultant hereby grants to Client a waiver of any right to subrogation which any insurer of Consultant may acquire against Client by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Client has received a waiver of subrogation endorsement from the insurer.

(v) Self-Insured Retentions. Self-insured retentions must be declared to and approved by Client. Client may require the Consultant to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Client.

(vi) Acceptability of Insurers. Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A-:VII, unless otherwise acceptable to Client.

(vii) Claims Made Policies. If any of the required policies provide coverage on a claims-made basis:

(A) The retroactive date must be shown and must be before the date of the contract or the beginning of contract work.

(B) Insurance must be maintained, and evidence of insurance must be provided for at least five (5) years after completion of the Agreement.

(C) If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective date, the Consultant must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

(D) Verification of Coverage. Consultant shall furnish Client with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to Client before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. Client reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

(E) Special Risks or Circumstances. Client reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

4.2 Indemnification.

(a) Scope. Each Party ("Indemnitor") will defend, indemnify, and hold the other Party ("Indemnitee") harmless from and against all liability, damages, cost and expense (including reasonable attorneys' fees and other costs of defense) arising from third party claims against Indemnitee in connection with this Agreement to the extent caused by the gross negligence, willful misconduct, or unlawful acts of the Indemnitor's agents, contractors and/or employees during the term of this Agreement. The Indemnitor will have the right to control the defense and settlement (to the extent of such indemnification), and the Indemnitee will reasonably cooperate in such defense.

(b) Procedure. The Indemnitee shall provide Indemnitor with prompt written notice of any claims for which it seeks indemnification. No delay in notice shall excuse the Indemnitor's obligations, except to the extent that the Indemnitor has been materially prejudiced by such delay. The Indemnitor shall defend the Indemnitee at Indemnitor's sole expense with legal counsel reasonably acceptable to the Indemnitee. If the Indemnitor fails to provide a timely defense, then the Indemnitee may defend with counsel of its own choosing at the expense of the Indemnitor. Neither the Indemnitor nor the Indemnitee shall

enter into any settlement without the prior written consent of the other, which shall not be unreasonably withheld or delayed.

(c) Indemnitee's Rights. Indemnitee's rights of indemnification under this Section 4.2 shall not in any way be limited by, reduced, altered, or diminished as a result of Consultant's obligations to procure and maintain insurance as set forth in Section 4.1, or as the result of the existence or non-existence of any type of insurance coverage benefiting Consultant, or any of Indemnitee. The provisions of this Section 4.2 shall survive termination or expiration of this Agreement.

5. RIGHTS AND REMEDIES.

5.1 Default by Consultant. In the event (i) Consultant fails to perform the Services in a skilled and expeditious manner; or (ii) Consultant, or any employee, Subconsultant, or agent of Consultant, shall wrongfully file or record a lien against any property of Client or any agent or employee of Client; or (iii) any representation or certification made by Consultant to Client shall prove to be false or misleading on the date said representation or certification is made; or (iv) Consultant commits a material breach of this Agreement in the observance or performance of any covenant, agreement, or condition contained in this Agreement required to be kept, performed or observed by Consultant; or (v) Consultant violates any laws, ordinances, rules, regulations, or orders of any governmental agencies or courts in the performance of its duties hereunder; or (vi) Consultant suffers bankruptcy; then, provided the event as described above is not cured within thirty (30) days after written notice from Client to Consultant, Client may declare Consultant to be in default hereunder. If Consultant commits any acts of default specified in this Section, Client may, by giving notice in writing to Consultant, without prejudice to any other rights or remedies given Client by law or by this Agreement, (i) terminate the services of Consultant under this Agreement; (ii) take possession of all materials and (iii) complete the Basic Services (and Additional Services, if any) by whatever method Client may deem expedient. "Bankruptcy" shall be deemed to occur when Consultant makes an assignment for the benefit of creditor, files a petition in bankruptcy court, voluntarily takes advantage of any bankruptcy or insolvency laws, or is adjudicated bankrupt or judicially insolvent, or if a petition or an answer is filed proposing the adjudication of such Consultant as bankrupt.

5.2 Default by Client. In the event Client shall fail to perform its obligations pursuant to this Agreement after thirty (30) days' written notice from Consultant to Client, Consultant may declare Client to be in default hereunder and exercise any remedies available to it. Should Client default in its obligations hereunder, Consultant may terminate this Agreement. Upon such a termination, Consultant may recover from Client full payment for all Services performed to the date of such termination and for all reimbursable amounts. Notwithstanding the foregoing, Client shall not be responsible for delays or damages or declared to be in default by reason of delays in performance or by reason of strikes, lockouts, accidents, acts of God, and other delays unavoidable or beyond Client's reasonable control, delays in approval by governmental agencies, or delays in work of other consultants performing services on behalf of Client.

5.3 Termination for Convenience. County may terminate all or any portion of this Agreement at its sole option and for its convenience, by giving thirty (30) days prior written notice of such termination to Contractor. The termination of the Agreement shall be effective thirty (30) days after receipt of the notice by Contractor. After receipt of notice of termination of all or any portion of the Agreement, Contractor shall immediately discontinue all affected performance (unless the notice directs otherwise) and complete any additional work necessary for the orderly filing of documents and closing of Contractor's affected performance under the Agreement. Contractor shall deliver to County all data, drawings, specifications, reports, estimates, summaries, and such other information and materials created or received by Contractor in performing this Agreement, whether completed or unfinished. Contractor may keep copies for its own records. County shall pay Contractor for goods and services satisfactorily provided before the effective date of termination, and reasonable costs incurred by Contractor in providing County with the data and documents required by this paragraph. Contractor shall not be compensated for lost or anticipated profit or overhead on the terminated portion of this Agreement.

5.4 Termination for Cause. County may terminate this Agreement for default if Contractor fails to satisfactorily perform any material obligation required by this Agreement. Default includes Contractor's failure to timely provide goods or services in accordance with the schedule. If Contractor fails to satisfactorily cure a default within ten (10) days of receiving written notice from County specifying the nature of the default, County may immediately terminate this Agreement, and terminate each and every right of Contractor, and any person claiming any rights by or through Contractor under this Agreement. The rights and remedies of County enumerated in this paragraph are in addition to and independent of County's rights under any other provision of this Agreement and any right or remedy available to County at law or in equity.

5.5 Transfers on Termination. In the event of termination of this Agreement, Consultant and Client shall forthwith return to the other all papers, materials, and other properties of the other held by each for purposes of execution of this Agreement. In addition, each party will assist the other party in orderly termination of this Agreement and the transfer of all aspects hereof, tangible and intangible, as may be necessary for the orderly, non-disrupted business continuation of each party.

6. DISPUTE RESOLUTION.

6.1 Mediation. At Client's sole election, any action, dispute, claim, or controversy between the parties, whether sounding in contract, tort, or otherwise, including all disputes arising out of or in connection with this Agreement and any related agreements or instruments and any transaction contemplated hereby ("Dispute" or "Disputes") shall be attempted to be settled in good faith by nonbinding mediation as a condition precedent to arbitration by either party. The parties shall endeavor to resolve the Dispute by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Rules of the Judicial Arbitration and Mediation Service ("JAMS") currently in effect. In the event of any inconsistency between such rules and these mediation provisions, these provisions shall supersede such rules. All statutes of limitation that would otherwise be applicable shall apply to any mediation proceeding under this Section.

Request for mediation shall be filed in writing with the other party to the Agreement and with JAMS. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 30 (thirty) days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. Any mediator selected under this Section shall be knowledgeable in the subject matter of the Dispute. Qualified retired judges with at least five (5) years mediation experience shall be selected through panels maintained by JAMS or any private organization providing such services. The mediation shall be held within thirty (30) days of the date the demand for mediation is served on a party, unless the parties agree otherwise. The parties understand and agree that a representative from each side with full settlement authority will be present at the mediation conference. The mediation process is to be considered settlement negotiations for the purpose of all state and federal rules protecting disclosures made during such conferences from later discovery or use in evidence. All conduct, statements, promises, offers, views, and opinions, oral or written, made during the mediation by any party or a party's agent, employee, or attorney shall not be subject to discovery or admissible for any purpose, including impeachment, in any litigation, arbitration, or other proceeding involving the parties. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the County of El Dorado, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof. Where applicable to a mediation, the provisions of Section 6.2 below shall also apply to the mediation.

6.2 Arbitration. If the Dispute is not resolved by agreement or mediation pursuant to Section 6.1 above, the Dispute shall be resolved by arbitration as set forth in this Section. Such disputes shall be resolved by binding arbitration in accordance with Title 9 of the California Code of Civil Procedure, Section 1280 *et seq*. In the event of any inconsistency between such rules and these arbitration provisions, these provisions shall supersede such rules. All statutes of limitation that would otherwise be applicable, including any limitations periods under the Government Claims Act (Government Code, Section 810 *et seq.*), shall apply to any arbitration proceeding under this Section. No limitations periods shall be tolled for any reason absent a writing signed by both parties. In any arbitration proceeding subject to these provisions, the arbitrator is specifically empowered to decide (by documents only, or with a hearing, at the arbitrator's sole discretion) pre-hearing motions that are substantially similar to pre-hearing motions to dismiss and motions for summary adjudication. Judgment upon the award rendered may be entered in any court having jurisdiction. Qualified retired judges with at least five (5) years arbitration experience shall be selected through panels maintained by the JAMS or any private organization providing such services. If the parties are unable to mutually agree upon a retired judge to hear their arbitration, the arbitration service shall provide a list of three (3) available judges and each party may strike one (1). The remaining judge will serve as the arbitrator. Notices of demand for arbitration shall be served in writing by registered or certified mail to all parties to this Agreement. Demand will be made within a reasonable time after the dispute or other matter in question has arisen. In no event shall a demand for arbitration be made after the date when the institution of legal proceedings based on such dispute or other matter in question would be barred by the applicable statute of limitations. The applicable statute of limitation shall be tolled during the period such arbitration proceedings are pending. Except as otherwise provided herein, the California Code of Civil

Procedure and California Evidence Code shall apply to and govern the conduct of discovery. The arbitrator shall issue a statement of decision not later than twenty (20) days after the testimony is closed. Judgment may be entered into in accordance with a statement of decision as provided in the California Code of Civil Procedure. Any memorandum of costs shall be submitted to the arbitrator and the arbitrator shall determine the amount of the costs to be awarded to any prevailing party. Any motion for attorneys' fees as an element of costs under California Civil Code section 1717 shall be served and filed with the arbitrator before or at the time the memorandum of costs is served and filed. Except as otherwise provided in Section 7.17 below, the arbitrator's fees and charges shall be born equally by the parties to the dispute. Notwithstanding anything contained herein to the contrary, if a third person or entity not a party to this Agreement brings an action in which Consultant and Client become a party, by cross-claim or otherwise, and said party or entity is not bound by the provisions of this Section regarding arbitration, the provisions of this Section shall not be applicable to such dispute.

6.3 Survival; Applicability. The provisions of this Article shall survive any termination, amendment, or expiration of this Agreement in which this Section is contained, unless the parties otherwise expressly agree in writing. Should an action, dispute, claim, or controversy be brought against Client and/or Consultant by a third party who is not bound by a mediation or binding arbitration provision similar to the mediation and arbitration provisions contained herein, the terms of this Article shall not apply to such action, dispute, claim, or controversy.

7. MISCELLANEOUS.

7.1 Certifications. Consultant shall, from time to time, make such certifications and statements to Client and to others as Client shall reasonably request provided that Consultant determines that such certifications are true and correct based upon the Services performed by Consultant hereunder.

7.2 Liens. Provided Client has paid Consultant the amounts owing hereunder when such sums are owed to Consultant, should Consultant or any Subconsultant, employee, supplier, or vendor of Consultant make, record or file, or maintain any action on or respecting a claim of mechanic's or materialmen's lien, stop-notice, equitable lien, payment or performance bond, or *lis pendens*, Consultant shall immediately and at its own expense procure, furnish, and record appropriate statutory release bonds of bonding companies acceptable to Client which will extinguish or expunge said claim, stop-notice, or *lis pendens*. If Consultant fails to do so, Client will have the right to cause such lien to be removed and Consultant shall indemnify, defend, and hold harmless Client against all liability, cost, and expense incurred by Client in causing such lien to be removed. Client may retain out of any payment due Consultant amounts sufficient to reimburse Client for any such liability, cost, and expense.

7.3 Independent Contractor. Neither Client nor any of its employees shall have any control over the manner, mode, or means by which Consultant or its agents or employees, perform the services required herein, except as otherwise set forth herein. Consultant shall perform all services required herein as an independent contractor of Client and shall remain at all times as to Client a wholly independent contractor with only such obligations as are consistent with that role. Consultant shall not at any time or in any manner represent that it or any of its agents or employees

are agents or employees of Client. Client shall not in any way or for any purpose become or be deemed to be a partner of Consultant in its business or otherwise or a joint venture or a member of any joint enterprise with Consultant. Consultant is free to pursue and accept other business opportunities so long as Consultant's business ventures do not conflict with the provisions of this Agreement.

7.4 Assignment. The experience, knowledge, capability, and reputation of Consultant, its principals and employees were a substantial inducement for Client to enter into this Agreement. Therefore, neither this Agreement nor any interest herein may be transferred, assigned, conveyed, hypothecated, or encumbered, voluntarily or by operation of law, whether for the benefit of creditors or otherwise, without the prior written approval of Client. Transfers restricted hereunder shall include the transfer to any person or group of persons acting in concert of more than twenty-five percent (25%) of the present ownership and/or control of Consultant, taking all transfers into account on a cumulative basis. In the event of any such unapproved transfer, this Agreement shall be void. No approved transfer shall release Consultant of any liability hereunder without the express consent of Client. Client, in its sole and absolute discretion, may assign this Agreement to any of its Affiliates. "Affiliates" means (a) Client's partners, co-members, or joint venturers, (b) any corporation or other entity that is a parent or subsidiary of Client, or (c) any corporation or other entity that is controlled by or under common control of any of the parties listed in (a) or (b). Upon any such assignment by Client, Client shall be released from all obligations and liability under this Agreement that accrue after the effective date of such assignment.

7.5 Information. Client shall provide information regarding its requirements for the Services to be provided by Consultant. Consultant shall notify Client immediately in writing if Consultant is aware or becomes aware of any omissions or deficiencies in the data or information supplied to Consultant in its performance of its Services pursuant to this Agreement.

7.6 Client's Approval. Whenever provision is made herein for the approval or consent of Client, or that any matter be to Client's satisfaction, unless specifically stated to the contrary, such approval or consent shall be made by Client in its sole discretion and determination.

7.7 Notices. Any notice which either party may desire to give to the other party must be in writing and shall be effective (i) when personally delivered by the other party or messenger or courier thereof; (ii) three (3) business days after deposit in the United States mail, registered or certified; (iii) twenty-four (24) hours after deposit before the daily deadline time with a reputable overnight courier or service; or (iv) upon receipt of a telecopy or fax transmission, provided a hard copy of such transmission shall be thereafter delivered in one of the methods described in the foregoing (i) through (iii); in each case, postage fully prepaid and addressed to the respective parties as set forth on the first page of this Agreement or to such other address and to such other persons as the parties may hereafter designate by written notice to the other parties hereto.

If notice to Client:

Napa County Department of Corrections
Attn: Daniel Sanchez, Staff Services Manager
2210 Napa Vallejo Highway
Napa, CA 94558
(707) 253-4613
Alexander.Alarcon@countyofnapa.org

If notice to Consultant:

Serrano Advisors LLC
Scott Coffin, President
7240 Crystal Blvd.
El Dorado, CA 95623
scott@serranoadvisors.com

Copy to:

Napa County Department of Corrections
2210 Napa Vallejo Highway
Napa, CA 94558

7.8 Books and Records. Consultant shall keep complete and detailed books and records relating to reimbursable expenses, and Services performed on the basis of a fixed rate on the basis of generally recognized accounting principles, consistently applied. These books and records shall be retained by Consultant at its head office for a period of at least ten (10) years after the date of completion of the performance of this Agreement. Client shall have the right at all reasonable times to audit the books and records. If such audit discloses that Consultant has charged and received more than it was entitled hereunder, Consultant shall immediately reimburse to Client the excess amount received together with interest thereon at ten percent (10%) per annum from the date such excess amount was received until repayment thereof.

7.9 Confidentiality. Consultant, for itself and its employees and personnel, acknowledges, confirms, and agrees that all information learned in the course of the performance of Service under this Agreement and all data furnished by Client, all plans, drawings, computer programs, specifications, and other documents relating to the Project, Client's business, and the terms of this Agreement are and shall remain of a confidential nature. Any publicity or press releases with respect to the Project or the services hereunder shall be under the sole discretion and control of Client. Consultant shall not divulge to any unauthorized person any confidential information concerning observations, conversations, discussions, correspondence, personnel records, business records, or proprietary records. All matters concerning Client and its business operations, including, but not limited to, the identity of persons with whom it conducts business such as customers, vendors, manufacturers and suppliers, its research and development, its projects and contemplated projects, its financial affairs, its pricing structure and strategies and its procedures and practices shall be considered confidential. Such information remains the property of Client. Moreover, Consultant shall not employ confidential business information in performing Services for Client that it has obtained by virtue of its relationship with any other Client or entity.

7.10 Conflict of Interest. Consultant shall not have any business or financial interest outside Client which in any way conflicts with the interests of Client or places Consultant in a

position where it can use the association with Client for direct or indirect gain to the possible detriment or embarrassment of Client. A conflict of interest may arise in a wide variety of circumstances and may be direct or indirect. A conflict of interest arises whenever Consultant's outside interests might affect or might reasonably be thought by others to affect Consultant's judgment or conduct in matters which involve Client. Consultant agrees not to engage in such activity. Consultant assumes any and all liability should any allegation of conflict of interest arise from the conduct of Consultant and Consultant agrees to indemnify Client for any allegation of conflict of interest arising from the conduct of Consultant.

7.11 Waiver. No waiver of any default hereunder shall be construed as a waiver of any subsequent breach.

7.12 Successors and Assigns. Client and Consultant each binds itself, its partners, successors, permitted assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party with respect to all covenants of this Agreement.

7.13 Governing Law. This Agreement shall be construed in accordance with the laws of California.

7.14 Full Agreement. Each party acknowledges its full understanding of this Agreement and that there are no verbal promises, undertakings or agreements in connection herewith and that this Agreement may be modified only by a written agreement signed by all parties hereto. All previous negotiations and agreements between the parties hereto, with respect to the transaction set forth herein, are merged in this instrument which fully and completely express the parties' rights and obligations, and the covenants herein shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors, and assigns.

7.15 Partial Invalidity; Counterparts. If any term or provision of this Agreement shall be found to be illegal, unenforceable or in violation of the laws, statutes, ordinances, or regulations of any governmental agency having jurisdiction thereof by a court of competent jurisdiction, then, notwithstanding such term or provision, this Agreement shall be and remain in full force and effect and such term shall be deemed stricken; provided, however, this Agreement shall be interpreted, when possible, so as to reflect the intentions of the parties as indicated by any such stricken term or provision. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument. In order to facilitate the transaction contemplated herein, electronically mailed or facsimile signatures may be used in place of original signatures on this Agreement. Each party intends to be bound by the signatures on the electronically mailed or facsimiled document, are aware that the other party will rely on such signatures, and hereby waive any defenses to the enforcement of the terms of this Agreement based on the form of signature.

7.16 Survival. The terms, provisions, representations, and certification contained in this Agreement, or inferable therefrom, shall survive the termination of this Agreement and the payment of the remuneration hereinabove provided.

7.17 Attorneys' Fees and Expenses. In any action between the parties hereto seeking enforcement of any of the terms and provisions of this Agreement or in connection with the performance of the Services hereunder, the prevailing party in such action shall be entitled to have and to recover from the other party its reasonable attorneys' fees, expert witness fees, arbitrator's fees, statutory costs, court costs, and other expenses (including cost of collection) in connection with such action or proceeding.

7.18 Authority. Each individual executing this Agreement represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of the party to this Agreement.

7.19 Exhibits. Exhibit A is attached hereto, are incorporated herein by this reference. In the event of any conflict or inconsistency between the terms and conditions of the body of this Agreement and the Exhibit(s) attached hereto, the terms and conditions contained in the body of this Agreement shall prevail.

7.20 State Bond Requirements: Notwithstanding any other terms in this Agreement the parties agree:

(a) This Agreement in all respects is subordinate and subject to the terms of the Indenture for the State Public Works Board of the State of California Lease Revenue Bonds 2025 Series C (Various Correctional Facilities) (the "Bonds"), and the Site Lease, the Facility Lease, and the Facility Sublease (including but not limited to, reletting rights) related to the Bonds that involve, or are executed by, the County of Napa and any subsequent indenture or amended or restated site lease, facility lease, and facility sublease entered into to facilitate a refunding of the Bonds; (b) to the extent the Bonds are refunded, the foregoing subordination shall be self-executing and effective automatically without the requirement that any further agreement or confirmation be executed or delivered by County; provided, however, that upon written request from the State Public Works Board in connection with any State Public Works Board Financing, County shall execute such further writings as may be reasonably required to separately document any such subordination; and

(b) This Agreement is subject to the review and written consent of the State Public Works Board and Board of State and Community Corrections prior to execution, as is any amendment or modification thereto; and

(c) This Agreement shall be terminable by the County of Napa, BSCC, or at the direction of the State Public Works Board upon thirty (30) days' written notice, without penalty or cause.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

SERRANO ADVISORS, LLC

By _____
Scott Coffin, President

SERRANO ADVISORS, LLC

By _____
Belinda Coffin, Treasurer

NAPA COUNTY, a political subdivision of the State of California

By _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: _*Corey S. Utsurogi*_____ Deputy County Counsel Date: ___3/27/26_____	Date: _____ Processed By: _____ Deputy Clerk of the Board	By:_____

CONSENTED TO:
CONSENT AND APPROVAL
STATE PUBLIC WORKS

BOARD OF THE STATE OF CALIFORNIA

By:_____
Koreen H van Ravenhorst
Deputy Director

Board of State and Community Corrections

_____
Steven Wicklander
Deputy Director

EXHIBIT A

STATEMENT OF WORK

This Statement of Work ("SOW") outlines the Basic Services to be performed by Consultant for the Executive Advisory Services ("Project").

SOW DEFINITIONS

A. **Client** shall mean the Napa County Department of Corrections.

B. **Client Contact** shall mean the individual assigned by Client to provide project oversight and manage Client deliverables as outlined in this Exhibit A. Client Contact shall be the focal point for any escalation issues, coordinate SOW amendments, and any other items that require Client stakeholder engagement.

C. **Consultant** shall mean Serrano Advisors, LLC.

D. **Consultant Contact** shall mean the individual assigned by Consultant to be the focal point responsible for issues relating to the Project.

E. **Project** shall mean the engagement and purpose for which the parties entered into the Agreement and which services and work to be performed by Consultant are governed by this SOW.

F. **PATH** shall mean Providing Access and Transforming Health initiative.

G. **CalAIM** shall mean California Advancing and Innovating Medi-Cal, and the scope of services is focused on the readiness milestones for the justice involved reentry program.

H. **DHCS** shall mean the California Department of Health Care Services.

I. **Written Deliverables** shall mean any deliverable which Consultant shall provide in a written format that includes, but is not limited to, assessments, reports, and summaries.

TERM

A. The term of the Agreement ("**Term**") shall commence on the Effective Date and continue until the earlier of: (i) completion of the Basic Services as described herein, (ii) terminated in accordance with Section 5 of the Agreement, or (iii) June 30th, 2027 ("**Termination Date**"), unless extended by mutual agreement or terminated earlier pursuant to the Agreement. Notwithstanding anything to the contrary in this SOW or in the Agreement, the parties agree that Consultant shall not begin any work hereunder unless and until this SOW is executed by the authorized representatives of the parties hereto. The Client maintains the right to extend the term of the Agreement for two (2) additional fiscal years, in one-year increments. For

purposes of this Agreement, "fiscal year" shall mean the period commencing on July 1st and ending on June 30th.

PROJECT OBJECTIVES

A. Consultant is responsible for the following overall Project objectives:

1. Support the implementation of CalAIM Justice Involved pre-release services for the Napa County Department of Corrections.

2. Support vendor management activities for embedded health and billing services related to CalAIM pre-release services.

3. Develop operational reports for pre-release services and support with regulatory reporting.

4. Support the Department of Corrections with regulatory filings, progress reports, and audits.

B. Consultant is responsible for the timeliness and quality of all deliverables produced and services provided hereunder.

SERVICES TO BE PERFORMED

Part One: Program Management

PATH Planning and Implementation

Activities:

1. Develop and maintain a detailed project plan for the Napa County Department of Correction specific to CalAIM enhanced care management, pre-release, and post-release services; project plan tracks the ownership, status, and completion of milestones.
2. Prepare and submit the PATH progress reports to the California Department of Health Care Services (DHCS).
3. Develop the PATH implementation plan for Department of Corrections and manage the submission process with state regulators.
3. Report status on a periodic basis.
4. Develop financial pro-forma for staffing and other ongoing administrative costs.
5. Development of operational workflows, procedures, and job aides to assist the sworn staff with implementation of justice involved services.

6. Facilitate meetings with Department of Corrections and other agency staff as needed to complete project deliverables.

8. Coordinate activities with County's contracted embedded health provider, and other county agencies, that screen, diagnose, and treat inmates residing in the Napa County adult and juvenile detention facilities.

Part Two: Interagency Collaboration

Strategic Planning and Coordination for the implementation of CalAIM pre-release services.

Activities:

1. Convene and facilitate collaboration with other county agencies through regularly scheduled meetings, and ad hoc work groups for the purpose of strategic planning and coordination of PATH and CalAIM implementation. This collaborative process will include scheduling, agenda setting, facilitation, and may include the Napa County Department of Corrections, Probation Department, and other participating agencies including the Napa County Public Health, Napa County Behavioral Health Care Services, Napa County Information Technology Department, Napa County Social Services Agency, Wellpath, judges and local judicial system agencies (e.g., Collaborative Courts, District Attorney, Public Defender, etc.), and other County and external agencies as needed.

2. Convene and facilitate meetings, as needed, with key community-based partners, such as community health centers, managed care health plans, community-based organizations that serve the justice-involved population, programs that serve individuals experiencing homelessness, housing providers, police, hospitals, and other community stakeholders who mutually serve this population.

3. Liaison with State Department of Health Services on PATH issues and attend briefings and work groups as appropriate to access updated guidance or policy clarification.

4. Facilitate and/or attend a formal Executive Steering Committee with key decision-makers from Napa County Chief Executive Office, Napa County Department of Corrections, Napa County Probation Department, Napa County Behavioral Health, Napa County Health and Human Services, and Napa County Information Technology Department.

Part Three: Operations Readiness for Pre-Release Services

CalAIM Facility Readiness for the Napa County Jail and Juvenile Detention Facility.

Activities:

1. Oversee preparation and delivery of regulatory filings for the reentry initiative to the California Department of Health Care Services.
2. Support the project management in the preparation of readiness deliverables, and report status to Napa County Department of Corrections on a routine basis, and as requested.

3. Develop of Operational Reporting, ranging from jail operations to executive dashboards for the Department of Corrections.
4. Update and revise to existing standard operating procedures, modifying applicable documents that pertain to reentry protocols and maintaining current practices.
5. Develop staff training materials for sworn and administrative staff on reentry procedures and conduct refresher training for existing staff.

Part Four: Vendor Management

Contract management support for the forensic embedded health and billing services:

Activities:

1. Develop a vendor management Medi-Cal billing guide for the Napa County Department of Corrections. The billing guide would include the DHCS standards for coding justice involved services for the CalAIM program.
2. The billing guide is intended for use by Napa County Department of Corrections to oversee the performance of the contracted billing vendor.
3. Support the Napa County Department of Corrections with oversight and auditing services to validate the performance of the forensic embedded health provider related to pre-release services in the adult and juvenile detention facilities.

Part Five: Data Sharing and Release of Information

Data sharing for continuity of care between embedded, in-reach, and community-based partners.

Activities:

1. Coordinate with Napa County agency partners, community-based organizations, in-reach providers, and embedded health providers to develop a reentry care plan.
2. Collaborate with community partners to define the essential data elements to share for purposes of warm handoffs between pre-release and post-release, including embedded providers, in-reach providers, managed care health plans, and community-based organizations.
3. Facilitate working sessions with Napa County's Legal Counsel on the applicability of State Law (AB 133) to the CalAIM justice involved pre-release services, and to create a universal, multi-agency, release of information.
4. Identify the intersections of federal substance use disorder regulators in 42 C.F.R. Part 2, and to navigate potential workarounds to share patient history data for purposes of care management under the State Law.
5. Development of a multi-agency data sharing agreement to facilitate the pre-release and post-release warm handoffs.

DELIVERABLES

A. For the Term of this Agreement, Consultant shall deliver to Client the deliverables listed in the table below.

	Deliverables	
Item #	**Deliverables/Milestones**	**Due Date**
1	Development of Medi-Cal billing guide	8/1/2026
2	Operational readiness for launch of pre-release services	9/1/2026
3	CalAIM pre-release services go-live	10/1/2026
4	Post go-live support	1/1/2027
5	Preparation and submission of regulatory compliance reports	6/1/2027

1. Written Deliverables. As applicable, Consultant shall provide Written Deliverables in an unprotected, editable Microsoft Word format to allow Client to provide feedback as outlined in Acceptance of Deliverables below. Should Microsoft Word not be feasible, Consultant shall provide Written Deliverables in a format customary to industry standard. Deliverables include operational readiness, governance, operational workflows, data exchange, and reporting documentation.

CLIENT RESPONSIBILITIES

A. Client will assign an individual to be the focal point for Consultant communications relative to this Project. The Client Contact will engage Client parties with the authority to act for Client. Client Contact's responsibilities include the following:

1. Manage Client's obligations and personnel for this Project.
2. Serve as the interface between Consultant and all Client departments participating in this Project.
3. Administer amendment requests in collaboration with the Consultant project manager and internal Client departments for any SOW modification requests.

4. Participate in Project status meetings.
5. Obtain and provide information, data, and decisions as well as resolve action items and answer questions.
6. Help resolve Project issues and escalate issues within Client, as necessary.
7. Review with the Consultant project manager any Client invoice or billing requirements.

B. If applicable and contingent upon Consultant's agreement to comply with Client policies, Client will facilitate the provision of: (i) access to the Client communication network and communication tools; and (ii) any accommodations for work to be performed on-site, including office space and security badge access.

LOCATION WHERE SERVICES ARE TO BE PERFORMED

A. Off-Site Exceptions. Consultant shall provide all services remotely. Consultant does not require on-site access to Client offices.

B. Remote Access Requirements. Client Contact to establish system/account credentials e.g., email/calendar and other access as may be required to complete the requirements and deliverables of this SOW.

PROJECT OVERSIGHT

A. Consultant Contact. Consultant shall designate a single point of contact ("Consultant Contact") responsible for issues relating to quality, completion of deliverables, issue management, accuracy and timeliness of time reporting and invoicing. The Consultant Contact for this Project is: Scott Coffin, President, Serrano Advisors LLC.

B. Client Contact. Client will designate a Client Contact responsible for monitoring Consultant's performance with regard to the completion of deliverables and compliance. The Client Contact for this Project is: Alexander Alarcon, Napa County Department of Corrections.

ACCEPTANCE OF DELIVERABLES

A. Except as otherwise indicated, Client shall have a minimum period of thirty (30) business days (the "**Acceptance Period**") to determine the acceptability of a deliverable to Client provided by Consultant hereunder. Within thirty (30) business days following the end of the Acceptance Period (the "**Notice Period**"), Client shall (a) provide written notification of acceptance to Consultant, or (b) provide written notice of non-acceptance with reasonable written comments to Consultant regarding the deficiencies of the deliverable(s). If changes or modifications are required by Client as evidenced by the notice of non-acceptance, Consultant shall have thirty (30) days to correct the deficiency noted therein and resubmit the deliverable to Client beginning a new Acceptance Period. This process shall continue until Consultant has corrected all deficiencies and Client accepts the deliverable.

B. If Client does not give notice of non-acceptance or request a revision of the deliverable within ten (10) business days of the completion of an Acceptance Period, deliverables shall be considered accepted by Client.

COMPENSATION

A. Client shall pay invoices in accordance with Section 2.3 of the Agreement and as outlined herein.

In consideration of Consultant's performance of the Basic Services, Client shall pay to Consultant the Fee in the amounts or at the rates and manner specified below, not to exceed the Fee Schedule Sum outlined in Section 2.1 of the Agreement. The Fee(s) outlined below is inclusive of all professional costs and expenses for the Project duration. In no event shall Consultant invoice, nor shall Client be responsible for the payment of any amount in excess of the Fee Schedule Sum amount unless mutually agreed to in writing via an amendment.

1. **Hourly Fee.** Client to charge $450 per hour for time and materials. Invoices shall be provided monthly in accordance with Section 2.3 of the Agreement.

Client has the option to extend the term of the Agreement by two (2) fiscal years through June 30th, 2029, in one-year increments. Total contract maximum is $250,000.

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EXHIBIT B

SANCTIONED PERSONS ATTACHMENT

Serrano Advisors, LLC hereby certifies that neither entity, nor any of its officer, director or managing employee, employee or staff working under this Agreement as part of Serrano Advisors, LLC, is a Sanctioned Person (as defined below), and Serrano Advisors, LLC (the "Notifying Party") further covenants and agrees that it shall notify Client (the "Notified Party") immediately in the event that any officer, director or managing employee of the Notifying Party, becomes a Sanctioned Person, which change in status may, at the option of the Notified Party, be deemed to be sufficient cause for termination of this Agreement. For purposes hereof, "Sanctioned Person" shall mean a person or entity that:

i. Is currently under indictment or prosecution for, or has been convicted of (a) any offense related to the delivery of an item or service under the Medicare or Medicaid programs or any state health care programs, (b) a criminal offense relating to neglect or abuse of patients in connection with the delivery of a health care item or service, (c) fraud, theft, embezzlement, or other financial misconduct in connection with the delivery of a health care item or service, (d) obstructing an investigation of any crime referred to in (a) through (c) above, or (e) unlawful manufacture, distribution, prescription, or dispensing of a controlled substance;

ii. Has been required to pay any civil monetary penalty under 42 U.S.C. § 1128A regarding false, fraudulent, or impermissible claims under, or payments to induce a reduction or limitation of health care services to beneficiaries of, any state or federal health care program, or is currently the subject of any investigation or proceeding which may result in such payment; or

iii. Has been excluded from participation in the Medicare, Medicaid, or any state health care program.

iv. Has been debarred, suspended, or otherwise excluded from participating in procurement activities under the Federal Acquisition Regulation or from participating in nonprocurement activities under regulations issued under Executive Order No. 12549 or guidelines implementing Executive Order No. 12549.

EXHIBIT C

DATA PROCESSING ADDENDUM

This Data Processing Addendum ("**Addendum**") forms part of the Consultant Services Agreement ("**Agreement**") between Napa County Department of Corrections ("Client") and Serrano Advisors, LLC ("Consultant") sometimes hereinafter referred to collectively as the "**Parties**" and each individually as a "**Party**."

When used throughout this Addendum, capitalized terms, whether in the singular or in the plural form, not otherwise defined herein, shall have the meanings given to them in the Agreement.

The Parties hereby agree that the terms and conditions set forth below shall be added as an addendum to the Agreement. In the event of any conflict or inconsistency between this Addendum and the Agreement, the terms and definitions of this Addendum shall prevail.

1. DEFINITIONS.

1.1 In this Addendum, the following terms shall have the meanings set forth below:

(a) "**Confidential Private Information**" means any information Consultant processes or gains access to on behalf of Client that:

(i) identifies or relates to an individual including Client's employees, members, or others who can be identified directly or indirectly from that data alone or in combination with other information in Consultant's possession or control or that Consultant is likely to have access to, or

(ii) other data otherwise defined by applicable laws or regulations as protected personal information.

(iii) other confidential information that both Parties may at times share, including but not limited to: (1) information concerning or related to a Party's business, products, services, content, finances, cost and customer pricing information, historical information, intellectual property, development designs and plans, capital sources, healthcare providers, potential healthcare providers, marketing information, term sheets, contracts, business methods, information about executives and employees, and any and all other unpublished information, whether disclosed in written, oral, electronic or other form, which information is marked confidential or bears a marking of like import, or which information each Party states to be considered confidential at time of disclosure; and (2) all summaries, reports and analyses prepared by one

Party which reflect or contain any such information as provided by the other Party.

(b) "**Disclosing Party**" means the party disclosing Confidential Private Information under the Agreement.

(c) "**Recipient Party**" means the party receiving Confidential Private Information under the Agreement.

(d) **"Security Breach"** means (i) any unauthorized use of, loss of, access to, or disclosure of Client's information that compromises the security, confidentiality, or integrity of Client's information, except that an incidental disclosure of Client's information to an authorized party, or incidental access to Client's information by an authorized party, where no reasonable suspicion exists that such disclosure or access involves theft or is fraudulent, criminal, or malicious in nature, will not be considered a Security Breach for purposes of this definition, unless such incidental disclosure or incidental access triggers notification obligations under any applicable law, and (ii) any Security Breach (or substantially similar term) as defined by applicable law.

2. CONFIDENTIALITY.

2.1 **Overview:** Except as otherwise provided herein, as necessary to fulfill the purposes set forth in the Agreement, or as required by applicable law, the Parties understand and agree that they will not distribute, use, or rely upon Confidential Private Information received from the other without the permission of the Disclosing Party.

2.2 **Ownership**: Except as otherwise provided in the Agreement, Confidential Private Information is and remains the absolute and exclusive property of the Disclosing Party and/or its affiliates, and is its unique and variable asset. Unless otherwise authorized by the Agreement, no copies of Confidential Private Information shall be made without the written permission of the Disclosing Party. The Parties agree that, except as otherwise provided herein, they will not directly or indirectly communicate, divulge, or otherwise disclose any of the other's Confidential Private Information to any unauthorized person, firm, or corporation, and shall prevent, to the best of their ability, the unauthorized disclosure of such Confidential Private Information to others.

2.3 **Unauthorized Use - Safeguards:** The Recipient Party shall at all times use appropriate safeguards to prevent the unauthorized use or disclosure of Confidential Private Information provided under the Agreement.

The Recipient Party shall specifically implement administrative, physical, and technical safeguards which reasonably and appropriately protect the confidentiality, integrity, and availability of any records stored, maintained or transmitted under the Agreement.

With respect to Confidential Private Information, such safeguards shall consist of privacy and information security controls which shall at all times meet or exceed such standards imposed under the HIPAA Security Rule [45 CFR Part 164, Subpart C] and Title XIII of the American Recovery and Reinvestment Act of 2009 (the "HITECH Act").

2.4 **Exclusions**: The following types of information shall not be considered confidential:

(a) Information in the public domain or that becomes a part of the public domain, other than as a result of a breach of the confidentiality provisions of the Agreement;

(b) Information that is independently developed by either Party as demonstrated by the Party's records; or

(c) Any item or data forming part of the Confidential Private Information that is lawfully known by the Recipient Party, without any obligation of confidentiality or other restriction on use or disclosure, prior to the provision of such information by Disclosing Party.

2.5 **Return of Confidential Information**: Except as required for archival or data storage practices or requirements, upon termination of the Agreement, or earlier upon the Disclosing Party's request, the Recipient Party shall promptly return all of Disclosing Party's Confidential Private Information, including all copies, that was received in a non-electronic form, and shall destroy all such information received electronically. Notwithstanding anything to the contrary herein, and subject to the confidentiality obligations herein, a Recipient Party may retain on a confidential basis copies of Disclosing Party's Confidential Private Information in order to comply with legal or regulatory requirements, as well as any and all (a) emails and any attachments, except for those that contain Confidential Private Information that are subject to destruction by legal requirements, and (b) any electronic files, each of which are automatically saved pursuant to legal or regulatory requirements.

2.6 **Permitted Disclosures**: Recipient Party may disclose the Confidential Private Information to its officers, directors, employees, consultants, advisors and counsel (its "Representatives") who need to know such information in connection with the Recipient Party's performance, provided that each Representative shall be bound to maintain the confidentiality of such information and provided that the Confidential Private Information shall be used only by the Parties and such Representatives for the limited purposes of carrying out its obligations under the Agreement.

2.7 **Compelled Release of Information:** Either Party is entitled to release Confidential Private Information as required to prosecute or defend any claim under the Agreement; provided however, that the Party seeking to enforce the Agreement shall take all reasonable steps necessary to avoid disclosing such information, including filing documents and papers under seal. A Recipient Party may disclose Confidential Private Information

pursuant to a valid order of a court or governmental agency with proper jurisdiction, or if such disclosure is required by law or regulation provided that the information is disclosed only to the minimum extent necessary, and provided that, to the extent allowed by law, the releasing Party shall give Disclosing Party sufficient advance notice so that it may seek a protective order or employ other lawful means to avoid or limit disclosure.

2.8 **Transfer:** Consultant will not transfer any Confidential Private Information to another country outside of the United States of America.

3. INCIDENT MANAGEMENT.

3.1 **Security Incident Procedures:** During the term of the Agreement, Consultant shall maintain a security incident response plan that includes procedures to be followed in the event of any Security Breach of Client's information or any Security Breach of any application, software, or system directly associated with the accessing, processing, storage, communication, or transmission of Client's information.

3.2 **Notice of Unauthorized Disclosure/Breach:** Consultant must notify Client of any Security Breach within twenty-one (21) days of Consultant becoming aware of any suspected or potential Security Breach involving data subject to the Agreement or this Addendum.

(a) Consultant shall coordinate with Client to investigate the matter and reasonably assist Client in mitigating any potential damage stemming from the Security Breach.

(b) As soon as reasonably practicable and in good faith, upon Client's request, Consultant and Client will consult and strategize regarding the root cause analysis and remediation efforts as necessary.

3.3 **Security Breach Assessment:** If Consultant becomes aware of a Security Breach, or a breach of any of its obligations under this Addendum or of any privacy and data protection requirements, Consultant will:

(a) Within twenty-one (21) days of becoming aware of the breach, conduct its own audit to determine the cause;

(b) Upon request by Client, engage a third-party security firm to reasonably investigate and conduct an assessment of Consultant's security vulnerabilities;

(c) Produce a written report that includes detailed plans to remedy any deficiencies identified by the investigation;

(d) Provide Client with a summary of Consultant's investigative findings, copy of the written audit report; and

(e) To the extent commercially feasible, remedy any deficiencies identified by the investigations within forty-five (45) days.

3.4 **Security Protocols:** At Client's written request, Consultant will provide policies and procedures evidencing proper security protocols and infrastructure as is applicable to subject data governed by this Addendum.

4. AUDIT.

4.1 **Overview:** Consultant will permit Client and its third-party representatives to audit Consultant's compliance with its Agreement obligations, upon at least thirty (30) days' notice, during the term of the Agreement and for ten (10) years after the Agreement terminates. Consultant will give Client and its third-party representatives all necessary assistance to conduct such audits, but such audit will be reasonable in scope and will not adversely impact Consultant's business operations. The assistance may include, but is not limited to:

(a) Physical access to, remote electronic access to, and copies of Confidential Private Information held at or stored on Consultant's premises or systems;

(b) Access to and meetings with any of Consultant's personnel reasonably necessary to provide all explanations and perform the audit effectively; and

(c) Inspection of infrastructure, electronic data systems, facilities, equipment, or application software used to store, process, or transport Confidential Private Information.

5. SURVIVAL.

5.1 **Obligations:** The Parties agree that the obligations contained in this section shall survive the termination of the Agreement, for a period of ten (10) years, or longer to the extent required by law. Nothing in this section limits or otherwise diminishes the protections afforded to trade secret information or otherwise conferred by applicable law.

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1022

TO: Board of Supervisors

FROM: AJ Alarcón, Interim Director of Corrections

REPORT BY: Daniel Sanchez, Staff Services Manager

SUBJECT: Amendment No. 1 to Agreement No. 7780 with Trinity Services I, LLC

RECOMMENDATION

Approve and authorize Amendment No. 1 to Agreement No. 7780 with Trinity Services I, LLC to amend the Agreement to add clauses required by the California State Public Works Board associated with the revenue bonds for the Napa County Detention and Rehabilitation Center. (No Fiscal Impact, Discretionary)

BACKGROUND

Agreement No. 7780 with Trinity Services I, LLC provides a comprehensive jail commissary program for the Napa County Department of Corrections. This amendment adds contract language to conform to State of California lease revenue bond requirements. There will be no other changes to the original Agreement, therefore there is no Fiscal Impact.

The State of California pledged $22.8 million in funding for the construction of the replacement jail through SB844 ($20 million) and SB 863 ($2.8 million) legislation. On November 5, 2025, the State of California closed on its 2025 Series C tax-exempt Lease Revenue Bond sale to support these two legislative commitments for Napa County and other projects through the state. The Series C issuance partly funded the construction of the new Napa County Detention and Rehabilitation Center.

As part of the Due Diligence process proceeding with the sale of the bonds, the State's bond counsel reviewed contracts that the Corrections Department currently had in effect and reviewed services that the department intended to contract for in the future. Some vendors were deemed to have a third-party interest in the facility. In instances where a third-party interest may exist, the State provided staff with boilerplate language to incorporate in its contracts.

The new contract language allows the State Public Works Board, Board of State and Community Corrections (BSCC), or the County of Napa to cancel the contract, without cause or penalty, with 50 days' notice. In addition to the vendor and County signing the contract, a representative of the State Public Works Board and BSCC must also sign the agreement. Per the direction from the State Department of Finance, the State signatories must be last to sign.

Requested Action: Approve and authorize Amendment No. 1 to Agreement No. 7780 with Trinity Services I, LLC to add contract language to conform to the State of California lease revenue bond requirements.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Amends the agreement to add contract language to conform to State of California lease revenue bond requirements.
Is the general fund affected?	No
Future fiscal impact:	None
Consequences if not approved:	Incarcerated individuals will not have access to commissary purchases, including hygiene products, food, and other essential personal items.
Strategic Initiative	Build Healthy, Connected Communities

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.

AMENDMENT NO. 1
NAPA COUNTY AGREEMENT NO. 7780

THIS FIRST AMENDMENT to Agreement No. 7780 is made this __ day of _____ 2026, by and between NAPA COUNTY, a political subdivision of the State of California, hereinafter referred to as ("CUSTOMER") and TRINITY SERVICES I, LLC a Florida corporation, whose business address is 380 Scarlett Boulevard, Oldsmar, FL 34677, hereinafter referred to as "PROVIDER";

WHEREAS, on June 26, 2012, CUSTOMER engaged PROVIDER in Agreement No. 7780 to provide a comprehensive jail commissary program for the Napa County Department of Corrections; and

WHEREAS, as of the effective date of this Amendment No. 1, the Parties wish to amend the Agreement to add clauses required by the California State Public Works Board and the tax certificates associated with the lease revenue bonds for the Napa County Department of Corrections "new jail project."

TERMS

NOW, THEREFORE, the parties agree to amend Agreement No. 7780 as follows:

1. Paragraph 11. **Other Termination** is amended to read as follows:

Other Termination. This Agreement may be terminated by either party for any reason and at any time by giving prior written notice of such termination to the other party specifying the effective date thereof at least fifty (50) days prior to the effective date.

2. Paragraph 30 of the Agreement, Special Terms and Conditions, is amended to add clause 30(c):

(c) Notwithstanding any other terms in this Agreement the parties agree:

(i) This Agreement in all respects is subordinate and subject to the terms of the Indenture for the State Public Works Board of the State of California Lease Revenue Bonds 2025 Series C (Various Correctional Facilities) (the "Bonds"), and the Site Lease, the Facility Lease, and the Facility Sublease (including but not limited to, reletting rights) related to the Bonds that involve, or are executed by, the County of Napa and any subsequent indenture or amended or restated site lease, facility lease, and facility sublease entered into to facilitate a refunding of the Bonds; (b) to the extent the Bonds are refunded, the foregoing subordination shall be self-executing and effective automatically without the requirement that any further agreement or confirmation be executed or delivered by County; provided, however, that upon written request from the State Public Works Board in connection with any State Public Works Board Financing, County shall execute such further writings as may be reasonably required to separately document any such subordination; and

(ii) This Agreement is subject to the review and written consent of the State Public Works Board and Board of State and Community Corrections prior to execution, as is any amendment or modification thereto; and

(iii) This Agreement shall be terminable by the County of Napa, BSCC, or at the direction of the State Public Works Board upon fifty (50) days' written notice, without penalty or cause.

3. All other terms and conditions of Agreement No. 7780 and any written Amendment hereto, not inconsistent with this Amendment, shall remain in full force and effect.

IN WITNESS WHEREOF, this Agreement is executed by CUSTOMER, acting by and through the Chair of the Board of Supervisors, and by Provider through its duly authorized officer(s).

TRINITY SERVICES I, LLC

By_____
JOHN PURICELLI, General Manager/Executive Vice President

By_____
NATHAN SCHULTE, President

"CONTRACTOR"

NAPA COUNTY, a political subdivision of the State of California

By _____
AMBER MANFREE, Chair of Board of Supervisors

"COUNTY"

APPROVED AS TO FORM Office of County Counsel By: *Corey S. Utsurogi* _____ County Counsel Date: 1/26/26	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By:_____

CONSENTED TO:

CONSENT AND APPROVAL
STATE PUBLIC WORKS BOARD OF THE
STATE OF CALIFORNIA

By: _____
KOREEN H. VAN RAVENHORST
Deputy Director

Date: _____

Board of State and Community Corrections

_____
STEVEN WICKLANDER
Deputy Director

Date: _____

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-867

TO: Board of Supervisors

FROM: Sheryl L. Bratton, County Counsel

REPORT BY: Jason M. Dooley, Chief Deputy County Counsel

SUBJECT: Amendment No. 6 to Agreement No. 160133B with Hanson Bridgett LLP

RECOMMENDATION

Approve and authorize Amendment No. 6 to Agreement No. 160133B with the law firm of Hanson Bridgett LLP extending the term of the agreement to expire on June 30, 2031. (Fiscal Impact: Nominal; Discretionary)

[4/5 vote required]

BACKGROUND

County Counsel is the public officer vested by the State with authority to advise and represent the County and its officers in all legal matters and civil actions. (Gov. Code, §§ 26520, 26526, 26529, 27642.) The Board of Supervisors may employ outside counsel to assist the County Counsel in providing legal advice or litigation services (Gov. Code, §§ 31001, 25203) or where the County Counsel has a conflict of interest (Gov. Code, § 31000.6, subd. (a)) or the County refuses to provide representation. (Gov. Code, § 996.4.)

The County entered into Agreement No. 160133B with Hanson Bridgett LLP on September 20, 2013. The Agreement was subsequently amended in 2014 to adjust the term, in 2015 to adjust the maximum compensation and billing rates, in 2016 to adjust the scope of work and maximum compensation, in 2023 to adjust the term and hourly rates, and in 2025 to adjust the scope of work and hourly rates. The agreement provides for consultation and legal advice as necessary, with specific assistance on Elections law, as well as specialized litigation services. The proposed amendment would change the term to expire on June 30, 2031, with two renewals at the end of each fiscal year.

Requested Action: Approve and authorize Amendment No. 6 to Agreement No. 160133B with Hanson Bridgett LLP amending the term of the agreement.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	County Counsel
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The County is involved in tax litigation that requires specialized knowledge and additional resources. Hanson Bridgett is representing Napa County in this matter.
Is the general fund affected?	Yes
Future fiscal impact:	Funds will be appropriated in future fiscal years as needed.
Consequences if not approved:	If the proposed amendments are not approved, litigation would have to be handled in-house, which may impact other work.

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.

SIXTH AMENDMENT
NAPA COUNTY AGREEMENT NO. 160133B
PROFESSIONAL SERVICES AGREEMENT

THIS SIXTH AMENDMENT TO NAPA COUNTY AGREEMENT NO. 160133B is entered effective as of April 28, 2026, by and between NAPA COUNTY, a political subdivision of the STATE OF CALIFORNIA, hereinafter referred to as "COUNTY", and HANSON BRIDGETT LLP, a limited liability partnership, whose business address is Hanson Bridgett LLP, 500 Capitol Mall, Suite 1500, Sacramento, CA 95814, hereinafter referred to as "CONTRACTOR."

RECITALS

WHEREAS, COUNTY has retained CONTRACTOR to provide certain specialized legal services in a variety of legal areas and specialties, including but not limited to tax related matters, initiatives, election law and general legal advice. CONTRACTOR is willing to provide such specialized services to COUNTY under the terms and conditions set forth herein; and

WHEREAS, The Agreement was previously amended five times resulting in an extended term and increased compensation, as well as an expanded scope of work; and

WHEREAS, the parties now wish to amend the Agreement to further extend the term of the Agreement.

TERMS

NOW, THEREFORE, the parties hereby amend Napa County Agreement No. 160133B as follows:

1. Paragraph 1 of the Agreement is hereby amended to read in full as follows:

> 1. **Term of the Agreement.**
> The term of this Agreement shall commence on the date first above written and shall expire on June 30, 2031, unless terminated earlier in accordance with Paragraphs 9 (Termination for Cause), 10 (Other Termination) or 23(a) (Covenant of No Undisclosed Conflict); except that the obligations of the parties under Paragraphs 7 (Insurance) and 8 (Hold Harmless/Defense/Indemnification) shall continue in full force and effect after said expiration date or early termination in relation to acts or omissions occurring prior to such dates during the term of the Agreement, and the obligations of CONTRACTOR to COUNTY shall also continue after said expiration date or early termination in relation to the obligations prescribed by Paragraphs 15 (Confidentiality), 20 (Taxes) and 21 (Access to Records/Retention). The term of this Agreement shall be automatically renewed for an additional year at the end of each fiscal year, under the terms and conditions then in effect, not to exceed two (2) additional years, unless either party gives the other party written notice of intention not to renew no less than thirty (30) days prior to the expiration of the then current term. For purposes of this Agreement, "fiscal year" shall mean the period commencing on July 1 and ending on June 30.

2. All other terms and provisions of the Agreement as previously amended shall remain in full force and effect.

IN WITNESS WHEREOF, this Sixth Amendment of Napa County Agreement No. 160133B was executed by the parties hereto as of the date first written above.

HANSON BRIDGETT LLP

By: _____
ELLIS F. RASKIN, Partner

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair of the Napa County Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: _____ Chief Deputy County Counsel Date: April 28, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1020

TO: Board of Supervisors

FROM: Ryan J. Alsop, Chief Executive Officer

REPORT BY: Andrew M. Mize, Legislative & Policy Analyst

SUBJECT: Adoption of Policy Related to Payment Card Industry Standards & Procedures

RECOMMENDATION

Adopt a Resolution creating Section 31F within the County of Napa Policy Manual, for Payment Card Industry information governance, and appointing the Treasurer-Tax Collector as the officer responsible for maintaining the security of payment card industry information received by the County. (No Fiscal Impact; Discretionary)

BACKGROUND

The County accepts payment card payments for, among other things, providing certain services. As a condition of accepting payment cards, the County must maintain compliance with the Payment Card Industry Data Security Standard (PCI DSS), published by the Payment Card Industry Security Standards Council, which is enforced through our merchant and payment processing relationships.

PCI DSS requires the County to maintain written policies governing how personnel may use County technology and access payment card data and related systems, including a documented acceptable use policy for end-user technologies. This item adopts a Payment Card Industry Governance Policy (Exhibit A) to formalize current practices, set clear expectations for personnel, and support ongoing PCI compliance activities.

PCI DSS requires the designation of a Payment Card Information Compliance Officer to manage organizational compliance with the standards. Along with the Division of Information Technology Services, the Office of the Treasurer-Tax Collector is primarily responsible for the management of processing of electronic credit card payments. Accordingly, staff recommend the appointment of the Treasurer-Tax Collector to be the County's Payment Card Information Compliance Officer.

Recommended action:

1. Adopt a resolution that:

(a) Amends the County Policy Manual, Part I, by adding a new Section 31F, Payment Card Industry Governance Policy (as shown in Exhibit A); and

(b) Appoints the Treasurer-Tax Collector as the County's Payment Card Information Compliance Officer.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Adoption of the Payment Card Industry Governance Policy ensures the County is complying with PCI DSS requirements. Appointment of a Payment Card Information Compliance Officer is mandatory for compliance, but organizations have discretion in the position appointed for the role. Staff recommend appointment of the Treasurer-Tax Collector to this position because of the direct involvement of the Office of the Treasurer-Tax Collector in handling payment card information on a day-to-day basis
Consequences if not approved:	The County will not be in compliance with PCI DSS requirements.
Additional Information	Strategic Initiative: Elevate County Service & Workforce Excellence.

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.

RESOLUTION NO. 2026-

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, RELATED TO SAFEGUARDING OF CUSTOMER PAYMENT CARD INFORMATION.

WHEREAS, the County of Napa, in the course of its regular business, from time to time has cause to collects payments from residents and businesses of the county; and

WHEREAS, the County has adopted the use of electronic payment interfaces in order to facilitate convenient methods of payment by those with business before the county; and

WHEREAS, as a condition of accepting payment cards, Napa County is required to put into place substantial procedural safeguards to protect that information using payment card industry-approved standards, including the Data Security Standard published by the Payment Card Industry ("PCI") Security Standards Council and the Security and Privacy Controls for Information Systems and Organizations published by National Institute of Standards and Technology; and

WHEREAS, Napa County has put into place substantial procedural safeguards to protect that information using payment card industry-approved standards, including the Data Security Standard (DSS) published by the Payment Card Industry ("PCI") Security Standards Council and the Security and Privacy Controls for Information Systems and Organizations published by National Institute of Standards and Technology; and

WHEREAS, these PCI standards require formal adoption of written policies governing how personnel may use County technology and access payment card data and related systems; and

WHEREAS, these PCI standards further require appointment of a PCI Compliance Officer; and

WHEREAS, the Office of the Treasurer-Tax Collector in Napa County is directly involved in the day-to-day processing of payment; and

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors, that a "Payment Card Industry (PCI) Governance Policy," as shown in Exhibit "A," is hereby added to Section 31 of Part I of the Napa County Policy Manual as "Section 31F"; and

BE IT FURTHER RESOLVED, that the Clerk of the Board of Supervisors is directed to incorporate the changes to Section 31 so that the Section includes a new "Section 31F" in the manner set forth in Exhibit "A"; and

BE IT FURTHER RESOLVED that the Treasurer-Tax Collector is hereby appointed by the Board of Supervisors to serve as the PCI Compliance Officer for Napa County.

THE FOREGOING RESOLUTION WAS DULY, AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board of Supervisors on the 5th of May, 2026, by the following vote:

AYES: SUPERVISORS _____

_____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair
Napa County Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Ryan FitzGerald* (e-sign) Deputy County Counsel	Date: _____ Processed By:	By: _____
Date: April 21, 2026	_____ Deputy Clerk of the Board	

Payment Card Industry (PCI) Governance Policy

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I. Background & Purpose

A. Background

Napa County accepts credit/debit card payments as a convenience to our residents and customers. Departments may accept Visa, MasterCard, Discover, American Express and debit cards with a Visa or MasterCard logo. Departments that process credit/debit card payments are assigned unique merchant accounts. Credit/debit card merchants at Napa County are required by this policy to follow strict procedures to protect customer payment card data as PCI-DSS (Payment Card Industry Data Security Standard) compliance is required of all merchants. Accordingly, controls must be in place for handling and restricting of payment card information, computer and internet security, as well as the reporting of payment card information breaches. Although the primary focus of the PCI-DSS is on web-based sales and processing payment card information via the internet, other services have the potential to expose cardholder information. Therefore, all County credit card merchants, including merchants transmitting via a terminal on a dedicated phone or Ethernet line, must comply. This acceptable use policy is established and implemented regarding PCI system use, system security, and determining an acceptable level of risk as well as clearly defining security responsibilities and the expected behavior of all individuals with access to the system.

Unauthorized or improper use of Payment card data may compromise the confidentiality, integrity, or availability of sensitive data, information systems, or other critical County resources.

Additionally, the appropriate use of information assets benefits the County by strengthening the protection of the County and its personnel and business partners from illegal or potentially damaging activities.

B. Purpose

This policy defines and establishes the requirements for the appropriate use and safeguarding of payment card information in compliance with PCI-DSS.

II. Scope & Applicability

This policy is applicable to all County departments/locations that process, transmit or store cardholder information in a physical or electronic format. This pertains to ALL transactions including those initiated via the telephone, over the counter, via the internet, etc. All computers and electronic devices are governed by PCI-DSS. This includes, but is not limited to, servers that store payment card numbers, workstations that are used to enter payment card information into a central system, and any computers or credit/debit card swipe devices through which payment card information is transmitted. Furthermore, this policy applies to all personnel with

access to payment card information, including employees, consultants and temporary workers, as well as any third-party vendors that may process payment cards on behalf of Napa County.

The policy statements contained herein are a supplemental set of controls meant to complement the existing Napa County Acceptable Use Policy covering all Napa County information assets.

III. Custody of PCI Data

Employees, contractors, and third-party service providers are custodians of PCI data, not owners. Access to PCI data is granted solely for official County business and must adhere to all applicable County policies, the PCI Data Security Standard (PCI DSS), and relevant state and federal laws.

Individual access and use of payment card data is neither personal nor private. As such, Napa County management reserves the right to monitor and/or log all personnel use of county information assets.

IV. Policy Directives

A. Compliance Required.

Compliance with PCI-DSS is required of all County personnel and departments that accept, process, transit, or store payment cardholder information.

This includes any County employee or contractor who, in the course of doing business on behalf of Napa County, is involved in the acceptance of payment card and e-commerce payments for the County.

B. System Requirements.

Only PCI-DSS compliant equipment, systems, and methods (as approved by the Coordinator) may be utilized to process, transmit, and/or store cardholder information.

C. Training Requirements.

County personnel and contractors who, in the course of doing business on behalf of Napa County, are involved in the acceptance of payment card and e-commerce payments for the County must attend training specific to PCI-DSS standards at least annually.

D. Capture Device Protection Measures.

Protect devices that capture payment card data via direct physical interaction with the card from tampering and/or substitution.

E. Regular Inspection of Capture Devices.

Inspect the card-reading devices at least monthly to look for tampering or substitution.

F. Prohibition on Transmission of Data.

Transmitting payment card information by email or fax is forbidden. Never send unprotected PANs by end-user messaging technologies (i.e. email, instant messaging, SMS, chat, etc.)

G. Custodian Responsibilities.

County personnel and contractors who, in the course of doing business on behalf of Napa County, are involved in the acceptance of payment card and e-commerce payments for the County are responsible for protecting cardholder information in accordance with PCI-DSS and Napa County policy and therefore may not acquire or disclose cardholder data, nor use said data for any unauthorized or improper purpose

H. Prohibition on Sale or Purchase of Payment Card-Related Information.

County personnel and contractors who, in the course of doing business on behalf of Napa County, are involved in the acceptance of payment card and e-commerce payments for the County may not sell, purchase, provide, or exchange said information in any form including but not limited to imprinted sales slips, carbon copies of imprinted sales slips, mailing lists, tapes, or other media obtained by reason of a card transaction to any third party. All requits to provide information to any party outside of your department must be coordinated with the Coordinator in the Treasurer-Tax Collector's Office. This applies also to contractors or agents who obtain access to payment card or other personal payment information in the course of conducting business on behalf of the County.

I. Pre-Hire Background Check.

County personnel and contractors who, in the course of doing business on behalf of Napa County, are involved in the acceptance of payment card and e-commerce payments for the County will be subject to background screening prior to hire to minimize the risk of attacks from internal sources.

J. Acknowledgment.

County personnel and contractors who, in the course of doing business on behalf of Napa County, are involved in the acceptance of payment card and e-commerce payments for the County must acknowledge they have read and understood this policy and applicable information security and privacy policies immediately upon gaining access to Payment card data and annually thereafter via the PCI Governance Policy Acknowledgment.

K. Retention Policy.

Napa County shall retain the completed PCI Governance Policy Acknowledgment for each employee or contractor involved in the acceptance of payment card and e-commerce payments for the County for the applicable period.

V. Prohibition on Incidental Use

Incidental personal use of County PCI information assets is strictly forbidden.

PCI information assets must only be used in conjunction with authorized County business.

VI. Roles and Responsibilities

A. Appointment of PCI-DSS Compliance Officer as Central Coordinator

The PCI-DSS Compliance Officer will serve as the Coordinator of PCI activities, with assistance from the Chief Information Security Officer.

B. Responsibilities of Central Coordinator

The Coordinator must approve each merchant bank or processing contact of any third-party vendors, include processors, software providers, payment gateways, or other service providers on behalf of Napa County.

C. Department Compliance Responsibilities

All County credit card departments must prove compliance to the Coordinator by completing an annual PCI-DSS self-assessment questionnaire and, if applicable, allow for remote external scans by a PCI approved quality assessor.

D. Approval of Payment Card Processing Software and Equipment

All contracts or purchases of software and/or equipment related to payment card processing will be originated and/or approved by the Coordinator and the Chief Information Security Officer. This applies regardless of the transactions method or technology used.

VII. Enforcement

A. Policy Statement

Security breaches or lack of adherence to the requirements surrounding proper handling of credit/debit card information could result in serious consequences for Napa County.

B. Enforcement Action

County personnel who violate this policy may be subject to appropriate disciplinary action up to and including discharge as well as both civil and criminal penalties. Non-County personnel, including, without limitation, contractors, may be subject to termination of contractual agreements, denial of access to County information assets, and other actions as well as both civil and criminal penalties.

VIII. Auditing

A. Systems Monitoring

Individual activities on Napa County computer systems are subject to authorized monitoring to ensure system functionality, verify the application of prescribed security countermeasures, and protect against unauthorized use.

B. Reporting

Activity in violation of this agreement discovered in the course of authorized systems monitoring will be reported to the appropriate managerial staff.

C. Provision of Systems Monitoring Information to Law Enforcement

If authorized systems monitoring reveals possible evidence of criminal activity, such information may be provided to law enforcement personnel.

IX. Reporting

All personnel must report actual or perceived policy violations or security incidents to the ITS Service Desk by telephone at (707) 253-4160, or by emailing itsservicedesk@countyofnapa.org.

For more information about reporting security incidents or policy violations to the Napa County CISO, go to https://countyofnapa.sharepoint.com/sites/InformationSecurity.

X. Security Exemption Process

If compliance is not feasible or is technically impossible, if existing policy currently in place already meets these requirements, or if deviation from this policy is necessary to support a business function, the respective manager must formally request a security variance by submitting the IT Standards Exemption Request to the CISO.

XI. Reference

PCI-DSS 4.0
NIST SP 800-53

County of Napa, California
PCI Governance Policy Acknowledgment

BY SIGNING THIS FORM, I UNDERSTAND AND AGREE TO THE FOLLOWING:

I. I certify that I have read, understand, and agree to abide by the Napa County Payment Card Industry Governance Policy.

Access & Use of PCI Assets is Limited to Official County Business

II. I understand that as a County employee or person who provides services to the County and who has access to Payment Card Industry (PCI) information assets and payment card information as part of the scope of my job duties, my right of access extends only to the information and information assets with which I have been assigned to work.

III. I understand that accessing confidential information in files or other stored communications data other than that with which I am assigned to work, or using County equipment or online services to access and/or distribute such information is expressly prohibited.

IV. I understand that incidental personal use of County PCI assets is strictly prohibited, and that PCI information assets must only be used in conjunction with authorized County business.

Monitoring of County Systems

V. I understand that the County maintains the right to monitor, access, examine and disclose all data and information stored and transmitted by a County computer, telecommunications system, or other PCI asset in accordance with applicable laws and policies in order to ensure the proper use and maintenance of these systems.

Enforcement

VI. I understand that failure to comply with any of the guidelines and requirements of the Napa County Information Technology Use and Security Policy, as well as other related County Policies and state and/or federal law could result in disciplinary action, up to and including termination of my employment.

Periodic Review & Agreement to Complete Assigned Training

VII. I agree to periodically review the PCI Governance Policy and complete required training(s) as assigned by the County.

VIII. In addition, changes or modifications may be made to this Policy and I understand that the law, this Policy and associated Guidelines regarding the use of the County's information systems are continually evolving. Therefore, I understand that my regular review of this Policy and completion of assigned training is an ongoing obligation. I understand that updates to this Policy and associated Guidelines will be made available to me when changes or modifications to these occur.

Retention of Acknowledgment in Personnel File

IX. I understand that this acknowledgement form will be filed in my personnel file and with Napa County Information Technology Services.

EMPLOYEE ACKNOWLEDGMENT:

_____ _____

Employee Name (print) Signature

_____ _____

Employee's Department Date

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1053

TO: Board of Supervisors

FROM: Ryan J. Alsop - County Executive Officer

REPORT BY: Abigail Flores - BOS Staff Aide

SUBJECT: Funding Request for Berryessa Highlands Community Event

RECOMMENDATION

Approve and authorize allocation of Board of Supervisors' funds for a community engagement event in Supervisorial District 4 on Saturday, May 16, 2026. (Fiscal Impact: $1,100 Expense; Budgeted; General Fund; Discretionary)

BACKGROUND

The purpose of the event is to support civic and community engagement in the Berryessa Highlands community. The event will take place at the Capell Valley Volunteer Fire Station 14 (1193 Capell Valley Rd., Napa, CA 94558).

This "Community Meeting" is an opportunity for Supervisor Amber Manfree to discuss key County issues and hear input from community members in a low-income and rural area. It's critical that Supervisor Manfree meets the constituents where they are to ensure equitable opportunity to meet with their local County representative. The Board approved funds will cover event costs such as food and light refreshments. The event will be free and open to the public countywide.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Board of Supervisors 1010000
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Community engagement/services
Is the general fund affected?	Yes
Future fiscal impact:	Community engagement events will continue to be budgeted in future fiscal years.

Consequences if not approved:	Members of the Board of Supervisors may not have the opportunity to be as effective in engaging the community of their districts, nor offer financial support to community-based organizations doing great work.
Additional Information	County Strategic Initiative: Inclusivity & Community

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.

COMMUNITY MEETING

Saturday, MAY 16, 2026
10:00AM to 12:00PM

at the Capell Valley Volunteer Fire Station 14
1193 Capell Valley Rd., Napa, CA 94558

Napa County agencies supporting our community who will be attending:

Supervisor Amber Manfree

Get the Latest Updates and Make Your Voice Heard!

Join us in hearing from our Napa County agencies with updates and important ways you can help protect your home!

Supervisor Manfree – Wants to hear from you! Open discussion & updates

OES (Office of Emergency Services) – What to do in an emergency

BHFSC & CalFire – WUI Defensible Space; Tips for protecting your home

Community Wildfire Protection Plan – Learn about our CWPP & projects

NBRID Ballot Measure – Important status updates

Steele Canyon Resort – Hear the latest news

Lunch provided after the presentations

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1085

TO: Board of Supervisors

FROM: Ryan J. Alsop - Chief Executive Officer

REPORT BY: Abigail Flores - BOS Staff Aide

SUBJECT: Community Grants Funding Request for Arts Council Napa Valley

RECOMMENDATION

Approve and authorize allocation of Board of Supervisors' District 4 community grant funds to Arts Council Napa Valley's Visual and Performing Arts Student of the Year Celebration to provide support and community benefit. (Fiscal Impact: $1,000 Expense; Budgeted; General Fund; Discretionary)

BACKGROUND

The Board of Supervisors may allocate community grant funds for nonprofit support and community benefit. The purpose of this allocation is to support the nonprofit's mission.

Arts Council Napa Valley, a 501(c)(3) nonprofit organization, is Napa County's designated arts agency, executing programs and services countywide benefitting and uplifting our local arts and culture sector and community as a whole. The amount of $1,000 of Board of Supervisors' District 4 community grant will be used to fund scholarships for the Visual and Performing Arts Student of the Year Event. This sponsorship will invest in artists in the community to continue to build their skillset and connect them to opportunities in their fields.

Requested Action: Approve and authorize allocation of Board of Supervisors' funds for nonprofit support and community benefit.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Board of Supervisors 1010000

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Community benefit services/engagement
Is the general fund affected?	Yes
Future fiscal impact:	Community grants will continue to be budgeted in future fiscal years
Consequences if not approved:	Members of the Board of Supervisors may not have the opportunity to offer financial support to community-based organizations doing important work that benefits the community members of their districts.
Additional Information	Strategic Initiative: Build Healthy, Connected Communities

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.

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-336

TO: Board of Supervisors

FROM: JC Greenberg, Deputy County Fire Chief

REPORT BY: Stacie McCambridge, Supervisor I

SUBJECT: Request to Surplus SCBA Compressor and Fill Stations

RECOMMENDATION

Declare certain items of personal property as surplus and no longer required for public use and approve and authorize the Purchasing Agent to dispose of these items. (No Fiscal Impact)

BACKGROUND

The Napa County Fire Department has the following equipment that has outlived their useful lives; has been or will be removed from service and is no longer required for public use.

Asset Number	Description
24793-0	Self-Contained Breathing Apparatus (SCBA)
25071-0	SCBA
26143-0	SCBA
26820	Containment Seal Station
26874	SCBA Fill Station

These items were purchased over 20 years ago and are now being replaced with equipment currently on order.

The SCBA Compressor and Fill Station are used as integral part of our SCBA equipment. SCBA's are worn to provide independent supply of breathable air in environments that are immediately dangerous to life or health, such as those with oxygen deficiency, smoke, or toxic gases. Once the SCBA cylinders have been drawn down, the compressors and filling stations are essential for ensuring the SCBA cylinders are properly refilled with clean, compressed air. These filling stations are designed to meet National Fire Protection Association standards (NFPA).

Requested Action:

1. Declare certain capital assets as surplus and no longer required for public use:
2. Authorize the Auditor-Controller to remove these surplus assets from the capital asset listing; and
3. Approve and authorize the Purchasing Agent to dispose of these items.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it Mandatory or Discretionary?	Discretionary
Additional Information	County Strategic Initiative: Stewardship & Resilience

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by California Code of Regulations, title 14 section 15378 (State CEQA Guidelines) and, therefore, CEQA is not applicable.

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1005

TO: Board of Supervisors

FROM: Christine Briceño, Chief Human Resources Officer

REPORT BY: Joy Cadiz, Staff Services Manager

SUBJECT: Resolution Amending the Departmental Allocation List for the Child Support Services Department

RECOMMENDATION

Adopt a Resolution amending the Departmental Allocation List for the Child Support Services Department. (Fiscal Impact: $600 Expense; Child Support Services Fund; Budgeted; Discretionary)

BACKGROUND

The Child Support Services Department requested to delete a 1.0 FTE Legal Clerk II and add a 1.0 FTE Child Support Specialist I. Human Resources agrees that a 1.0 FTE Child Support Specialist I is needed to continue providing clerical legal services with the addition of providing limited child support program services and serving as the primary case manager for walk-in clients. This action prepares the department for the upcoming retirement of a Supervising Legal Secretary. Due to a lack of State/Federal funding, once the incumbent retires the Supervising Legal Secretary position will be eliminated. To maintain legal and walk-in services despite the lack of funding, the department is reorganizing and prioritizing succession planning. Replacing the Legal Clerk II with a Child Support Specialist I will facilitate this transition.

The increased cost in salary and benefits for the remainder of the fiscal year is approximately $600 and is offset through salary savings.

Requested Action:

Amend the Department Allocation List for the Child Support Services Department by deleting 1.0 FTE Legal Clerk II, and adding 1.0 FTE Child Support Specialist I, effective May 9, 2026.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Due to the planned elimination of a position after retirement, a reorganization is necessary to include classifications capable of performing multiple functions.
Is the general fund affected?	No
Future fiscal impact:	The annual increase in salary and benefits is approximately $5,200 and will be budgeted accordingly.
Consequences if not approved:	The reorganization of the department will not occur in preparation for the elimination of a position, and the department will not be able to add new positions to effectively deliver mandated child support services due to a lack of additional funding from State/Federal funds.
Additional Information	County Initiative: Elevate County Service and Workforce Excellence

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.

RESOLUTION NO. 2026-

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AMENDING THE DEPARTMENTAL ALLOCATION LIST FOR THE CHILD SUPPORT SERVICES DEPARTMENT, EFFECTIVE MAY 9, 2026

WHEREAS, Government Code section 25300 provides that the Board of Supervisors shall provide for the number, compensation, tenure, appointment and conditions of employment of county employees and that such action may be taken by ordinance or resolution; and

WHEREAS, Napa County Code section 2.100.280 provides that the Board of Supervisors establishes the number of positions and classifications in the Departmental Allocation List by resolution; and

WHEREAS, the Chief Human Resources Officer recommends that the proposed changes to the Departmental Allocation List for the Child Support Services Department be implemented as set forth in Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, that effective May 9, 2026, the Napa County Board of Supervisors hereby approves the changes to the Departmental Allocation List for the Child Support Services Department as set forth in Exhibit "A."

[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the 5th day of May, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By*: Susan B. Altman*, Deputy Date: April 14, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By:_____

EXHIBIT A

Chief Human Resources Officer requests approval to amend the Department Allocation List as follows:

Department	Budget Unit	Position Control #	Class Title	Effective Date	Change
Child Support Services	21600-00	NEW	Child Support Specialist I	5/9/26	+1.0
Child Support Services	21600-00	TBD	Legal Clerk II	5/9/26*	-1.0

*Delete selected Position Control Number upon subsequent vacancy after recruitment.

Napa County

Board Agenda Letter

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Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1067

TO: Board of Supervisors

FROM: Christine Briceño, Chief Human Resources Officer

REPORT BY: Joy Cadiz, Staff Services Manager

SUBJECT: Resolution Amending the Departmental Allocation List for the Office of County Counsel

RECOMMENDATION

Adopt a Resolution amending the Departmental Allocation List for the Office of County Counsel. (Fiscal Impact: $2,900 Expense; General Fund; Budgeted; Discretionary)

BACKGROUND

During Fiscal Year 2023-2024 a 1.0 FTE Deputy County Counsel I/II/III position was approved to be added with the intention of underfilling with a Deputy County Counsel I. However, Personnel Schedule D incorrectly reflected the addition of a Deputy County Counsel I. This position has been filled for over two years, and the incumbent has been recommended for a promotion to Deputy County Counsel II. The requested action deletes the Deputy County Counsel I and adds a Deputy County Counsel I/II/III to reflect the original intent and will allow the incumbent to be promoted.

The increase in salary and benefits for the remainder of the fiscal year is approximately $2,900 and is covered through salary savings.

Requested Action:

Amend the Department Allocation List for the Office of County Counsel by deleting 1.0 FTE Deputy County Counsel I and adding 1.0 FTE Deputy County Counsel I/II/III, effective April 25, 2026.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification:	Fixing an administrative error.
Is the general fund affected?	No
Future fiscal impact:	The annual increase in salary and benefits is approximately $16,700 and will be budgeted accordingly.
Consequences if not approved:	Staff will not be appropriately classified, and a manager-recommended promotion will be withheld.
Additional Information	County Initiative: Elevate County Service and Workforce Excellence

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.

RESOLUTION NO. 2026-

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AMENDING THE DEPARTMENTAL ALLOCATION LIST FOR THE OFFICE OF COUNTY COUNSEL, EFFECTIVE APRIL 25, 2026

WHEREAS, Government Code section 25300 provides that the Board of Supervisors shall provide for the number, compensation, tenure, appointment and conditions of employment of county employees and that such action may be taken by ordinance or resolution; and

WHEREAS, Napa County Code section 2.100.280 provides that the Board of Supervisors establishes the number of positions and classifications in the Departmental Allocation List by resolution; and

WHEREAS, the Chief Human Resources Officer recommends that the proposed changes to the Departmental Allocation List for the Office of County Counsel be implemented as set forth in Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED, that effective April 25, 2026, the Napa County Board of Supervisors hereby approves the changes to the Departmental Allocation List for the Office of County Counsel as set forth in Exhibit "A."

[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY]

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the 28th day of April, by the following vote:

AYES: SUPERVISORS _____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By*: Susan B. Altman*, Deputy Date: April 27, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By:_____

EXHIBIT A

Chief Human Resources Officer requests approval to amend the Departmental Allocation List as follows:

Department	Budget Unit	Position Control #	Class Title	Effective Date	Change
County Counsel	1200000	1010260	Deputy County Counsel I	4/25/2026	-1.0
County Counsel	1200000	1010260	Deputy County Counsel I/II/III	4/25/2026	+1.0

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-932

TO: Board of Supervisors

FROM: Jennifer Palmer, Director of Housing & Community Services

REPORT BY: Alex Carrasco, Project Manager

SUBJECT: Adoption of a Resolution Accepting the Engineer's Report and Setting a Public Hearing on the Imposition of Assessments for County Service Area No. 4

RECOMMENDATION

Adopt a Resolution regarding the assessments for County Service Area No. 4 to accept the Engineer's Report; set a public hearing for June 2, 2026; direct the Clerk of the Board to comply with applicable notice requirements; and designate Alex Carrasco of the Department of Housing & Community Services as the person to answer questions. (Fiscal Impact: $644,554 Revenue, County Service Area No. 4 Fund, Budgeted, Discretionary)

BACKGROUND

The recommended action commences the process necessary for County Service Area No. 4 ("CSA No. 4") to impose assessments on qualifying property owners for Fiscal Year 2026-2027. The assessments are imposed to provide funding for the three farmworker housing centers known as the Calistoga, Mondavi and River Ranch Centers ("Centers"). Adoption of the resolution accepts the required Engineer's Report and sets a date for the public hearing to hear any objections to the assessment. In 2022, an election was held at which the property owners who are subject to the assessments reauthorized the assessments for an additional five-years, and up to a maximum of $15.00 per planted acre per year. The proposed assessment for Fiscal Year 2026-2027 is $14.00 per planted acre, the same as last fiscal year.

CSA No. 4 assessments are levied on qualifying property owners who have one acre or more of planted vineyards. The proposed assessments fund the Centers operations and are budgeted in Fund 2810. Government Code section 25213.2 limits assessments to $15.00 per planted vineyard acre per year. Per the Engineer's Report, for Fiscal Year 2026-2027 there are 46,039 assessable planted vineyard acres. The per acre assessment within that range is determined by the Engineers Report, which reviews the Center operating budgets against available revenue sources (lodger and staff rents, State funding and other contributions) to determine annual assessment. The proposed assessment of $14.00 per acre will generate $644,544 in revenue, contributing approximately 31% of the $2,095,428 annual operating cost of the Centers.

Requested Actions:

Adopt a resolution regarding the assessments for CSA No.4 to:

1. Accept the Engineer's Report;

2. Set a Public Hearing for June 2, 2026;

3. Direct the Clerk of the Board to comply with applicable notice requirements; and

4. Designate Alex Carrasco of the Department of Housing & Community Services as the person to answer questions.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Fund 2810 County Service Area No. 4
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The proposed assessments fund the farmworker housing activities of CSA No.4
Is the general fund affected?	No
Future fiscal impact:	The proposed assessments fund 31% of farmworker center operations.
Consequences if not approved:	The proposed assessments cannot be imposed without a public hearing. If assessments are not imposed, revenue for farmworker housing would be lost - jeopardizing current and future operations and/or opportunities to support additional farmworker housing options.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by CEQA Guidelines section 15378 (14 CCR 15378) because the activity will not result in a direct or reasonably foreseeable indirect change to the environment.

RESOLUTION NO. _____

RESOLUTION OF THE BOARD OF SUPERVISORS OF NAPA COUNTY, STATE OF CALIFORNIA, ACCEPTING THE ENGINEER'S REPORT FOR COUNTY SERVICE AREA NO. 4, AND SETTING A PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS FOR FISCAL YEAR 2026-2027

WHEREAS, in 2002, the Napa County Board of Supervisors ("Board"), formed County Service Area No. 4 ("CSA No. 4") pursuant to Government Code section 25210 *et seq*. ("County Service Area law"), as a mechanism for providing certain miscellaneous extended services pertaining to farmworker housing in Napa County; and

WHEREAS, pursuant to Government Code section 25213.2, the miscellaneous extended services (collectively "Services") which may be provided by CSA No. 4 include any combination of the following:

(1) Acquiring farmworker housing;
(2) Building farmworker housing;
(3) Leasing farmworker housing; and/or
(4) Providing maintenance or operations for farmworker housing owned or leased by a public agency whose principal purpose is to develop or facilitate the development of farmworker housing in Napa County; and

WHEREAS, the Board proposes to fund these Services, in part through the imposition of assessments ("Assessments") on the parcels of real property in CSA No. 4 containing one or more planted vineyard acres that will receive special benefits from the Services; and

WHEREAS, the proposed Assessments for Fiscal Year 2026-2027 do not exceed the range of assessments previously approved in an election held in 2022 of the owners of real property in CSA No. 4 containing one or more acres of planted vineyard, pursuant to the requirements of Article XIII D, section 4 of the California Constitution; and

WHEREAS, the Board has received for filing with the Clerk of the Board, a written Engineer's Report ("Report") with respect to the Assessments prepared by a professional engineer certified by the State of California and which Report is referred to and incorporated herein by reference; and

WHEREAS, pursuant to County Service Area law and Chapter 3.12 of the Napa County Code, the Report includes a description of each parcel of real property receiving any of the Services and the amount of assessment for such parcel computed in conformity with County Service Area law and Napa County Code sections 3.12.030 and 3.12.040; and

WHEREAS, after considering the Report, the Board wishes to set a public hearing on the Report and to consider levying the proposed Assessments for Fiscal Year 2026-2027;

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Report prepared by Kristin Lowell, Inc., dated April 22, 2026, entitled "Napa County Farmworker Housing, CSA No. 4 Assessment District, Final Engineer's Report, Fiscal Year 2026-2027" has been filed with the Clerk of the Board and is hereby accepted by the Board. A copy of this Report shall be maintained on file with the Clerk of the Board at 1195 Third Street, Suite 310, Napa, California, and shall be available for public inspection at that location during regular County business hours.

2. The Board hereby declares its intention, pursuant to the provisions of County Service Area law and Chapter 3.12 of the Napa County Code, to levy the Assessments upon real property containing one or more planted vineyard acres in CSA No. 4 for Fiscal Year 2026-2027 as set forth in the Report. The Report proposes the rate of Assessments for Fiscal Year 2026-2027 as $14.00 per planted acre.

3. With respect to the Assessments proposed to be levied for Fiscal Year 2026-2027, the designated rates are based on the special benefit to be derived by each identified parcel from the Services provided to that parcel as further set forth in the Report, and no individual assessment exceeds the reasonable cost of the proportional special benefit conferred on the parcel to which it relates.

4. On June 2, 2026, at 9:00 a.m., or as soon thereafter as circumstances allow, in the chambers of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, the Board will hold a public hearing where any interested person shall be permitted to present written or oral testimony regarding the content and accuracy of the Report, and express support or opposition to the proposed Assessments. The Board will consider any public comments with respect to the Report and the Assessments, and will determine whether, and to what extent, to adopt the proposed Assessments.

5. The Board designates Alex Carrasco of the Department of Housing and Community Services, 2751 Napa Valley Corporate Drive, Building B, Napa, California 94558, telephone number (707) 299-1352, as public point of contact regarding the Assessments.

6. Pursuant to County Service Area law and Napa County Code section 3.12.040(B), the Clerk of the Board shall publish notice of the public hearing at least once per week for two successive weeks, as provided by Government Code section 6066, in a newspaper of general circulation published in Napa County, which noticing shall be completed prior to the date set for the public hearing.

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THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED at a regular meeting of the Board of Supervisors of Napa County, State of California, held on the 5th day of May, 2026, by the following vote:

AYES: SUPERVISORS _____

_____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

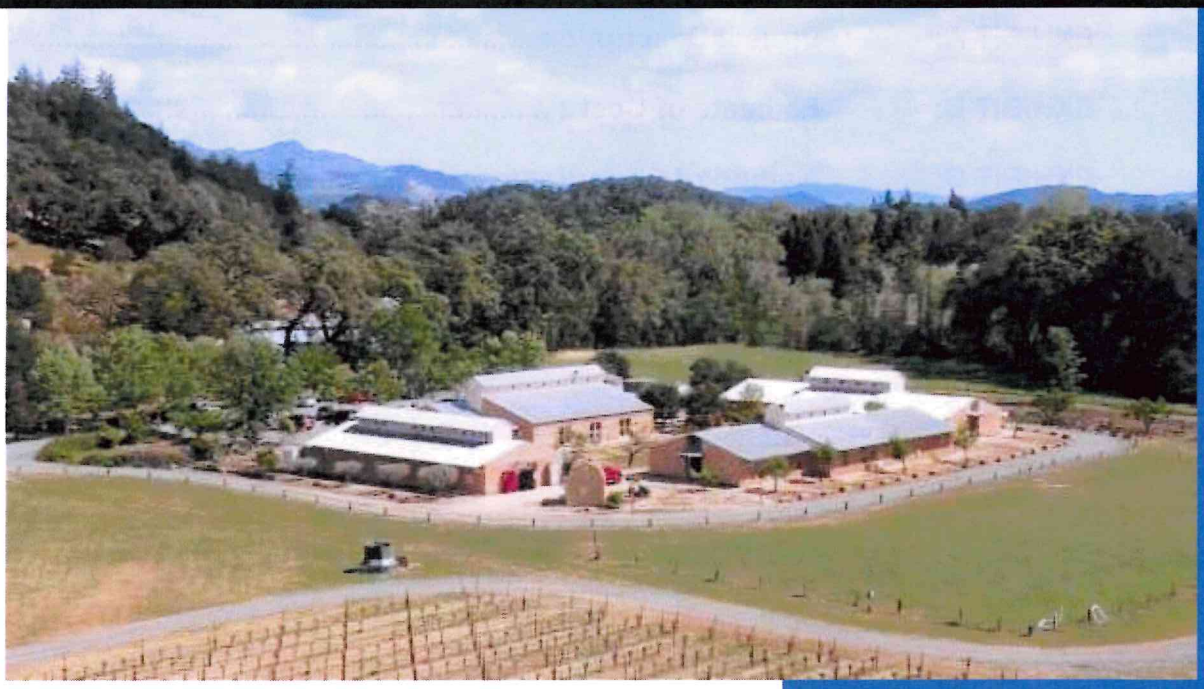
NAPA COUNTY, a political subdivision of the State of California

_____
AMBER MANFREE, Chair
Napa County Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Thomas C. Zeleny* Chief Deputy County Counsel	Date: _____ Processed By:	By: _____
Date: April 17, 2026 FV 13113134	_____ Deputy Clerk of the Board	

Napa County
Farmworker Housing
CSA No. 4 Assessment District

Engineer's Report



Fiscal Year 2026/2027
April 22, 2026

Prepared by:
Kristin Lowell, Inc.

Prepared for:
Napa County Board of Supervisors

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CERTIFICATES

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

Dated: April 22, 2026

TERRANCE E. LOWELL,
for Kristin Lowell Inc.,
Engineer of Work

By Terrance E Lowell

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2026.

Neha Hoskins, Clerk of the Board, Napa County, California

By _____

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 _____, 2026.

Neha Hoskins, Clerk of the Board, Napa County, California

By _____

ENGINEER'S STATEMENT

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

The proposed public improvements will provide funding for migrant farmworker housing in the County of Napa CSA No. 4 area. Housing accommodations are provided at the Calistoga Center, Mondavi Center, and the River Ranch Center.

The estimated budget for the proposed improvements for this year is set forth in Exhibit B. The annual assessment amount is set each year by the Napa County Board of Supervisors. As discussed below, in 2017, the State Legislature approved an amendment to Government Code Section 25210.4h to increase the maximum assessment to $15.00 per planted vineyard acre, if needed. For FY 2026/2027 the assessment is $14.00 per planted vineyard acre. Funding for the proposed improvements is derived from a property-based assessment of each eligible parcel in the CSA No. 4 area, in conjunction with rents collected at the centers. A detailed description of the methodology for determining the special benefit assessment for each parcel is set forth in Exhibit C.

This report includes the following attached exhibits:

EXHIBIT A: A description of the proposed project.

EXHIBIT B: The estimate of the cost of the improvements.

EXHIBIT C: 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.

EXHIBIT D: A map showing all the parcels of real property within CSA No. 4.

EXHIBIT E: An assessment roll, showing the amount proposed to be specially assessed against each parcel of real property within this assessment district.

Respectfully submitted,

Terrance E Lowell

TERRANCE E. LOWELL, P.E.
Engineer of Work

EXHIBIT A: PROJECT DESCRIPTION

Within Napa County, there are three publicly owned or operated farmworker housing centers; the Calistoga Center, the Mondavi Center, and the River Ranch Center ("Centers"). In 2007, the Napa County Housing Authority ("NCHA") took over the responsibility for the overall management and operation of these housing Centers, and in April 2008, the NCHA acquired ownership of the Centers. For fiscal year 2026/2027, the NCHA will subcontract the day-to-day administration of the centers to the California Human Development Corporation, which has extensive experience providing services to migrant farmworkers throughout California.

The Centers each have 60 beds, for a total of 180 beds. The Centers serve the important functions of providing safe, clean and affordable housing and meals for persons employed in agriculture in Napa County. Under state law, County Service Area No. 4 assessment funds may only be used for the following activities:

1. Providing maintenance and operations for farmworker housing owned or leased by a local governmental agency.
2. Acquiring farmworker housing.
3. Building farmworker housing.
4. Leasing farmworker housing.

HISTORY

County Service Area No. 4 was formed in 2002 under the provisions of Government Code section 25210.4h. It provided a mechanism for owners of land containing at least one acre of planted vineyards to be assessed at $10.00 per planted vineyard acre per year to provide housing accommodations for farmworkers in Napa County. In 2017, the State Legislature approved an amendment to Government Code Section 25210.4h (now Government Code Section 25213.2) to increase the annual maximum assessment to $15.00 per planted vineyard acre, if needed. The annual assessment rate per planted vineyard acre may increase by $1.00 each fiscal year until the $15.00 maximum assessment allowed. In addition to the assessments levied on the planted vineyard acres, the tenants of the housing centers also pay a daily rental rate to help cover the costs of operating the facilities and to maintain the service level currently provided to the agricultural workers who utilize the Centers. This year the tenant rental rate is $19.00 per day.

The table below indicates the assessment rate and tenant rental rate for the final year of this term.

Fiscal Year	Planted Vineyard Acre Assmt	Tenant Rental Rate
2026/27	$14.00	$19.00

EXHIBIT B: ESTIMATE OF COST

The following table shows the budget for Fiscal Year 2026/2027.

ESTIMATED REVENUE	FY 26/27 OPERATIONS
Rent - Tenants	$1,072,170
Rent - Staff	$37,800
State Revenue	$250,000
Laundry Revenues	$25,000
Interest	$40,000
Donations/Misc	$25,904
Total Estimated Revenues	**$1,450,874**
APPROPRIATIONS	
Professional Services	$1,214,606
Services & Supplies	
Client Meals	$250,000
Interpreting Services	$1,200
Janitorial Supplies	$35,429
Maintenance - Buildings/Equipment	$105,699
Household Expense/Office Supplies	$29,128
Utilities - Electric	$84,144
Utilities - Fire Suppression Systems	$29,366
Utilities - Gas	$8,308
Utilities - Propane	$18,053
Utilities - Sewer	$53,509
Utilities - Communications	$10,083
Utilities - Waste Disposal	$58,628
Utilities - Water Treatment	$125,475
Subtotal Service & Supplies	$809,022
Total Services & Supplies	**$2,023,628**
Operating Transfer Out, General Admin	$21,000
Reserve Fund	$45,000
CSA4 Administration Costs	$5,800
Total Appropriations	**$2,095,428**
CSA 4 Amount to Assessment	**$644,554**

EXHIBIT C: METHOD OF APPORTIONMENT

GENERAL

Proposition 218 requires that the County levy assessments according to the special benefit each parcel receives from the improvements. Proposition 218 added to the state constitution Article XIIID Section 4(a) which states in part:

> *"The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement...No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel... Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit."*

Determining the proportionate share of special benefit among the parcels of real property within the proposed assessment district which benefit from the proposed Improvements is the result of a four step process: 1) defining the proposed Improvements; 2) identifying how each parcel specially benefits from the proposed Improvements; 3) determining the amount of the special benefit each parcel receives from the proposed Improvements; and 4) apportioning the cost of the proposed Improvements to each parcel based on the special benefit that each parcel receives from the proposed Improvements.

SPECIAL BENEFIT

Special legislation, Government Code §25210.4h (now §25213.2), was enacted in 2002 and amended in 2017 to provide assessment financing for the provision of farmworker housing. The farmworker housing provides the necessary housing for the migrant farmworkers that work the vineyards seasonally and keeps the workers close to the vineyard operations. Without this housing, the farmworkers would have little options for housing. Each vineyard parcel receives special benefit from the housing in that it allows the vineyards to efficiently and cost effectively hire the seasonal workers that are necessary to work the vineyards. Since all planted vineyard acres will benefit equally from the farmworker housing each vineyard acre is assessed in like manner. That is to say, every planted vineyard acre receives the same benefit and thus, the same assessment amount.

ASSESSMENT CALCULATION

As previously discussed, each planted vineyard acre receives the same special benefit from the improvements. For fiscal year 2026/2027 there are 46,039 assessable planted vineyard acres. Assessing the 46,039 acres at the assessment rate of $14.00 per acre equals $644,554, which is approximately 31% of the full cost to operate the 3 housing centers estimated at $2,095,428. The difference of which is covered through farmworker rents and other contributions. Therefore, the assessment amount per planted vineyard acre for FY 2026/2027 is $14.00 ($644,554 divided by 46,039).

Each subsequent year, the assessment amounts will be recalculated based on the number of assessable planted vineyard acres and the special benefit each parcel receives from the provision of farmworker housing. In any case, the assessment levels shall not exceed $15.00 per planted vineyard acre per year.

EXHIBIT D: MAP OF DISTRICT

A map of the District is on file in the office of the Clerk of the Board of the County of Napa. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions shown on the maps of the Assessor of the County of Napa, for the year when this Report was prepared, and are incorporated by reference herein and made part of this Report. The Assessor's maps shall govern for all details concerning the lines and dimensions of such lots or parcels.

EXHIBIT E: ASSESSMENT ROLL

The attached table lists every parcel in the District by their respective assessor's parcel number, owner name, and assessment amount.

Kristin Lowell Inc.
Public Finance Solutions

NAPA COUNTY CSA 4
ASSESSMENT ROLL
April 22, 2026

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
031-040-033-000	1000 OAKVILLE CROSS ROAD LLC	55.92	$782.88
036-120-001-000	1181 RANCH LLC	26.57	$371.98
049-200-003-000	1228 HAGEN LLC	1.55	$21.70
049-120-003-000	1271 MONTICELLO ROAD LLC	4.00	$56.00
027-250-068-000	1350 BELLA OAKS PARTNERS LP	12.55	$175.70
045-240-023-000	1455 COOMBSVILLE ROAD LLC	113.30	$1,586.20
027-160-051-000	1500 ZINFANDEL LLC	1.85	$25.90
020-400-013-000	1510 ACQUISITION LLC	14.75	$206.50
020-440-005-000	1520 ACQUISITION LLC	19.76	$276.64
039-240-021-000	1520 ESTEE LLC	2.30	$32.20
027-120-012-000	1665 INGLEWOOD LLC	1.25	$17.50
027-160-039-000	1700 ZINFANDEL LANE LLC	4.06	$56.84
027-120-055-000	1777 LLC	6.13	$85.82
031-110-023-000	1851 CR LLC	5.87	$82.18
027-160-032-000	1870 PARTNERS LLC	2.30	$32.20
047-100-061-000	2000 GRANDVIEW HOLDINGS LLC	10.30	$144.20
061-140-016-000	2112 MONTICELLO RD LLC	3.10	$43.40
009-670-018-000	2151 VALLEJO LLC	1.50	$21.00
025-010-014-000	22 WEST CHICAGO AVENUE LLC ETAL	60.57	$847.98
011-352-005-000	2270 MORA AVENUE LLC	3.00	$42.00
030-240-029-000	228 ZSH LLC	17.99	$251.86
018-050-074-000	2339 PICKETT ROAD LLC	6.54	$91.56
018-050-075-000	2339 PICKETT ROAD LLC	3.97	$55.58
027-250-049-000	26345 SCENIC ROAD LLC	7.61	$106.54
033-370-036-000	2840 MONTICELLO LLC	4.05	$56.70
035-460-001-000	3211 DRY CREEK LLC	10.71	$149.94
032-450-013-000	3225 SODA CANYON ROAD LLC	4.60	$64.40
035-080-033-000	3255 REDWOOD LLC	12.77	$178.78
009-020-020-000	330 PRATT AVENUE LLC	4.00	$56.00
022-010-017-000	3414 MILL CREEK LLC	8.44	$118.16
052-100-032-000	3565 HAGEN ROAD LLC	14.00	$196.00
022-010-040-000	3718 LLC	8.27	$115.78
021-040-017-000	3730 SILVERADO TRAIL LLC	3.85	$53.90
036-170-008-000	405 PROPERTIES LLC	1.00	$14.00
050-343-002-000	4050 LOVALL VALLEY LOOP ROAD LLC	4.40	$61.60
020-210-013-000	4169 HEITZ WAY LLC	2.00	$28.00
020-390-003-000	4199 HEITZ WAY LLC	7.00	$98.00
020-150-049-000	4425 SILVERADO TRAIL CALISTOGA LLC	22.04	$308.56
020-150-023-000	4481 ST CALISTOGA INC	2.20	$30.80
036-160-018-000	45 HUNTER RANCH FARM LLC	8.39	$117.46
036-150-056-000	5125 BIG RANCH RD LLC	7.25	$101.50
036-140-082-000	5220 BIG RANCH ROAD LLC	5.00	$70.00
034-190-034-000	5XB VINEYARDS LLC	1.56	$21.84
009-070-020-000	626 MILLS LLC	5.10	$71.40
032-070-027-000	6394 SILVERADO CORPORATION	15.31	$214.34
025-180-045-000	680 ROSSI ROAD LLC	34.20	$478.80
031-100-030-000	7550 LLC	5.91	$82.74
031-100-031-000	7554 LLC	3.33	$46.62
021-010-075-000	777 LOMMEL LLC	2.50	$35.00
031-050-059-000	7820 SILVERADO TRAIL LLC	1.80	$25.20
009-030-022-000	830 FULTON LANE LLC	26.30	$368.20
030-080-019-000	950 MEE LANE LLC	1.80	$25.20
039-390-021-000	99 SQUIRRELS LLC	3.68	$51.52

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
030-230-026-000	999 MEE LANE LLC	2.20	$30.80
034-190-040-000	A&B VINEYARDS LLC	5.34	$74.76
022-150-015-000	ABDITORY VINEYARD LLC	6.00	$84.00
033-020-041-000	ABERNETHY LEE ANN ETAL	5.85	$81.90
038-110-045-000	ABRUZZINI BRUCE A & NANCY S TR ETAL	1.25	$17.50
033-170-015-000	ABRUZZINI FAMILY PARTNERSHIP	41.92	$586.88
033-180-001-000	ABRUZZINI FAMILY PARTNERSHIP	28.92	$404.88
032-070-024-000	ACIERNO MICHAEL A	3.45	$48.30
052-330-035-000	ACKERMAN VINEYARDS LLC	10.55	$147.70
047-330-033-000	ACQUISTAPACE JEFFREY C SR ETAL	5.66	$79.24
018-120-036-000	ADAMVS LLC	22.54	$315.56
017-160-064-000	ADELENA LLC	3.03	$42.42
030-280-029-000	ADLER ROMAN CURTIS TR ETAL	3.50	$49.00
016-070-011-000	AETNA SPRINGS OWNER LLC	8.04	$112.56
018-070-046-000	AETNA SPRINGS OWNER LLC	3.69	$51.66
018-300-018-000	AETNA SPRINGS OWNER LLC	10.82	$151.48
018-300-064-000	AETNA SPRINGS OWNER LLC	4.55	$63.70
018-300-022-000	AETNA SPRINGS PARTNERSHIP LP	1.50	$21.00
017-230-019-000	AGAPOFF FAWN SUC TR ETAL	15.80	$221.20
020-210-010-000	AHA PARTNERS LLC	3.57	$49.98
022-130-014-000	AHERN ALBERT MICHAEL IN TR ETAL	4.16	$58.24
022-100-007-000	AHERN FRANCES L ETAL TR	29.50	$413.00
021-030-064-000	AHL WINE LLC	2.00	$28.00
047-320-011-000	AHOLLINGER HELMUT J JR ETAL	8.86	$124.04
022-180-015-000	ALBA RANCH LLC	10.08	$141.12
024-360-003-000	ALBRECHT BRENT TR ETAL	1.88	$26.32
017-221-012-000	ALFERNESS JONATHAN & JOY LIAN TR	3.17	$44.38
018-140-037-000	ALKO RANCH LLC	50.92	$712.88
018-150-027-000	ALKO RANCH LLC	16.90	$236.60
052-380-031-000	ALKOSSER DAVID & ALICE SUE TR	5.88	$82.32
052-380-032-000	ALKOSSER DAVID & ALICE SUE TR	4.20	$58.80
034-290-012-000	ALLBERRY INC	7.91	$110.74
035-460-032-000	ALLEN ELGIN JR & RACHEL TR	1.00	$14.00
030-080-046-000	ALPHA OMEGA WINERY LLC	4.50	$63.00
030-280-010-000	ALSACE CO LP	36.47	$510.58
033-070-045-000	ALTAMURA ESTATES LLC	10.00	$140.00
033-070-046-000	ALTAMURA ESTATES LLC	12.00	$168.00
035-480-024-000	ALTAMURA GEORGE JR TR	4.81	$67.34
036-180-040-000	ALTAMURA INVESTORS II LLC	1.59	$22.26
024-080-013-000	ALTEMUS THOMAS C JR & DESIREE L TR	5.00	$70.00
021-040-020-000	ALTON GREGG H & LOEWYALTON CAROLINE TR	5.84	$81.76
018-310-047-000	ALTOSVEN LLC ETAL	16.25	$227.50
027-440-015-000	ALVAREZ MICHAEL U & NANCY L TR	6.68	$93.52
039-190-030-000	AMADOR ANDREW P & MARISSA I	2.23	$31.22
018-140-002-000	AMADOR ANDREW P TR	14.31	$200.34
031-050-056-000	AMES PATRICK WHITE & ELIZABETH STARK TR	2.51	$35.14
047-120-013-000	AMIZETTA VINEYARDS WINERY LLC	8.00	$112.00
021-420-048-000	AMULET ESTATE LLC	4.76	$66.64
049-100-004-000	ANDERSEN MARK E & BONNIE MACMASTER TR	3.00	$42.00
032-550-027-000	ANDERSON PATRICIA WILDE TR	5.10	$71.40
045-250-008-000	ANDERSON TODD G TR	1.27	$17.78
049-030-015-000	ANDRIGHETTO STEVEN A & DONNA M TR	4.00	$56.00
030-060-049-000	ANGASTON LIMITED LIABILITY COMPANY	34.30	$480.20
030-060-055-000	ANGASTON LIMITED LIABILITY COMPANY	35.00	$490.00
031-220-020-000	ANNAPURNA ESTATE LLC	7.61	$106.54
025-010-011-000	ANOROC FAMILY VINEYARDS LLC	6.50	$91.00
018-310-020-000	ANSTEY JOSHUA ARRON & JAMIE LYNN	5.00	$70.00
019-030-035-000	ANTARES VINEYARD LLC	83.00	$1,162.00

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017-222-016-000	ANTINORI CALIFORNIA	35.70	$499.80
017-230-044-000	ANTINORI CALIFORNIA	9.47	$132.58
030-120-032-000	ANTINORI CALIFORNIA	2.00	$28.00
032-500-001-000	ANTINORI CALIFORNIA	23.20	$324.80
032-540-039-000	ANTINORI CALIFORNIA	145.90	$2,042.60
032-550-001-000	ANTINORI CALIFORNIA	33.21	$464.94
032-550-002-000	ANTINORI CALIFORNIA	20.70	$289.80
032-550-004-000	ANTINORI CALIFORNIA	301.30	$4,218.20
033-340-017-000	ANTINORI CALIFORNIA	50.88	$712.32
039-140-014-000	APALLAS NANCY K & YEORYIOS C TR ETAL	8.10	$113.40
030-280-005-000	ARAUJO JAMES B & DAPHNE R TR	16.85	$235.90
030-280-006-000	ARAUJO JAMES B & DAPHNE R TR	2.67	$37.38
035-460-041-000	ARBUCKLE JUSTIN H & JULIE A TR	1.50	$21.00
035-470-047-000	ARBUCKLE JUSTIN H & JULIE A TR	4.24	$59.36
049-080-029-000	ARCADIA VINEYARDS LLC	11.23	$157.22
049-080-030-000	ARCADIA VINEYARDS LLC	23.04	$322.56
049-080-031-000	ARCADIA VINEYARDS LLC	36.11	$505.54
020-180-013-000	ARCHANGEL INVESTMENTS LLC	1.92	$26.88
031-230-006-000	ARCHANGEL INVESTMENTS LLC	14.35	$200.90
047-240-007-000	ARCHANGEL INVESTMENTS LLC	8.48	$118.72
047-240-008-000	ARCHANGEL INVESTMENTS LLC	1.33	$18.62
009-350-043-000	ARMSTEAD GENE SUC TR	3.00	$42.00
009-350-001-000	ARMSTEAD GENE SUC TR ETAL	12.00	$168.00
011-351-021-000	ARNAUTOU PHILIP J & WHITNEY P TR	1.00	$14.00
052-460-034-000	ARNS ROBERT S & ANNE M TR	6.30	$88.20
049-010-036-000	ARORA NAVNEET TR	8.50	$119.00
011-351-027-000	ARROYO VINCENT & MARJORIE TR	1.70	$23.80
027-260-006-000	ASBILL ROGER B & DARLENE S CO TR	1.50	$21.00
018-060-066-000	ASHLANDER LLC	5.87	$82.18
018-060-091-000	ASHLANDR LLC	17.00	$238.00
017-160-052-000	ATALON VINEYARD LLC	18.82	$263.48
032-440-015-000	ATLAS PEAK RANCH LLC	21.30	$298.20
032-440-018-000	ATLAS PEAK RANCH LLC	30.05	$420.70
027-160-063-000	AUBERT MARK R & TERESA K TR	6.89	$96.46
020-390-018-000	AURORA VINEYARDS INC	12.17	$170.38
027-500-018-000	AUTRES RIVAGES VINEYARDS LLC	34.01	$476.14
027-250-009-000	AVENALI MICHAEL C & PANTER MARILYN J TR ETAL	21.40	$299.60
052-130-038-000	BACIGALUPI CAROLYN C TR	10.40	$145.60
009-391-010-000	BACK ACREAGE 14.6 LLC	10.03	$140.42
057-080-034-000	BAHUE GREGORY S & PHYLLIS M TR	4.75	$66.50
032-500-015-000	BAKER GEORGE TR	7.41	$103.74
020-240-013-000	BAKER VINEYARDS	11.28	$157.92
021-010-072-000	BAKER VINEYARDS	11.64	$162.96
017-100-010-000	BAKERS HILL PROPERTY LLC	6.63	$92.82
027-550-001-000	BALD MOUNTAIN RANCH LLC	3.90	$54.60
022-270-016-000	BALE LANE HOLDINGS LLC	1.82	$25.48
022-140-005-000	BALLARD CARROLL & CHRISTINA TR	3.53	$49.42
022-150-023-000	BALLARD CARROLL J & CHRISTINA LUESCHER	3.23	$45.22
020-380-016-000	BALLENTINE FRANK J TR ETAL	41.92	$586.88
021-030-030-000	BALLENTINE FRANK J TR ETAL	8.51	$119.14
022-200-003-000	BALLENTINE FRANK J TR ETAL	10.06	$140.84
022-230-015-000	BALLENTINE WILLIAM V JR & JANE SORENSEN TR	2.90	$40.60
061-140-015-000	BALLIET THEODORE H TR	4.60	$64.40
024-350-038-000	BANCROFT VINEYARD	18.60	$260.40
024-350-049-000	BANCROFT VINEYARD	69.90	$978.60
050-371-003-000	BANNERMAN RONALD M & JULIE B TR	3.40	$47.60
031-230-008-000	BARBOZA RICHARD B TR ETAL	16.27	$227.78
034-320-009-000	BARCHUK PAUL	1.17	$16.38

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020-300-047-000	BARNETT FIONA HUTCHINSON ETAL	8.02	$112.28
017-130-058-000	BARRETT JAMES PATRICK & HEIDI PETERSON TR	13.13	$183.82
017-140-023-000	BARRETT JAMES PATRICK & HEIDI PETERSON TR	4.04	$56.56
020-180-042-000	BARTHOLOMEW JOSEPH M TR	2.00	$28.00
020-180-058-000	BARTHOLOMEW JOSEPH TR	8.50	$119.00
036-190-020-000	BARTLETT EDWARD C & HOGHOOGHI DONNA TR	1.00	$14.00
047-271-001-000	BARTOLUCCI ANDREA TR ETAL	79.16	$1,108.24
030-240-016-000	BARTOLUCCI ARDYTH A ETAL TR	31.52	$441.28
009-460-001-000	BARTOLUCCI VINEYARDS FAMILY LIMITED PARTNERSHIP	21.50	$301.00
022-100-002-000	BATTUELLO CRAIG TR ETAL	7.85	$109.90
022-100-003-000	BATTUELLO CRAIG TR ETAL	22.66	$317.24
022-100-004-000	BATTUELLO CRAIG TR ETAL	28.10	$393.40
022-100-005-000	BATTUELLO CRAIG TR ETAL	4.50	$63.00
038-080-014-000	BAUMGARTNER JOHN E & ADELE K TR	4.00	$56.00
038-050-016-000	BAYVIEW VINEYARDS CORPORATION	7.00	$98.00
039-320-004-000	BAZAN MARIO P & GLORIA TR	1.25	$17.50
009-030-040-000	BEARD EDGAR D JR & ANNA E TR	4.20	$58.80
036-070-032-000	BEARD EDGAR D JR & ANNA E TR	10.00	$140.00
036-070-034-000	BEARD EDGAR D JR & ANNA E TR	10.66	$149.24
036-070-033-000	BEARD EDGAR D JR ETAL	10.00	$140.00
024-032-006-000	BEATTY MICHAEL TR	12.53	$175.42
024-040-003-000	BEATTY MICHAEL TR	12.98	$181.72
034-190-014-000	BEAUFILS LAURA A TR ETAL	2.50	$35.00
020-180-037-000	BEAUTIFUL DAY LLC	19.96	$279.44
032-220-018-000	BECKER GILBERT S & SANCHEZ-BECKER ANA M	3.70	$51.80
030-070-019-000	BECKSTOFFER ANDREW TUCK TR	9.27	$129.78
027-381-002-000	BECKSTOFFER NATIONAL TREASURES LLC	20.88	$292.32
027-381-003-000	BECKSTOFFER NATIONAL TREASURES LLC	4.64	$64.96
027-500-033-000	BECKSTOFFER NATIONAL TREASURES LLC	10.49	$146.86
030-200-077-000	BECKSTOFFER VINEYARD VI INC	39.68	$555.52
030-050-034-000	BECKSTOFFER VINEYARDS	55.16	$772.24
030-070-017-000	BECKSTOFFER VINEYARDS	26.19	$366.66
047-080-043-000	BECKSTOFFER VINEYARDS	34.32	$480.48
035-042-044-000	BECKSTOFFER VINEYARDS IX INC	6.52	$91.28
035-042-043-000	BECKSTOFFER VINEYARDS XV LLC	8.92	$124.88
035-470-039-000	BECKSTOFFER VINEYARDS XV LLC	26.24	$367.36
047-320-003-000	BECKSTOFFER VINEYARDS XVI LLC	122.29	$1,712.06
047-320-005-000	BECKSTOFFER VINEYARDS XVI LLC	51.96	$727.44
047-320-006-000	BECKSTOFFER VINEYARDS XVI LLC	71.26	$997.64
047-320-013-000	BECKSTOFFER VINEYARDS XVI LLC	167.17	$2,340.38
009-180-034-000	BECKSTOFFER VINEYARDS XX LP	11.26	$157.64
009-280-041-000	BECKSTOFFER VINEYARDS XX LP	10.14	$141.96
009-350-063-000	BECKSTOFFER VINEYARDS XX LP	11.81	$165.34
009-670-002-000	BECKSTOFFER VINEYARDS XX LP	21.87	$306.18
027-280-064-000	BECKSTOFFER VINEYARDS XX LP	41.22	$577.08
027-280-065-000	BECKSTOFFER VINEYARDS XX LP	45.19	$632.66
030-200-068-000	BECKSTOFFER VINEYARDS XX LP	48.68	$681.52
030-200-073-000	BECKSTOFFER VINEYARDS XX LP	37.61	$526.54
030-200-074-000	BECKSTOFFER VINEYARDS XX LP	9.69	$135.66
030-200-076-000	BECKSTOFFER VINEYARDS XX LP	33.71	$471.94
030-200-078-000	BECKSTOFFER VINEYARDS XX LP	36.82	$515.48
030-200-079-000	BECKSTOFFER VINEYARDS XX LP	36.78	$514.92
035-460-043-000	BEE CREEK VINEYARDS LLC	5.59	$78.26
039-590-002-000	BEHNIA KIARASH & BORMAN TRACY	2.91	$40.74
025-110-062-000	BELAND ENERGY (TEXAS) LLC	1.88	$26.32
047-100-035-000	BELGAMIA LLC	29.52	$413.28
024-010-016-000	BELL CANYON LLC	15.54	$217.56
018-120-020-000	BELL WILLIAM A & GAY E TR	9.90	$138.60

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034-370-019-000	BELLER RON & MOSES JENNIFER TR	17.10	$239.40
049-050-002-000	BENCH RODNEY ALLEN & MARY JOSEPHINE TR	4.76	$66.64
032-400-037-000	BENCH VINEYARD 64 LLC	21.94	$307.16
036-170-009-000	BENEDETTI MARGARET TR ETAL	1.00	$14.00
022-032-011-000	BENESSERE VINEYARDS LTD	30.41	$425.74
052-160-004-000	BENNETT RICHARD T JR TR	9.36	$131.04
027-100-019-000	BENSEN THOMAS EDWARD & LYNETTE RUTH TR	3.43	$48.02
032-440-019-000	BENSON ERIC B TR	13.52	$189.28
020-180-039-000	BENSON ROBERT O & BEVERLY J	3.50	$49.00
052-100-048-000	BERARDI GREGORY M & KAREN D TR	3.89	$54.46
047-181-006-000	BERESINI STEPHEN TR ETAL	5.91	$82.74
022-220-019-000	BERGGRUEN JOHN H ETAL TR	1.50	$21.00
022-220-021-000	BERGGRUEN JOHN H ETAL TR	4.64	$64.96
018-140-027-000	BERGLUND FAMILY VINEYARDS	76.03	$1,064.42
018-140-028-000	BERGLUND FAMILY VINEYARDS	58.34	$816.76
052-130-013-000	BERLENBACH VINEYARDS LLC	17.49	$244.86
021-040-016-000	BERLIN LILY TR	1.80	$25.20
020-430-034-000	BESHERT VENTURES LLC	10.37	$145.18
031-170-006-000	BETTINELLI MARSHA TR	7.00	$98.00
038-100-018-000	BIALE ROBERT A TR ETAL	1.69	$23.66
032-540-028-000	BIANCHINI KEVIN A & ELIZABETH M TR	12.50	$175.00
020-050-003-000	BIANCO ROBERT L JR & BROOKE TR	1.50	$21.00
030-300-004-000	BIEL GEORGE W & CAROL R TR	2.40	$33.60
030-300-014-000	BIEL GEORGE W & CAROL R TR	2.73	$38.22
030-080-048-000	BIRMINGHAM ROBERT & CYNTHIA	1.00	$14.00
038-010-031-000	BITTERROOT VINEYARD LLC	49.63	$694.82
038-180-016-000	BITTERROOT VINEYARD LLC	12.30	$172.20
038-440-001-000	BITTERROOT VINEYARD LLC	10.30	$144.20
038-440-003-000	BITTERROOT VINEYARD LLC	12.00	$168.00
038-440-005-000	BITTERROOT VINEYARD LLC	21.80	$305.20
030-200-080-000	BJ MEYER PROPERTIES LLC	17.56	$245.84
052-200-013-000	BLACK CAROL A TR ETAL	3.50	$49.00
034-030-057-000	BLANKIET CLAUDE & KATHERINE TR	15.38	$215.32
024-090-005-000	BLANTON FAMILY VINEYARDS LLC	2.85	$39.90
017-060-045-000	BLEECHER DALE N & MARLA DEDOMENICO TR	38.80	$543.20
017-060-046-000	BLEECHER DALE N & MARLA DEDOMENICO TR	1.40	$19.60
017-110-050-000	BLOSSOM CREEK VINEYARD	46.74	$654.36
039-620-004-000	BLUM STEPHEN BARTON & MARION BROWN TR	1.30	$18.20
017-130-020-000	BOBS VINEYARD LLC	10.00	$140.00
017-230-026-000	BOBS VINEYARD LLC	16.00	$224.00
011-010-030-000	BOBS VINEYARD LLC ETAL	11.50	$161.00
021-200-009-000	BOESCHEN DANIEL A & SUSAN W TR	3.96	$55.44
021-200-018-000	BOESCHEN DANIEL A & SUSAN W TR	7.09	$99.26
050-343-001-000	BOHLEN STEVEN R & REICHLIN ROBIN TR	5.60	$78.40
049-242-037-000	BOLLINGER ALISON E & ROBERT L TR	1.50	$21.00
020-370-005-000	BOMAR MARGARET A TR	1.33	$18.62
031-050-062-000	BOND GRAND CRU LLC	12.30	$172.20
047-251-001-000	BONICK JOHN T & DONA KOPOL TR	2.87	$40.18
052-151-017-000	BOONE CORI & MERING DAVE TR	1.00	$14.00
033-070-023-000	BORELLI LOUIS JOHN & LINDA ANN TR	25.12	$351.68
033-070-032-000	BORELLI LOUIS JOHN & LINDA ANN TR	16.91	$236.74
033-070-033-000	BORELLI LOUIS JOHN & LINDA ANN TR	19.79	$277.06
033-070-034-000	BORELLI LOUIS JOHN & LINDA ANN TR	22.20	$310.80
052-100-018-000	BORGE TERRENCE A & PAULA L TR	2.50	$35.00
027-210-029-000	BORGES BEVERLY A TR	1.00	$14.00
027-220-010-000	BORGES BEVERLY A TR	23.89	$334.46
027-470-021-000	BOSCHE LORRAINE M TR	22.52	$315.28
047-320-031-000	BOUCHAINE VINEYARDS INC	81.17	$1,136.38

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
052-450-020-000	BOWKER CARLA & AUSTIN TR	2.75	$38.50
036-190-003-000	BOYD STANLEY R AND JOAN C	17.50	$245.00
025-260-019-000	BOYDSTON JACK & PATRICIA A TR	58.90	$824.60
036-070-010-000	BRACCINI LUIGI & LOLA TR	3.03	$42.42
011-410-013-000	BRAGG ROBERT ANDREW & ANNA MARIE TR	5.75	$80.50
018-200-021-000	BRAKESMAN ROBERT J TR ETAL	14.44	$202.16
020-450-001-000	BRANCH HOUSE LLC	8.39	$117.46
050-372-006-000	BRAVO ORLANDO & KATHRYN GARRISON TR	5.96	$83.44
021-400-004-000	BREMER JOHN ALEX & LAURA JOYCE TR	3.90	$54.60
021-400-005-000	BREMER JOHN ALEX & LAURA JOYCE TR	2.42	$33.88
024-300-051-000	BREMER JOHN ALEX & LAURA JOYCE TR	6.73	$94.22
021-400-002-000	BREMER JOHN ALEX ETAL TR	2.22	$31.08
009-350-057-000	BRESSLER ROBERT D & STACEY E TR	4.56	$63.84
009-460-013-000	BRM-TAJ LLC	2.49	$34.86
021-400-003-000	BROMAN DEBORAH RUSSELL & ROBERT	1.36	$19.04
009-350-042-000	BROOKS JANETTE A TR	5.31	$74.34
027-070-042-000	BROWN JAMES S & ELLEN R TR ETAL	2.25	$31.50
047-080-042-000	BROWN JOSEPH M ETAL	10.41	$145.74
025-440-026-000	BROWN MICHAEL S & MELILLO TANYA N TR	1.24	$17.36
016-080-015-000	BROWN SCOTT & DEBORA JEANINE TR	3.70	$51.80
018-300-068-000	BROWN STEVEN W & TINA M TR	5.00	$70.00
038-190-003-000	BROWN STEVEN W & TINA M TR	9.00	$126.00
018-300-021-000	BROWNING 1803 LLC ETAL	65.21	$912.94
027-250-051-000	BRYAN JOHN M TR	20.99	$293.86
032-510-010-000	BRYANT VINEYARDS LTD	13.44	$188.16
038-190-002-000	BUCHER KARL J & LESLIE A TR	12.89	$180.46
047-320-027-000	BUCHLI STATION VINEYARDS LLC	134.78	$1,886.92
018-300-043-000	BUCKMAN VINEYARDS LLC	1.37	$19.18
018-300-070-000	BUCKMAN VINEYARDS LLC	64.53	$903.42
018-300-073-000	BUCKMAN VINEYARDS LLC	54.27	$759.78
025-200-036-000	BUEHLER JOHN PAGE JR TR	10.00	$140.00
025-200-038-000	BUEHLER JOHN PAGE JR TR	31.00	$434.00
050-380-006-000	BUHMAN DONALD R TR ETAL	26.50	$371.00
039-320-010-000	BULLER DOLORES R TR ETAL	2.60	$36.40
017-120-052-000	BUNKER LLC	8.40	$117.60
018-220-019-000	BURGESS JAMES T TR ETAL	5.90	$82.60
018-220-020-000	BURGESS JAMES T TR ETAL	16.24	$227.36
031-060-021-000	BUSELLI ANTONIO TR ETAL	4.90	$68.60
009-350-041-000	BUTALA JOSEPH ERNEST TR	4.00	$56.00
009-350-040-000	BUTALA MARK S TR	4.00	$56.00
009-350-039-000	BUTALA MARK S TR ETAL	3.20	$44.80
022-250-013-000	BUTLER MARK PERRY & CAROLYN JANE	4.55	$63.70
045-271-009-000	BUTTON DOUGLAS H & MARY ANN L TR	3.00	$42.00
009-441-023-000	BV NAPA I LLC	3.61	$50.54
052-130-037-000	BYDAND ESTATE LLC	10.28	$143.92
038-240-005-000	C F RESOURCES LLC	8.00	$112.00
036-100-016-000	C MONDAVI & FAMILY INC	29.13	$407.82
036-100-023-000	C MONDAVI & FAMILY INC	82.07	$1,148.98
034-150-046-000	C MONDAVI & SONS CA CORP	85.98	$1,203.72
009-010-022-000	C MONDAVI AND SONS INC	84.22	$1,179.08
047-080-003-000	C MONDAVI AND SONS INC	18.11	$253.54
027-220-011-000	C MORISOLI VINEYARD LLC	10.00	$140.00
047-140-001-000	C P FAMILY PARTNERSHIP LP	9.42	$131.88
047-140-002-000	C P FAMILY PARTNERSHIP LP	2.86	$40.04
017-120-026-000	C&C VINEYARDS LLC	11.71	$163.94
030-270-025-000	CABERNET LDVF1 RUTHERFORD LLC	9.38	$131.32
047-320-021-000	CABRAL FRANCIS J & SARA E TR	3.40	$47.60
047-320-022-000	CABRAL JOSEPH F SR & DEANNA K TR	1.25	$17.50

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
016-090-018-000	CADDEN HUGH JAMES & LUANNE HELEN TR	1.50	$21.00
016-090-019-000	CADDEN HUGH JAMES & LUANNE HELEN TR	4.50	$63.00
039-051-018-000	CAFARO FAMILY VINEYARD	13.79	$193.06
027-010-030-000	CAIN CELLARS INC	50.13	$701.82
031-010-012-000	CAKEBREAD DENNIS B TR ETAL	4.28	$59.92
031-010-009-000	CAKEBREAD HOME RANCH LP	10.74	$150.36
031-010-010-000	CAKEBREAD HOME RANCH LP	10.02	$140.28
031-010-014-000	CAKEBREAD HOME RANCH LP	21.04	$294.56
031-010-015-000	CAKEBREAD HOME RANCH LP	1.74	$24.36
011-390-004-000	CAKEBREAD KAREN TR	1.20	$16.80
020-370-036-000	CAKEBREAD VINEYARDS LP	32.30	$452.20
021-010-009-000	CAKEBREAD VINEYARDS LP	10.51	$147.14
021-010-012-000	CAKEBREAD VINEYARDS LP	4.54	$63.56
021-010-058-000	CAKEBREAD VINEYARDS LP	13.49	$188.86
025-060-034-000	CAKEBREAD VINEYARDS LP	12.42	$173.88
047-100-022-000	CAKEBREAD VINEYARDS LP	27.17	$380.38
047-100-025-000	CAKEBREAD VINEYARDS LP	3.99	$55.86
047-190-002-000	CAKEBREAD VINEYARDS LP	27.30	$382.20
047-230-008-000	CAKEBREAD VINEYARDS LP	56.26	$787.64
047-240-038-000	CAKEBREAD VINEYARDS LP	9.60	$134.40
047-330-041-000	CAKEBREAD VINEYARDS LP	42.67	$597.38
021-072-044-000	CALDERA RANCH LLC	12.98	$181.72
045-310-054-000	CALDWELL JOHN E & HERZOGCARDWELL JOY J TR	23.89	$334.46
045-310-055-000	CALDWELL VINEYARD LLC	27.84	$389.76
011-390-017-000	CALISTOGA TRAGS LLC	1.50	$21.00
011-540-017-000	CALISTOGA VINES LLC	4.70	$65.80
049-241-010-000	CALLAN JOHN LOUIS & GWENDOLYN LEE TR	4.02	$56.28
021-230-005-000	CALOYANNIDIS GEORGE & TITTEL CHRISTINE TR	2.00	$28.00
043-030-003-000	CAMPBELL DAVID G & MELISSA J TR	1.36	$19.04
027-460-015-000	CAMPBELL TIMOTHY K & CAROL E TR ETAL	1.50	$21.00
034-160-002-000	CAMUSI WILLIAM PAUL TR	1.00	$14.00
030-240-023-000	CANNAPA INC	2.65	$37.10
027-260-026-000	CANOVA ANTONIO & ELENA G TR	1.16	$16.24
033-140-016-000	CAPP DANIEL L & MARGUERITE F TR	14.00	$196.00
033-160-026-000	CAPP LANNY R & SANDRA S TR	8.05	$112.70
033-160-005-000	CAPP LANNY R & SANDRA S TR ETAL	24.00	$336.00
025-440-051-000	CAPRA COMPANY LLC ETAL	12.01	$168.14
025-440-053-000	CAPRA COMPANY LLC ETAL	23.43	$328.02
025-440-054-000	CAPRA COMPANY LLC ETAL	6.06	$84.84
032-560-011-000	CAPRA COMPANY LLC ETAL	6.67	$93.38
039-080-041-000	CARNEVALE ROY & DIANA TR	1.00	$14.00
052-130-062-000	CARNEVALE STEVEN J & GORMAN KELLY A TR	2.55	$35.70
039-190-036-000	CARON KATHERINE D SUC TR	18.98	$265.72
039-231-012-000	CARPELLO JOSEPH & KATHERINE ANN TR	3.12	$43.68
009-030-002-000	CARPENTER RANCHES LLC	24.20	$338.80
009-030-003-000	CARPENTER RANCHES LLC	7.32	$102.48
009-030-004-000	CARPENTER RANCHES LLC	10.60	$148.40
049-320-022-000	CARPIGNANO JANE A TR	2.00	$28.00
049-320-007-000	CARPIGNANO PATRICIA A TR	1.00	$14.00
049-320-021-000	CARPIGNANO PATRICIA A TR	1.00	$14.00
049-320-006-000	CARPIGNANO PATRICIA A TR ETAL	1.00	$14.00
030-090-002-000	CARPY-CONOLLY I LLC	78.51	$1,099.14
049-161-009-000	CARROLL DAVID C & ELIZABETH P TR	2.00	$28.00
052-390-003-000	CASA SHADYBROOK LLC	2.26	$31.64
025-060-040-000	CASCADE HOPS LLC	3.69	$51.66
011-351-032-000	CASEY JOANN	1.50	$21.00
025-150-015-000	CASTELLUCCI ANTONIO & RITA TR	13.46	$188.44
025-160-006-000	CASTELLUCCI ANTONIO & RITA TR	13.13	$183.82

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-410-001-000	CASTELLUCCI ANTONIO & RITA TR	4.11	$57.54
031-030-024-000	CASTELLUCCI ANTONIO & RITA TR	6.52	$91.28
047-211-002-000	CASTELLUCCI ANTONIO & RITA TR	1.50	$21.00
009-070-040-000	CASTELLUCCI ANTONIO & RITA TR ETAL	13.39	$187.46
025-240-037-000	CATACULA LLC	27.50	$385.00
034-020-022-000	CATES ANDREW UPTON	2.50	$35.00
020-400-023-000	CAVEY NANCY L & LITTLEFIELD EMERSON	2.73	$38.22
030-200-066-000	CAYMUS VINEYARDS	35.78	$500.92
030-230-024-000	CAYMUS VINEYARDS	9.66	$135.24
031-180-020-000	CAYMUS VINEYARDS	5.00	$70.00
049-270-019-000	CEDAR KNOLL VINEYARDS INC	27.40	$383.60
052-130-032-000	CEDAR KNOLL VINEYARDS INC	8.26	$115.64
031-180-034-000	CEDAR SPRINGS HOLDINGS LLC	5.08	$71.12
047-240-036-000	CEJA PEDRO C & AMELIA MORAN TR ETAL	6.30	$88.20
047-240-037-000	CEJA PEDRO C & AMELIA MORAN TR ETAL	7.20	$100.80
031-180-035-000	CELLAR D STATE LANE LLC	9.57	$133.98
021-353-012-000	CENTA LLC	20.92	$292.88
022-220-023-000	CENTA LLC	6.25	$87.50
021-030-027-000	CENTANNI RAYMOND J & MARGARET E TR	1.94	$27.16
032-440-016-000	CERCHI MARLENE L & ARTHUR M HAVENNER	12.76	$178.64
030-120-003-000	CHAFEN SCOTT & SCHNEIDER JENNIFER JANE TR	1.11	$15.54
039-190-056-000	CHAHIL SATJIV TR	2.50	$35.00
030-240-015-000	CHAIX DARCEL C ETAL	22.00	$308.00
027-210-026-000	CHAIX FAMILY VINEYARDS LLC	33.72	$472.08
047-130-005-000	CHAMPCAL ESTATES	27.37	$383.18
047-272-016-000	CHAMPCAL ESTATES	31.15	$436.10
047-272-018-000	CHAMPCAL ESTATES	18.30	$256.20
032-150-046-000	CHANG VICTOR YONGOUR & THUNG ELAINE GIOKLAN	2.80	$39.20
034-150-045-000	CHANTICLEER PROPERTIES LLC	5.50	$77.00
011-010-049-000	CHAPPELL PATRICIA M TR	1.00	$14.00
032-560-014-000	CHAPPELLET VINEYARD LLC	71.64	$1,002.96
032-560-022-000	CHAPPELLET VINEYARD LLC	12.96	$181.44
032-560-015-000	CHAPPELLET WINERY INC	3.89	$54.46
030-270-022-000	CHARDONNAY LDVF1 RUTHERFORD LLC	10.03	$140.42
047-330-018-000	CHARDONNAY VINEYARDS LTD	9.50	$133.00
047-330-032-000	CHARDONNAY VINEYARDS LTD	69.35	$970.90
052-170-020-000	CHATEAU FIFTEEN LLC	4.57	$63.98
033-140-048-000	CHENG STANLEY K TR	37.78	$528.92
033-140-047-000	CHENG STANLEY TR	11.36	$159.04
033-140-055-000	CHENG STANLEY TR	41.88	$586.32
022-180-053-000	CHEVALIER RANCH LLC	21.49	$300.86
022-260-013-000	CHEVALIER RANCH LLC	24.75	$346.50
035-390-012-000	CHEVLEN MICHAEL DAVID & LORRAINE MARIE TR	3.06	$42.84
041-700-010-000	CHIARELLA PETER R TR	4.80	$67.20
049-340-024-000	CHIARELLA VICTOR E AND DORRIS R TR	9.40	$131.60
035-090-012-000	CHING PENNY P & JOSEPH C	3.00	$42.00
052-230-010-000	CHINN DARYL H & JACQUELINE A TR	3.50	$49.00
045-380-004-000	CHINN DARYL H AND JACQUELINE A TR	8.54	$119.56
045-310-045-000	CHINN REGAN & MELANIE TR	3.00	$42.00
049-241-006-000	CHOPITEA ANTONIO R & DRINA MARIE	3.50	$49.00
052-030-044-000	CHRISTIAN H & IRENE B TR	4.00	$56.00
032-550-013-000	CIRCLE R RANCH LLC	22.39	$313.46
032-550-024-000	CIRCLE R RANCH LLC	24.50	$343.00
030-230-031-000	CJW ESTATE VINEYARDS LLC	9.38	$131.32
033-040-009-000	CJW ESTATE VINEYARDS LLC	25.50	$357.00
036-160-010-000	CJW ESTATE VINEYARDS LLC	41.45	$580.30
030-060-053-000	CLAREVALE LIMITED LIABILITY COMPANY	5.21	$72.94
030-060-059-000	CLAREVALE LIMITED LIABILITY COMPANY	28.60	$400.40

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
030-060-062-000	CLAREVALE LIMITED LIABILITY COMPANY	1.25	$17.50
033-070-001-000	CLARK FOSTER H TR ETAL	46.22	$647.08
025-390-010-000	CLARK PERRY M TR ETAL	9.58	$134.12
025-390-011-000	CLARK PERRY M TR ETAL	12.07	$168.98
018-310-046-000	CLARK-CLAUDON VINEYARDS LLC	16.25	$227.50
039-080-023-000	CLIFF STANLEY R SUC TR	3.22	$45.08
038-110-002-000	CLIFT THOMAS & NANCY TR	1.75	$24.50
039-051-037-000	CLOS DU VAL VINEYARDS	5.44	$76.16
039-051-038-000	CLOS DU VAL WINE COMPANY LTD	8.75	$122.50
034-320-018-000	CLOUD PEAK CORP	17.18	$240.52
034-290-013-000	CLOUD PEAK CORPORATION	1.42	$19.88
025-230-016-000	CM VINEYARD LLC	49.38	$691.32
021-030-065-000	COBBLEDICK RANCH LLC	24.20	$338.80
017-160-058-000	COCKERELL CLAY & BRENDA	12.91	$180.74
047-030-001-000	CODORNIU NAPA INC	16.92	$236.88
047-030-002-000	CODORNIU NAPA INC	144.37	$2,021.18
047-080-057-000	CODORNIU NAPA INC	51.69	$723.66
022-110-019-000	COHEN FRED E & KLEBANOFF CAROLYN B TR	3.86	$54.04
027-210-038-000	COHN PROPERTY INVESTORS 2021 LLC	22.48	$314.72
027-210-041-000	COHN PROPERTY INVESTORS IV LLC	33.63	$470.82
027-220-004-000	COHN PROPERTY INVESTORS VI LLC	18.55	$259.70
039-222-001-000	COLBY MARGARET A TR	1.19	$16.66
024-340-010-000	COLD SPRINGS LIMITED PARTNERSHIP	21.20	$296.80
022-090-035-000	COLGIN CELLARS LLC	5.00	$70.00
032-560-036-000	COLGIN CELLARS LLC	37.10	$519.40
036-110-009-000	COLGIN CELLARS LLC	1.28	$17.92
036-110-025-000	COLGIN CELLARS LLC	4.19	$58.66
022-010-022-000	COLLINS FAMLY VINEYARDS LLC	20.17	$282.38
034-160-031-000	COMBS BROTHERS	15.76	$220.64
031-160-022-000	CONFLUENCE VINEYARD LLC	5.42	$75.88
025-380-012-000	CONN RANCH LLC	14.27	$199.78
027-280-078-000	CONSTELLATION BRANDS U S OPERATIONS INC	25.44	$356.16
027-280-079-000	CONSTELLATION BRANDS U S OPERATIONS INC	73.86	$1,034.04
039-040-054-000	CONSTELLATION BRANDS US OPERATIONS INC	258.50	$3,619.00
047-271-002-000	CONSTELLATION WINES US INC	40.45	$566.30
027-140-019-000	CONTE JEAN-PIERRE L TR	1.50	$21.00
027-160-019-000	COOK GAYE G TR	3.55	$49.70
031-160-023-000	COOK ROAD VINEYARD LLC	6.46	$90.44
020-300-084-000	COOKS FLAT ASSOCIATES	10.97	$153.58
020-300-086-000	COOKS FLAT ASSOCIATES	25.54	$357.56
021-400-001-000	COPLE G M AND SALLY M TR	2.35	$32.90
038-080-018-000	CORDEIRO JOHN J & CAPURRO-CORDEIRO DONNA MARIE TR	4.00	$56.00
032-030-015-000	CORDES CAROLYN SUC TR	22.48	$314.72
021-020-005-000	CORRIGAN CHRISTOPHER J TR	3.50	$49.00
045-300-002-000	CORTESE DAVID F AND CATHERINE L	4.92	$68.88
018-120-040-000	COUBERSAN LLC	18.23	$255.22
018-200-026-000	COUBERSAN LLC	18.08	$253.12
024-032-020-000	COUBERSAN LLC	8.86	$124.04
057-020-084-000	COUCHMAN MARK E TR ETAL	1.87	$26.18
052-230-005-000	COURTNEY THOMAS J & MARY S TR	2.00	$28.00
047-030-031-000	CP FAMILY PARTNERSHIP LP	35.05	$490.70
047-100-013-000	CP FAMILY PARTNERSHIP LP	1.25	$17.50
047-100-014-000	CP FAMILY PARTNERSHIP LP	14.36	$201.04
047-100-018-000	CP FAMILY PARTNERSHIP LP	2.50	$35.00
047-100-047-000	CP FAMILY PARTNERSHIP LP	13.90	$194.60
047-100-054-000	CP FAMILY PARTNERSHIP LP	68.24	$955.36
047-220-013-000	CP FAMILY PARTNERSHIP LP	7.50	$105.00
047-220-014-000	CP FAMILY PARTNERSHIP LP	12.20	$170.80

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-280-014-000	CP FAMILY PARTNERSHIP LP	9.20	$128.80
030-300-041-000	CRAIG JOHN NOBLE TR ETAL	8.04	$112.56
039-580-017-000	CRAMSIE COLLEEN M & HARDER JAMES TR	7.71	$107.94
035-470-045-000	CRANE MICHAEL R & CHRYLE S TR	3.34	$46.76
009-120-059-000	CROCKER CHARLES III ETAL TR	19.29	$270.06
009-120-038-000	CROCKER PROPERTIES LLC	4.95	$69.30
009-120-060-000	CROCKER PROPERTIES LLC	21.47	$300.58
021-110-008-000	CROSS CREEK LLC	8.40	$117.60
021-110-010-000	CROSS CREEK LLC	10.48	$146.72
031-170-018-000	CROUCH JUDY LYNN ETAL	9.94	$139.16
034-100-020-000	CROUSE GREGORY & KAREN	13.37	$187.18
031-170-010-000	CROUSE GREGORY T & KAREN C	14.50	$203.00
020-300-043-000	CROWLEY-WHITE FAMILY ENTERPRISES LLC	12.00	$168.00
039-051-031-000	CRP ASSOCIATES LLC	105.81	$1,481.34
030-060-018-000	CRULL VINEYARDS LLC	5.00	$70.00
033-020-040-000	CRUSH PARTNERS LLC	7.72	$108.08
022-200-013-000	CULINARY INSTITUTE OF AMERICA	15.52	$217.28
022-200-020-000	CULINARY INSTITUTE OF AMERICA	7.67	$107.38
050-380-009-000	CULLEN DANIEL TIPP AND MARY ANN TR	25.71	$359.94
036-160-003-000	CUNAT PREMIUM VINEYARDS LLC	40.39	$565.46
033-070-051-000	CUTTING JANE C TR	54.65	$765.10
034-230-028-000	CUVAISON INC	48.80	$683.20
047-120-005-000	CUVAISON INC	70.07	$980.98
047-120-006-000	CUVAISON INC	65.91	$922.74
020-150-054-000	CZAPLESKI RICHARD & CAROLYN DUVAL TR	21.00	$294.00
027-210-028-000	DALECIO SCOTT M & KATHLEEN S TR	5.58	$78.12
020-010-036-000	DALIN CALISTOGA REALTY LLC	6.31	$88.34
030-070-006-000	DALLA GASPERINA LUCIO & GASPERINA MARTA TR	14.99	$209.86
031-060-027-000	DALLAVALLE ISABELLA MAYA TR ETAL	19.95	$279.30
035-490-012-000	DAMBROSIO FRANK D TR	7.28	$101.92
035-490-011-000	DAMBROSIO FRANK P JR TR ETAL	5.00	$70.00
039-400-084-000	DARIOUSH KHALEDI WINERY LLC	22.39	$313.46
034-190-035-000	DARMS LANE LLC	11.98	$167.72
036-470-014-000	DATELAND LLC	15.68	$219.52
024-080-028-000	DAVID ABREU VINEYARD MANAGEMENT INCORPORATED	27.98	$391.72
031-080-022-000	DAVID DANIEL N	15.62	$218.68
045-380-016-000	DAVIDOW KATHRYN KENDRICK TR	3.00	$42.00
038-190-009-000	DAVIS ELIZABETH ANN TR ETAL	6.64	$92.96
047-120-015-000	DBDR LLC	31.61	$442.54
027-160-059-000	DDLM LLC	7.98	$111.72
031-120-040-000	DDNG INC	9.92	$138.88
036-190-009-000	DECKER JAMES M TR ETAL	13.73	$192.22
009-350-002-000	DECKER JERRY TR	1.50	$21.00
022-100-030-000	DECONINCK VINEYARDS	36.60	$512.40
017-150-006-000	DEKOVEN RONALD MEYER & LINDA ANN TR	3.14	$43.96
017-150-007-000	DEKOVEN RONALD MEYER & LINDA ANN TR	10.94	$153.16
027-570-004-000	DEL BONDIO PONCIA PROPERTIES LLC	23.29	$326.06
031-080-011-000	DEL BONDIO PONCIA PROPERTIES LLC	18.00	$252.00
050-010-021-000	DELASALLE INSTITUTE	41.25	$577.50
027-160-060-000	DELDOTTO FAMILY WINERY INC	3.00	$42.00
027-120-018-000	DELDOTTO VINEYARDS	8.00	$112.00
035-042-052-000	DELFINA LLC	2.22	$31.08
039-380-035-000	DELLAR MICHAEL D & LESLYE L TR	3.30	$46.20
035-041-006-000	DELOUISE MEI SU TR	7.25	$101.50
043-103-022-000	DELZOMPO MARY ETAL	28.57	$399.98
033-330-006-000	DEMING AMY LYNN & RAMIREZ JONATHAN MICHAEL	3.00	$42.00
034-170-038-000	DESIMONI KAREN A	2.20	$30.80
034-170-035-000	DESIMONI KAREN A ETAL	21.00	$294.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-040-044-000	DESIREE INC	3.05	$42.70
011-260-077-000	DEUTSCHE BANK NATIONAL TRUST COMPANY TR	1.00	$14.00
031-150-003-000	DEUX CHEVAUX VINEYARD LLC	28.67	$401.38
052-100-015-000	DEVER HENRY E III & DEBORAH L	3.00	$42.00
047-100-010-000	DEWET CHRISTIAAN	1.08	$15.12
024-300-079-000	DHARAMSALA LLC	31.58	$442.12
020-340-014-000	DIAGEO CHATEAU & ESTATE WINES COMPANY	10.70	$149.80
020-430-005-000	DIAMOND MOUNTAIN INVESTORS 1031 LLC	3.00	$42.00
020-430-006-000	DIAMOND MOUNTAIN INVESTORS 1031 LLC	9.40	$131.60
020-440-004-000	DIAMOND MOUNTAIN VINEYARD COMPANY INC	18.90	$264.60
020-100-012-000	DIAMOND MOUNTAIN WINERY LLC	25.98	$363.72
045-300-008-000	DICKHAUS HARRY TR	2.99	$41.86
039-310-003-000	DIDIER ROBERT PAUL TR ETAL	4.00	$56.00
030-280-003-000	DILLINGHAM MICHAEL F & GIANNONE LISA M	3.13	$43.82
030-280-004-000	DILLINGHAM MICHAEL F ETAL	1.87	$26.18
018-060-069-000	DINA DINO TR ETAL	14.87	$208.18
047-080-059-000	DIROSA RENE & VERONICA FOUNDATION	5.77	$80.78
045-380-010-000	DK 2014 LLC	11.29	$158.06
039-150-044-000	DK 2023 LLC	7.57	$105.98
031-240-022-000	DK 2024 LLC	20.00	$280.00
030-210-002-000	DK LEGADO VENTURES LLC	3.89	$54.46
009-450-001-000	DNAW SPV CA VINEYARD LLC	1.42	$19.88
022-180-020-000	DNAW SPV CA VINEYARD LLC	18.83	$263.62
022-180-021-000	DNAW SPV CA VINEYARD LLC	21.86	$306.04
024-031-016-000	DODGE JON & LINCOLN BETH TR	3.13	$43.82
047-070-007-000	DOMAINE CARNEROS LTD	99.57	$1,393.98
034-110-059-000	DOMAINE CHANDON INC	27.95	$391.30
034-140-022-000	DOMAINE CHANDON INC	24.94	$349.16
034-140-027-000	DOMAINE CHANDON INC	63.00	$882.00
035-041-028-000	DOMAINE PERI LLC	8.50	$119.00
027-421-015-000	DOMINUS ESTATE CORPORATION	53.88	$754.32
027-421-017-000	DOMINUS ESTATE CORPORATION	39.92	$558.88
052-100-031-000	DONDERO LAWRENCE & MARIA	8.38	$117.32
020-370-027-000	DOOLEY MICHAEL J & HEATHER A ETAL TR	15.92	$222.88
009-030-041-000	DOUBLE VEE PROPERTIES LLC	5.17	$72.38
020-240-002-000	DOUBLE VEE PROPERTIES LLC	16.31	$228.34
009-120-039-000	DOWDELL LANE LLC	19.87	$278.18
017-160-015-000	DOWDELL RODGER B JR	21.40	$299.60
021-030-031-000	DOWDELL RODGER B JR	16.00	$224.00
034-160-033-000	DRAGOO JUSTIN E & ALISON J TR	5.15	$72.10
050-352-002-000	DRG PIER PALM BEACH LLC	12.80	$179.20
033-160-027-000	DRISCOLL JOSEPH & AMY M TR	3.05	$42.70
027-070-036-000	DRY CREEK LLC	10.24	$143.36
047-240-033-000	DUCKHORN WINE CO	17.78	$248.92
047-240-034-000	DUCKHORN WINE CO	19.99	$279.86
009-470-022-000	DUCKHORN WINE COMPANY	7.64	$106.96
009-470-026-000	DUCKHORN WINE COMPANY	7.17	$100.38
018-180-005-000	DUCKHORN WINE COMPANY	35.70	$499.80
020-380-009-000	DUCKHORN WINE COMPANY	73.68	$1,031.52
021-010-006-000	DUCKHORN WINE COMPANY	37.23	$521.22
021-040-019-000	DUCKHORN WINE COMPANY	11.37	$159.18
022-100-033-000	DUCKHORN WINE COMPANY	10.10	$141.40
022-100-034-000	DUCKHORN WINE COMPANY	1.00	$14.00
022-100-035-000	DUCKHORN WINE COMPANY	1.00	$14.00
022-130-010-000	DUCKHORN WINE COMPANY	3.91	$54.74
031-170-019-000	DUCKHORN WINE COMPANY	33.89	$474.46
039-190-035-000	DUCKHORN WINE COMPANY	14.78	$206.92
049-242-001-000	DUGAN KFFP LLC	4.38	$61.32

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-231-005-000	DUHIG JAMES S & IDA L TR	5.00	$70.00
052-330-039-000	DUHIG JOHN SM & HARVEST SCADUTO	2.99	$41.86
024-300-073-000	DUNBERG LLC	13.76	$192.64
024-300-074-000	DUNBERG LLC	34.00	$476.00
047-211-004-000	DUNLAP DAVID W & COSBY EMILY RUCKER TR	1.98	$27.72
024-031-018-000	DUNN CHARLES B JR MARILYN	2.00	$28.00
018-180-043-000	DUNN-BUCHANAN KRISTINA & BRIAN	1.91	$26.74
035-010-057-000	DUNPHY DAVID R & KAREN L	1.40	$19.60
031-040-008-000	DURHAM DAVID S TR	11.00	$154.00
018-050-058-000	DUTCH CANYON LLC	14.89	$208.46
027-280-012-000	DV NORTH LLC	15.54	$217.56
027-280-013-000	DV SOUTH LLC	4.50	$63.00
050-270-027-000	DYER DWAIN J ETAL	23.52	$329.28
020-400-002-000	DYER WILLIAM G & DAWNINE S	2.29	$32.06
032-500-016-000	DZIEDZIC CRAIG & PRIMEAU MARK	1.82	$25.48
030-060-025-000	E & J GALLO WINERY	8.80	$123.20
030-240-033-000	E & J GALLO WINERY	7.00	$98.00
039-190-045-000	E & J GALLO WINERY INC	7.24	$101.36
039-190-050-000	E & J GALLO WINERY INC	95.21	$1,332.94
039-190-053-000	E & J GALLO WINERY INC	22.05	$308.70
031-070-009-000	EAC PARTNERS LLC	48.99	$685.86
018-160-010-000	EAKLE SAM ETAL	27.00	$378.00
018-160-013-000	EAKLE SAM ETAL	17.00	$238.00
018-160-014-000	EAKLE SAM ETAL	13.00	$182.00
032-540-018-000	EDCORA VINEYARD LLC	78.48	$1,098.72
016-110-063-000	EDMONDS-WATERS CHRISTOPHER D & DANIEL N TR	10.40	$145.60
017-160-040-000	EDWARD ANTHONY NAPA VALLEY LLC	1.50	$21.00
025-200-052-000	EDWARDS ROBERT J & MOOREEDWARDS JEAN TR	13.58	$190.12
027-340-066-000	EGAN VINEYARDS & OLIVE GROVES LLC	2.97	$41.58
047-370-001-000	EGO ONE LLC	3.52	$49.28
047-370-003-000	EGO ONE LLC	8.89	$124.46
031-040-028-000	EHRLICH VINEYARD LLC	6.50	$91.00
038-190-007-000	ELEVEN ELEVEN VINEYARD LLC	1.08	$15.12
038-190-019-000	ELEVEN ELEVEN VINEYARD LLC	4.55	$63.70
052-130-022-000	ELKE MARY TR ETAL	17.13	$239.82
038-010-026-000	ELLIOTT LINDA CHRISTINE	41.02	$574.28
038-010-027-000	ELLIOTT LINDA CHRISTINE	7.90	$110.60
036-190-019-000	ELLIOTT LINDA CHRISTINE ETAL	10.60	$148.40
032-540-035-000	ELLIOTT-SMITH PATRICK TR	12.20	$170.80
045-300-006-000	ELLIS STEVEN JAMES AND THERESA M	1.20	$16.80
024-440-007-000	ELSBERG MARK H & BARBARA TR	2.00	$28.00
035-041-017-000	EMISON VINEYARD LLC	9.92	$138.88
039-390-001-000	EMMOLO FAMILY SOUTH 40 VINEYARD LLC	32.12	$449.68
030-080-050-000	EMMOLO VINEYARDS LLC	9.40	$131.60
030-230-033-000	EMMOLO VINEYARDS LLC	32.97	$461.58
030-210-011-000	ENCINO CAPITAL LLC	1.00	$14.00
017-230-014-000	ENDERLIN DEAN A	17.80	$249.20
017-210-027-000	ENVY WINES LLC	11.14	$155.96
018-150-035-000	EOFF MICHAEL J & KELLY A TR	12.00	$168.00
039-380-028-000	ERBA PAUL	2.50	$35.00
033-010-064-000	ERBA PAUL S AND DEBBIE	22.00	$308.00
039-260-011-000	ESTEE 1543 LLC	4.00	$56.00
011-021-020-000	ESTRADA MARK & INGRID A	1.64	$22.96
039-150-071-000	EVANS ROGER L TR	13.77	$192.78
022-110-017-000	EYVAZZADEH EMIL & DOMARINA TR	2.00	$28.00
057-080-012-000	FAGUNDES CYNTHIA M TR	21.06	$294.84
020-350-022-000	FAIRWINDS ESTATE WINERY LLC	1.00	$14.00
052-330-002-000	FANIANI VINEYARDS LLC	4.96	$69.44

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-250-008-000	FANTESCA LLC	7.80	$109.20
052-130-021-000	FARELLA-PARK VINEYARDS LLC	18.00	$252.00
052-200-009-000	FARGO AYAD ADEEB & TRIXIE ANNE TR	6.55	$91.70
039-390-012-000	FAZEKAS THOMAS P & KATHLEEN K TR	30.00	$420.00
035-042-042-000	FAZIO DAVID & ROSEMARY	4.21	$58.94
052-010-020-000	FC AG PARTNERS LLC	14.00	$196.00
052-010-021-000	FC AG PARTNERS LLC	83.94	$1,175.16
018-310-011-000	FCC NORTH AMERICAN INVESTMENT LLC	19.50	$273.00
027-160-018-000	FIDGE MATTHEW T & KUERBISSFIDGE JENNIFER DENISE TR	3.98	$55.72
020-100-014-000	FINGERMAN WAYNE A & KARA M TR	3.90	$54.60
025-440-049-000	FINGERMAN WAYNE A & KARA M TR	1.20	$16.80
047-030-027-000	FIRETREE VINEYARDS LLC	4.49	$62.86
047-030-028-000	FIRETREE VINEYARDS LLC	17.86	$250.04
045-300-017-000	FIRKO CLEMENT J & WYMAN LYNN J TR	2.70	$37.80
032-400-019-000	FIRST NAPA LP	1.38	$19.32
017-130-019-000	FISH RANCH LLC	13.95	$195.30
020-350-044-000	FISHER FRED J & JUELLE LAMB TR	9.66	$135.24
020-150-004-000	FISHER FRED J & JUELLE LAMB TR ETAL	31.70	$443.80
034-370-018-000	FISHER MICHAEL L TR	6.27	$87.78
020-370-001-000	FITZWILSON CINDY F TR	4.04	$56.56
021-330-001-000	FLEURY BRIAN L & CLAUDIA TR	11.00	$154.00
030-070-018-000	FLEURY BRIAN L & CLAUDIA TR	6.92	$96.88
039-060-007-000	FLINN JUDY L TR	1.00	$14.00
043-190-005-000	FLOISAND JOHN TR	10.91	$152.74
022-110-020-000	FLORIAN MARK & LYNNE	2.04	$28.56
039-231-001-000	FLOWERS ERIC A & HILLARY M	5.00	$70.00
018-132-003-000	FN LAND LLC	19.43	$272.02
027-470-007-000	FN LAND LLC	11.56	$161.84
027-470-025-000	FN LAND LLC	35.26	$493.64
027-480-033-000	FN LAND LLC	29.65	$415.10
027-480-034-000	FN LAND LLC	25.80	$361.20
031-010-013-000	FN LAND LLC	20.99	$293.86
031-020-013-000	FN LAND LLC	6.31	$88.34
047-030-005-000	FN LAND LLC	26.46	$370.44
047-080-001-000	FN LAND LLC	34.73	$486.22
047-080-027-000	FN LAND LLC	67.38	$943.32
052-130-046-000	FN LAND LLC	14.87	$208.18
052-130-049-000	FN LAND LLC	41.23	$577.22
052-130-064-000	FN LAND LLC	31.51	$441.14
017-120-047-000	FNR & TK LLC	1.37	$19.18
039-400-082-000	FOD VINEYARD LLC	12.36	$173.04
034-300-006-000	FOHR RICHARD W AND ELAINE I TR	5.79	$81.06
025-440-040-000	FOLEY FAMILY FARMS LLC	20.29	$284.06
030-190-023-000	FOLEY FAMILY FARMS LLC	8.80	$123.20
031-220-014-000	FOLEY FAMILY FARMS LP	9.93	$139.02
036-010-035-000	FOLEY FAMILY FARMS LP	40.88	$572.32
036-010-036-000	FOLEY FAMILY FARMS LP	22.71	$317.94
039-020-018-000	FOLEY FAMILY FARMS LP	16.28	$227.92
039-040-060-000	FOLEY FAMILY FARMS LP	16.92	$236.88
039-040-062-000	FOLEY FAMILY FARMS LP	31.23	$437.22
047-041-004-000	FOLEY FAMILY FARMS LP	19.91	$278.74
047-041-013-000	FOLEY FAMILY FARMS LP	10.56	$147.84
049-270-014-000	FOLEY FAMILY FARMS LP	108.74	$1,522.36
021-420-045-000	FOLEY FAMILY WINES INC	6.00	$84.00
030-190-004-000	FOLEY FAMILY WINES INC	28.82	$403.48
039-040-061-000	FOLEY FAMILY WINES INC ETAL	26.78	$374.92
018-230-004-000	FOLEY ROBERT D JR & KEHOE KELLI L TR	1.55	$21.70
025-070-029-000	FORMAN VINEYARD LLC	11.50	$161.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-070-035-000	FORNI VINEYARDS LLC	8.00	$112.00
031-050-039-000	FORTUNA VINEYARDS	53.62	$750.68
036-180-004-000	FORTUNATI LLC	8.50	$119.00
032-550-022-000	FOSS VALLEY RANCH LLC	6.87	$96.18
032-560-013-000	FOSSIL PARTNERS LP	14.29	$200.06
025-180-034-000	FOSTER TREVOR & KELLY SHEA	15.11	$211.54
047-100-058-000	FOTINOS NORTH LLC	9.03	$126.42
047-100-057-000	FOTINOS VIVIAN TR ETAL	9.50	$133.00
020-370-033-000	FOTSCH LINDA N	23.11	$323.54
025-400-006-000	FRANCES NICHELINI VINEYARD LLC	36.17	$506.38
025-400-007-000	FRANCES NICHELINI VINEYARD LLC	38.40	$537.60
031-080-009-000	FRANCISCAN VINEYARDS INC	34.33	$480.62
031-080-031-000	FRANCISCAN VINEYARDS INC	172.41	$2,413.74
034-100-017-000	FRANCISCAN VINEYARDS INC	7.40	$103.60
034-320-019-000	FRANCISCAN VINEYARDS INC	10.05	$140.70
032-130-053-000	FRANK FAMILY VINEYARD LLC	63.91	$894.74
030-120-038-000	FRANK FAMILY VINEYARDS LLC	48.60	$680.40
032-130-054-000	FRANK FAMILY VINEYARDS LLC	11.19	$156.66
045-380-002-000	FRANK PAUL & SUSAN TR	4.60	$64.40
030-120-035-000	FRANK RICHARD H TR	24.42	$341.88
011-050-020-000	FREDIANI VINEYARDS LLC	14.60	$204.40
020-150-034-000	FREDIANI VINEYARDS LLC	16.60	$232.40
020-150-042-000	FREDIANI VINEYARDS LLC	37.88	$530.32
020-150-043-000	FREDIANI VINEYARDS LLC	14.79	$207.06
020-310-004-000	FREDIANI VINEYARDS LLC	4.70	$65.80
020-340-001-000	FREDIANI VINEYARDS LLC	17.20	$240.80
020-340-002-000	FREDIANI VINEYARDS LLC	5.50	$77.00
020-340-020-000	FREDIANI VINEYARDS LLC	8.00	$112.00
020-350-040-000	FREDIANI VINEYARDS LLC	15.10	$211.40
035-042-040-000	FREED DAVID I & ELAINE L TR	5.94	$83.16
039-380-034-000	FRIEDKIN MORTON L & AMY ROTHSCHILD	4.81	$67.34
036-070-022-000	FRIEDMAN GARY	3.00	$42.00
035-470-031-000	FRISINGER JAMES E JR & KAREN M TR	14.00	$196.00
027-100-039-000	FROGS LEAP WINERY	12.33	$172.62
027-100-040-000	FROGS LEAP WINERY	28.24	$395.36
030-060-021-000	FROGS LEAP WINERY	36.63	$512.82
030-090-033-000	FROGS LEAP WINERY	13.03	$182.42
009-391-026-000	FRONT ACREAGE 26.8 LLC	26.40	$369.60
021-010-003-000	FROSTFIRE VINEYARDS II LLC	11.15	$156.10
030-190-028-000	FROSTFIRE VINEYARDS LLC	1.10	$15.40
047-160-019-000	FROSTFIRE VINEYARDS LLC	6.75	$94.50
020-120-028-000	FTM INVESTMENTS LP	1.69	$23.66
039-390-010-000	FURTADO CATHERINE J TR	4.24	$59.36
027-340-061-000	FUTO FAMILY LLC	5.34	$74.76
024-282-022-000	G WINE LLC	1.55	$21.70
018-310-002-000	G3 ENTERPRISES INC	80.50	$1,127.00
025-230-013-000	G3 ENTERPRISES INC	111.11	$1,555.54
016-060-014-000	GAFFNEY MARK F TR ETAL	1.38	$19.32
009-470-019-000	GALLAGHER DONALD D & DANA K TR	4.20	$58.80
024-201-023-000	GALLAGHER DOUGLAS D	2.50	$35.00
030-100-001-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$42.00
030-100-019-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$42.00
030-100-020-000	GALLEGOS MAURILIO A & HILDA GLORIA TR	3.00	$42.00
030-080-001-000	GALLERON ALICE A TR ETAL	8.80	$123.20
030-080-047-000	GALLERON PROPERTIES LLC	9.00	$126.00
021-410-035-000	GALLO GLASS REVERSE PLACEHOLDER LLC	5.34	$74.76
018-070-068-000	GALLO VINEYARDS INC	1.40	$19.60
018-070-069-000	GALLO VINEYARDS INC	3.50	$49.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
018-070-071-000	GALLO VINEYARDS INC	96.70	$1,353.80
018-300-036-000	GALLO VINEYARDS INC	11.20	$156.80
018-300-038-000	GALLO VINEYARDS INC	27.60	$386.40
018-300-039-000	GALLO VINEYARDS INC	19.30	$270.20
018-300-050-000	GALLO VINEYARDS INC	17.70	$247.80
018-300-051-000	GALLO VINEYARDS INC	82.50	$1,155.00
032-030-010-000	GALLO WINE SALES OF NEW JERSEY INC	100.68	$1,409.52
032-030-059-000	GALLO WINE SALES OF NEW JERSEY INC	35.06	$490.84
032-030-060-000	GALLO WINE SALES OF NEW JERSEY INC	95.27	$1,333.78
032-030-061-000	GALLO WINE SALES OF NEW JERSEY INC	146.51	$2,051.14
032-030-062-000	GALLO WINE SALES OF NEW JERSEY INC	67.09	$939.26
032-540-001-000	GALLO WINE SALES OF NEW JERSEY INC	99.92	$1,398.88
032-540-015-000	GALLO WINE SALES OF NEW JERSEY INC	26.68	$373.52
009-460-016-000	GAMBLE JAMES A AND STEPHANIE WEEKS	3.14	$43.96
031-070-011-000	GAMBLE LAUNCE L TR	6.84	$95.76
027-360-001-000	GAMBLE MARK D TR	1.90	$26.60
022-140-056-000	GANTNER JOHN M TR ETAL	10.10	$141.40
027-020-013-000	GARDEN AMY W TR ETAL	15.00	$210.00
038-080-005-000	GARDNER JAMES E & DORIS I TR	2.50	$35.00
031-030-016-000	GARGIULO VINEYARD LLC	34.51	$483.14
031-070-038-000	GARGIULO VINEYARD LLC	1.54	$21.56
031-070-039-000	GARGIULO VINEYARD LLC	8.12	$113.68
047-043-020-000	GARNER ABIGAIL M TR	6.50	$91.00
039-232-007-000	GARTON CINDY CHARLENE	2.50	$35.00
039-232-018-000	GARTON MICHAEL P & BEVERLY	7.00	$98.00
039-190-037-000	GARVEY LINDSAY B TR	32.15	$450.10
030-250-013-000	GARVEY PATRICK J & JULIA K TR	40.00	$560.00
027-460-036-000	GARVEY PATRICK J & JULIA KOMES TR	19.21	$268.94
045-380-014-000	GARVEY PAUL T & LINDA L TR ETAL	9.72	$136.08
047-320-004-000	GARVEY PAUL T & LINDA L TR ETAL	12.34	$172.76
032-440-021-000	GASKINS GEORGE W TR	9.60	$134.40
032-440-022-000	GASKINS GEORGE W TR	19.00	$266.00
009-350-048-000	GBC REALTY HOLDINGS LLC	6.63	$92.82
052-130-052-000	GC NAPA PROPERTIES LLC	2.55	$35.70
047-390-019-000	GEE PAUL TEANG TR ETAL	17.34	$242.76
020-340-031-000	GEESLIN KEITH B & PRISCILLA B TR	3.39	$47.46
047-370-011-000	GELTIS ARISTOMENIS M TR	13.75	$192.50
035-480-025-000	GEORGE ALTAMURA JR LLC	5.00	$70.00
036-100-022-000	GEORGE BERT L & CYNDIE ANN TR ETAL	3.27	$45.78
022-210-024-000	GF VINEYARDS LLC	1.76	$24.64
036-170-044-000	GIANT CEDAR LLC	5.84	$81.76
027-210-033-000	GIANT OAK CORP	15.26	$213.64
027-210-036-000	GIANT OAK CORP	20.00	$280.00
047-370-002-000	GIBSON BONNIE DEXTER TR	2.37	$33.18
039-270-001-000	GILBERT CHRISTOPHER LEE & SMITH-GILBERT MICHELLE K	2.50	$35.00
039-270-002-000	GILBERT CHRISTOPHER LEE & SMITH-GILBERT MICHELLE K	2.50	$35.00
047-252-007-000	GIOVANNONI ANTHONY J & JULANE K TR	4.50	$63.00
047-230-042-000	GIOVANNONI CAROL TR ETAL	41.00	$574.00
034-160-027-000	GIOVANNONI MICHAEL D AND CATHERINE H TR	10.00	$140.00
039-400-005-000	GITTINGS SAMUEL E III TR	18.80	$263.20
025-042-029-000	GLENDALE RANCH VINEYARDS LLC	59.91	$838.74
036-140-066-000	GLOBAL AG PROPERTIES II USA LLC	41.03	$574.42
036-140-067-000	GLOBAL AG PROPERTIES II USA LLC	31.46	$440.44
036-150-062-000	GLOBAL AG PROPERTIES II USA LLC	39.09	$547.26
036-160-025-000	GLOBAL AG PROPERTIES II USA LLC	32.21	$450.94
036-180-050-000	GLOBAL AG PROPERTIES II USA LLC	38.89	$544.46
057-340-002-000	GLOBAL AG PROPERTIES II USA LLC	141.91	$1,986.74
018-210-012-000	GLOBAL AG PROPERTIES USA LLC	90.66	$1,269.24

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
018-210-014-000	GLOBAL AG PROPERTIES USA LLC	57.32	$802.48
018-260-014-000	GLOBAL AG PROPERTIES USA LLC	86.88	$1,216.32
018-260-024-000	GLOBAL AG PROPERTIES USA LLC	181.08	$2,535.12
018-260-026-000	GLOBAL AG PROPERTIES USA LLC	55.24	$773.36
018-270-011-000	GLOBAL AG PROPERTIES USA LLC	81.20	$1,136.80
047-120-002-000	GLOBAL AG PROPERTIES USA LLC	238.02	$3,332.28
047-120-003-000	GLOBAL AG PROPERTIES USA LLC	5.12	$71.68
032-500-022-000	GLORIAFELIX ROSA ELENA SUC TR	5.00	$70.00
047-252-005-000	GOEL DHARAM ETAL TR	14.65	$205.10
036-140-024-000	GOLDBERG EVAN & CYNTHIA TR	4.62	$64.68
039-100-001-000	GOLDEN STATE INCOME FUND IV LLC	7.75	$108.50
027-120-016-000	GOLDEN-AMERICA INC	3.50	$49.00
009-670-017-000	GOLDFARB STEVEN H & LINDA S TR	6.87	$96.18
030-300-042-000	GOLDIN INVESTMENT I INC	13.46	$188.44
039-190-058-000	GOLDMAN JONATHAN S TR	4.92	$68.88
039-280-018-000	GOLDMAN JONATHAN S TR	8.00	$112.00
033-040-057-000	GOLDVISTA HOLDINGS LLC	45.50	$637.00
032-150-054-000	GOMEZ THOMAS W JR TR ETAL	14.00	$196.00
039-060-023-000	GOOD NITE INN SEA WORLD PARTNERS	1.15	$16.10
020-210-003-000	GOODBY JEFFREY ALAN TR ETAL	6.90	$96.60
033-220-002-000	GORDON DONALD W & CHRISTIN TR ETAL	46.98	$657.72
033-220-005-000	GORDON DONALD W & CHRISTIN TR ETAL	20.00	$280.00
052-130-063-000	GORDON FAMILY VINEYARDS LLC	7.90	$110.60
032-160-082-000	GOYAL GEETESH & SATJEET K	3.86	$54.04
049-050-014-000	GRAGG LAWRENCE M AND CHUTARATNA TR	4.00	$56.00
039-140-026-000	GRASSI MARK ANTHONY & JAMI LEE TR	1.93	$27.02
018-210-005-000	GRATUS VINEYARDS LP	10.40	$145.60
035-061-002-000	GRAVES MARY W ETAL TR	1.20	$16.80
027-120-022-000	GRECH NANCY TR ETAL	9.00	$126.00
027-320-013-000	GREEN CONSTANCE E	1.45	$20.30
030-280-012-000	GREEN JULIE TR ETAL	12.00	$168.00
027-210-005-000	GREER ROBERT W & CYNTHIA PENTURELLI TR ETAL	3.14	$43.96
030-200-058-000	GREY SAND BEACH LLC	1.82	$25.48
027-411-004-000	GRGICH HILLS CELLAR	12.90	$180.60
027-412-001-000	GRGICH HILLS CELLAR	21.00	$294.00
027-470-032-000	GRGICH HILLS CELLAR	30.27	$423.78
027-470-033-000	GRGICH HILLS CELLAR	8.80	$123.20
047-130-001-000	GRGICH HILLS CELLAR	64.30	$900.20
057-070-017-000	GRGICH HILLS CELLAR	121.44	$1,700.16
045-230-009-000	GRIGSBY ERIC JEROME & ROCCA MARY FRANCES	9.50	$133.00
031-050-053-000	GROTH VINEYARDS AND WINERY LLC	46.56	$651.84
031-050-054-000	GROTH VINEYARDS AND WINERY LLC	44.12	$617.68
034-200-013-000	GROTH VINEYARDS AND WINERY LLC	19.95	$279.30
034-211-017-000	GROTH VINEYARDS AND WINERY LLC	7.94	$111.16
034-211-055-000	GROTH VINEYARDS AND WINERY LLC	9.62	$134.68
035-120-036-000	GRR VINEYARD LLC ETAL	20.62	$288.68
035-390-008-000	GRUEBELE RANDALL WILLIAM & ELLEN LOUISE TR	4.96	$69.44
036-070-027-000	GRUPALO DONALD PAUL & DOLORES ANITA TR	5.78	$80.92
011-351-033-000	GUARINO ALBERTO M & ROSEMARY OLVERA TR	2.00	$28.00
011-351-031-000	GUARINO JOHN A	2.00	$28.00
011-351-012-000	GUARINO NICOLA A TR ETAL	2.00	$28.00
011-351-028-000	GUBEL GUSTAVO TR	1.75	$24.50
039-260-016-000	GUCK NINA E TR	1.23	$17.22
045-310-057-000	GULASH JOSEPH N & ALEXIS TR	3.00	$42.00
045-170-006-000	GUTTERSEN SHAWN P & COSTANZA PERAGLIE TR	4.15	$58.10
031-170-016-000	GV ACQUISITION COMPANY LLC	14.90	$208.60
038-050-001-000	GV LLC	4.96	$69.44
017-130-060-000	GVI REVERSE PLACEHOLDER LLC	34.26	$479.64

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
017-130-061-000	GVI REVERSE PLACEHOLDER LLC	32.78	$458.92
030-260-004-000	GVI REVERSE PLACEHOLDER LLC	29.71	$415.94
032-540-029-000	GVI REVERSE PLACEHOLDER LLC	20.48	$286.72
047-320-030-000	GVI REVERSE PLACEHOLDER LLC	39.30	$550.20
017-230-005-000	H B VINEYARDS	6.00	$84.00
039-270-020-000	H DE V LLC	10.20	$142.80
039-270-021-000	H DE V LLC	13.20	$184.80
031-100-006-000	H&H VINEYARDS LLC	17.17	$240.38
031-100-012-000	H&H VINEYARDS LLC	16.71	$233.94
031-100-013-000	H&H VINEYARDS LLC	8.21	$114.94
031-100-020-000	H&H VINEYARDS LLC	9.00	$126.00
031-100-021-000	H&H VINEYARDS LLC	13.00	$182.00
024-262-031-000	HABER FAMILY VINEYARDS LLC	2.48	$34.72
038-190-008-000	HABERGER MARK S TR ETAL	4.14	$57.96
011-390-038-000	HACIENDA VINEYARDS LLC	2.40	$33.60
011-390-039-000	HACIENDA VINEYARDS LLC	1.30	$18.20
011-390-040-000	HACIENDA VINEYARDS LLC	2.54	$35.56
011-390-041-000	HACIENDA VINEYARDS LLC	1.44	$20.16
031-220-010-000	HACKETT SARAH FAITH SUC TR	4.89	$68.46
027-160-058-000	HAGEN DREW & SUSAN E TR	2.15	$30.10
052-100-038-000	HAGEN ROAD VINEYARDS LLC	2.09	$29.26
047-120-001-000	HAIRE VINEYARDS LLC	33.73	$472.22
047-380-001-000	HAIRE VINEYARDS LLC	2.50	$35.00
030-300-039-000	HALL 60 AUBERGE LLC	19.41	$271.74
018-140-026-000	HALL HARDESTER LLC	59.70	$835.80
018-140-033-000	HALL HARDESTER LLC	90.65	$1,269.10
027-120-061-000	HALL HIGHWAY 29 WINERY LLC ETAL	17.57	$245.98
047-280-023-000	HALL JAMES M TR ETAL	6.55	$91.70
009-460-012-000	HAMPSON DIRK M & CHARLOTTE C TR	3.56	$49.84
032-530-028-000	HANABI 100 ACRES LLC	3.00	$42.00
022-080-024-000	HANEY R NICHOLAS	2.00	$28.00
031-180-042-000	HANGMAN KEVIN L & CRISTINA E TR	1.00	$14.00
035-031-013-000	HANNA WILLIAM T & CLAUDIA JO TR	9.43	$132.02
035-041-022-000	HANNA WILLIAM T & CLAUDIA JO TR ETAL	19.69	$275.66
039-260-021-000	HANSEN MERWIN J & LISA C TR	1.11	$15.54
035-101-018-000	HANSON-HSIEH VINEYARDS	51.47	$720.58
031-070-007-000	HARBISON JOSEPH F III & PATRICIA A TR	3.05	$42.70
025-020-021-000	HARDIN ALAN TR	12.70	$177.80
025-210-019-000	HARDIN DONALD R TR	32.00	$448.00
018-110-036-000	HARDIN WILLIAM W TR	35.62	$498.68
033-010-056-000	HARDTEN FAMILY VINEYARDS LLC	8.37	$117.18
047-252-017-000	HARGIS DARLEENE L TR	2.00	$28.00
027-490-018-000	HARLAN ESTATE RANCH HOLDINGS	6.85	$95.90
027-490-019-000	HARLAN ESTATE RANCH HOLDINGS I LP	1.62	$22.68
027-490-021-000	HARLAN FAMILY AGRICULTURAL HOLDINGS LP	23.17	$324.38
022-260-003-000	HARLEQUIN ANNEX LLC	6.50	$91.00
047-370-019-000	HARMON DAVID L III	3.60	$50.40
018-080-023-000	HARNEY CHRISTOPHER JOSEPH & CHRISTINA MARINO TR ET	21.38	$299.32
022-010-039-000	HARRELL MISTI LEE TR	22.20	$310.80
032-210-006-000	HARRIS JOHN ROBERT & JESSICA LYNN TR ETAL	3.00	$42.00
032-210-016-000	HARRIS JOHN ROBERT & JESSICA LYNN TR ETAL	4.00	$56.00
027-430-028-000	HARRIS JOSEPH MERLE JR TR ETAL	8.50	$119.00
030-250-006-000	HARRISON WILLIAM M & DEANNA F TR	7.36	$103.04
009-470-023-000	HART WILLIAM & MARGARET K TR	4.00	$56.00
031-060-025-000	HARTER DENNIS W & SHARON K TR	1.77	$24.78
039-620-006-000	HARTWIG GARY & CATHI	1.00	$14.00
050-010-017-000	HASPEL DANIEL JONATHAN & JOSANNA WEEKS TR	1.00	$14.00
034-060-049-000	HAWLEY WILLIAM R & BRANDT-HAWLEY SUSAN TR	14.00	$196.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
009-350-056-000	HAYNE HERITAGE LLC	13.10	$183.40
052-450-001-000	HAYNES VINEYARD LLC	33.40	$467.60
009-450-011-000	HEIM BRIAN E	6.66	$93.24
024-450-009-000	HEISER JAMES B TR	7.30	$102.20
036-150-025-000	HEITZ DAVID T TR	5.41	$75.74
020-210-006-000	HEITZ GARY F AND VIRGINIA C CO-TR	9.39	$131.46
020-210-016-000	HEITZ MARK RANDALL ETAL	9.30	$130.20
020-210-015-000	HEITZ WALTER LEWIS ETAL	1.48	$20.72
022-031-001-000	HEITZ WINE CELLARS	17.10	$239.40
024-332-021-000	HEITZ WINE CELLARS	7.40	$103.60
025-180-013-000	HEITZ WINE CELLARS	32.50	$455.00
030-020-002-000	HEITZ WINE CELLARS	7.16	$100.24
030-020-023-000	HEITZ WINE CELLARS	4.18	$58.52
030-120-020-000	HEITZ WINE CELLARS	16.50	$231.00
030-120-033-000	HEITZ WINE CELLARS	61.60	$862.40
030-120-034-000	HEITZ WINE CELLARS	1.30	$18.20
034-170-016-000	HEITZ WINE CELLARS	43.70	$611.80
030-200-030-000	HEITZ WINE CELLARS ETAL	33.10	$463.40
018-310-003-000	HEITZ WINE CELLARS INC	46.70	$653.80
030-020-022-000	HEITZ WINE CELLERS	1.93	$27.02
009-030-051-000	HELENA VINEDO LLC	1.66	$23.24
045-310-047-000	HENDERSONTOTH JILL TR ETAL	2.95	$41.30
032-540-016-000	HENDRICKSON MARILYN K	8.66	$121.24
045-380-001-000	HENDRICKSON MARILYN K TR	8.00	$112.00
018-230-001-000	HENSZEL ANGELA LOUISE TR	1.85	$25.90
057-100-030-000	HERNANDEZ ELEODORO & NOEMI	5.50	$77.00
036-120-002-000	HERRICK II RANCH LLC	88.94	$1,245.16
018-250-019-000	HESS COLLECTION WINERY	168.54	$2,359.56
018-250-020-000	HESS COLLECTION WINERY	20.89	$292.46
018-250-021-000	HESS COLLECTION WINERY	18.60	$260.40
018-270-014-000	HESS COLLECTION WINERY	5.53	$77.42
018-270-015-000	HESS COLLECTION WINERY	16.51	$231.14
018-270-016-000	HESS COLLECTION WINERY	7.21	$100.94
018-270-017-000	HESS COLLECTION WINERY	59.30	$830.20
018-270-018-000	HESS COLLECTION WINERY	100.53	$1,407.42
021-020-013-000	HIGGINS DANIEL B & SHAW MAIYA E TR	1.17	$16.38
032-540-019-000	HILL DOUGLAS W	25.14	$351.96
043-190-004-000	HILL DOUGLAS W	6.78	$94.92
032-500-014-000	HILL DOUGLAS W ETAL	4.74	$66.36
039-150-085-000	HILL WILLIAM H	26.04	$364.56
039-150-084-000	HILL WILLIAM H ETAL	9.93	$139.02
039-150-086-000	HILL WILLIAM HENRY TR	3.72	$52.08
030-090-044-000	HILLS VINEYARDS	18.25	$255.50
011-351-037-000	HINDSIGHT VINEYARDS LLC	3.42	$47.88
011-351-038-000	HINDSIGHT VINEYARDS LLC	1.84	$25.76
019-030-036-000	HINE RANCH LLC	4.54	$63.56
025-440-005-000	HINSHAW JOHN & JULIA TR	2.38	$33.32
025-440-006-000	HINSHAW JOHN MARK	2.19	$30.66
025-110-049-000	HMS VINEYARDS LLC	4.89	$68.46
039-650-021-000	HNH VISTA PARTNERS LLC	1.00	$14.00
034-350-007-000	HO JAMES K & DOREEN WOO TR	11.31	$158.34
035-470-009-000	HODGES SHANNON TR	4.25	$59.50
011-351-026-000	HOFFMAN JOANNE L TR ETAL	1.75	$24.50
049-310-004-000	HOLBROOK HAROLD L & PHOEBE T TR	1.25	$17.50
030-270-005-000	HOLDEN BEVERLY TR	3.00	$42.00
039-620-005-000	HOLMES MATTHEW F TR	1.00	$14.00
027-460-016-000	HONEST MAN LLC	14.06	$196.84
030-090-003-000	HONIG VINEYARD AND WINERY LLC	39.63	$554.82

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-110-013-000	HOOPES FAMILY WINERY PARTNERS LP	4.47	$62.58
027-570-013-000	HOPE MANAGEMENT LLC	4.27	$59.78
020-420-033-000	HORSESHOE HEIGHTS LLC	7.47	$104.58
027-280-040-000	HORTON FAMILY VINEYARD LLC	14.13	$197.82
039-670-013-000	HOSSFELD SUSAN W TR ETAL	34.10	$477.40
035-460-042-000	HOUSLEY ARTHUR ADAM & MOWRY-HOUSLEY TAMERA DARVE	4.02	$56.28
039-580-016-000	HOUSLEY ARTHUR J & JUDITH A TR	2.00	$28.00
050-342-004-000	HOWARD CHARLES O & PAMELA M TR	1.50	$21.00
024-020-016-000	HOWELL MOUNTAIN VINEYARD COMPANY LLC	1.61	$22.54
024-450-008-000	HOWELL MOUNTAIN VINEYARD COMPANY LLC	5.80	$81.20
034-160-003-000	HQ WINERY LLC	1.29	$18.06
025-080-031-000	HSIH NHH INV LLC	2.74	$38.36
021-030-035-000	HUACO FAMILY VINEYARDS LLC	1.20	$16.80
009-470-010-000	HUBBARD MICHAEL K TR	5.00	$70.00
027-260-010-000	HUDSON DONALD LLOYD & KATHLEEN SEIM TR	1.50	$21.00
047-070-023-000	HUDSONIA LLC	98.77	$1,382.78
050-380-019-000	HUDSONIA LLC	90.11	$1,261.54
039-590-004-000	HUFNAGL GUNTHER & GRANDFIELD SHEILA TR	6.33	$88.62
024-040-002-000	HUGHES LOYAL H JR & LINDA L	5.20	$72.80
050-372-008-000	HULET DEBORAH JAYNE & JEFFERSON RICHARD TR	1.50	$21.00
052-460-032-000	HUMBLE ROBERSON JR	1.00	$14.00
039-600-016-000	HUMPHREY JOHN C & JANIE V TR	1.60	$22.40
021-040-014-000	HUNDRED ACRE WINE ESTATE LLC	8.60	$120.40
030-060-054-000	HUNEEUS CHANTRE PROPERTIES LLC	45.65	$639.10
030-060-060-000	HUNEEUS CHANTRE PROPERTIES LLC	5.60	$78.40
016-130-023-000	HUNT KYLE & KATHRYN	2.50	$35.00
047-272-017-000	HUNTER HOLDINGS II LLC	13.20	$184.80
011-260-011-000	HURD PETER S & DIANE TSUKAMOTO TR ETAL	13.65	$191.10
030-190-012-000	HURT WILLIAM LON & HOLLY JOY TR ETAL	5.88	$82.32
039-630-006-000	HUSIC FRANK J & JULIE A TR	4.40	$61.60
039-640-008-000	HUSIC FRANK J & JULIE A TR	4.62	$64.68
047-300-010-000	HYDE LAURENCE W AND ELZBIETA TR	9.00	$126.00
025-270-022-000	HYPERION INVESTMENTS LLC	38.56	$539.84
025-270-025-000	HYPERION VINEYARD HOLDINGS LLC	65.40	$915.60
031-170-004-000	ILSLEY DAVID J ETAL	2.47	$34.58
032-530-023-000	ILSLEY JANICE E TR ETAL	22.40	$313.60
043-061-023-000	INFINITE LEISURE LLC	16.50	$231.00
043-061-024-000	INFINITE LEISURE LLC	6.00	$84.00
050-342-006-000	IRONWOODS VENTURES LLC	3.79	$53.06
036-110-027-000	ISAAC LLC	23.50	$329.00
047-230-019-000	IUND DAVID E & LINDA D TR	1.00	$14.00
047-230-020-000	IUND DAVID E & LINDA D TR	1.00	$14.00
047-230-013-000	IUND DAVID E & LINDA D TR ETAL	19.25	$269.50
047-230-035-000	IUND DAVID E TR ETAK & LINDA D TR	6.25	$87.50
047-230-036-000	IUND DAVID E TR ETAK & LINDA D TR	2.25	$31.50
050-342-008-000	IVANOFF ALEXANDER E & SHARON L TR	1.10	$15.40
036-140-058-000	J&J RIVER ROCK VINEYARDS LLC	63.75	$892.50
036-140-059-000	J&J RIVER ROCK VINEYARDS LLC	47.44	$664.16
034-350-004-000	JACKSON FAMILY ESTATES 1 LLC	1.74	$24.36
034-350-006-000	JACKSON FAMILY ESTATES 1 LLC	22.06	$308.84
034-350-030-000	JACKSON FAMILY ESTATES 1 LLC	37.57	$525.98
031-080-005-000	JACKSON FAMILY ESTATES I LLC	40.70	$569.80
022-140-057-000	JACKSON FAMILY INVESTMENTS III	23.71	$331.94
020-360-024-000	JACKSON FAMILY INVESTMENTS III LLC	16.35	$228.90
020-450-022-000	JACKSON FAMILY INVESTMENTS III LLC	10.48	$146.72
022-130-024-000	JACKSON FAMILY INVESTMENTS III LLC	2.16	$30.24
022-250-009-000	JACKSON FAMILY INVESTMENTS III LLC	35.27	$493.78
024-300-015-000	JACKSON FAMILY INVESTMENTS III LLC	66.61	$932.54

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
024-350-019-000	JACKSON FAMILY INVESTMENTS III LLC	16.54	$231.56
024-350-022-000	JACKSON FAMILY INVESTMENTS III LLC	1.88	$26.32
024-350-023-000	JACKSON FAMILY INVESTMENTS III LLC	9.14	$127.96
034-350-034-000	JACKSON FAMILY INVESTMENTS III LLC	6.14	$85.96
034-350-044-000	JACKSON FAMILY INVESTMENTS III LLC	22.64	$316.96
022-200-005-000	JACKSON FAMILY INVESTMENTS III LLC ETAL	5.23	$73.22
022-200-025-000	JACKSON FAMILY INVESTMENTS III LLC ETAL	9.24	$129.36
031-080-006-000	JACKSON FAMILY INVESTMENTS LLC	13.26	$185.64
031-100-005-000	JACKSON FAMILY INVESTMENTS LLC	4.46	$62.44
035-470-003-000	JACKSON GLENN E & LABRIE-JACKSON ROBIN L TR	2.58	$36.12
047-310-006-000	JACOBS JAY B AND AMELIA MAXINE TR	7.51	$105.14
047-041-020-000	JAFW VINEYARDS LLC	4.00	$56.00
059-010-020-000	JAFW VINEYARDS LLC	34.68	$485.52
052-380-035-000	JAGER RICHARD E & JOAN M TR	2.30	$32.20
052-400-023-000	JAGER RICHARD E & JOAN M TR	1.40	$19.60
059-020-053-000	JAMCAN LLC	23.83	$333.62
018-050-048-000	JANZEN CLAUS DETLEV G & DIANE L TR	5.20	$72.80
033-360-009-000	JARVIS WILLIAM E & LETICIA A TR	25.01	$350.14
020-100-030-000	JASUD ESTATE LLC	14.33	$200.62
030-190-002-000	JD ESTATE VINEYARDS LLC	2.05	$28.70
017-160-060-000	JDL PROPERTY MANAGEMENT LLC	2.81	$39.34
039-680-004-000	JEEP SHED LLC	7.30	$102.20
039-680-005-000	JEEP SHED LLC	19.58	$274.12
034-100-035-000	JENNINGS ROBERT JOHNSTON & CHRISTINA FAYE ANDREWS	11.50	$161.00
025-440-007-000	JEP LLC	15.00	$210.00
025-440-031-000	JIMMY NIK RANCH LLC	5.50	$77.00
032-400-031-000	JINKS SUSAN J TR	7.50	$105.00
031-180-043-000	JITNER LAWRENCE SPENCER ETAL	4.00	$56.00
027-100-046-000	JKG-B LLC	5.58	$78.12
027-100-047-000	JKG-C LLC	4.51	$63.14
036-160-019-000	JNJ VINEYARDS LLC	12.00	$168.00
027-020-070-000	JOEL GOTT WINES LLC	5.61	$78.54
047-042-021-000	JOFFE ADAM & JANIE	4.60	$64.40
039-310-028-000	JOHANSON ROBERT H & MARJO TR	1.50	$21.00
027-100-038-000	JOHN AK-B LLC	16.71	$233.94
030-300-005-000	JOHN UMBER ESTATE LLC	3.37	$47.18
027-460-023-000	JOHNSON JULIE A TR	9.06	$126.84
027-460-024-000	JOHNSON JULIE A TR	1.37	$19.18
039-190-006-000	JOHNSON MICHAEL L & MARIAN H TR	9.00	$126.00
017-160-036-000	JOHNSON R EDWARD & POLLY P TR	17.96	$251.44
018-310-050-000	JOHNSON REVERDY TR	4.42	$61.88
034-200-006-000	JOHNSON THOMAS CHARLES & CLAUDIA TRIEMAN TR	3.00	$42.00
039-130-019-000	JONES CLINTON & KIMBERLY	1.75	$24.50
021-010-070-000	JONES E RICHARD TR ETAL	8.43	$118.02
047-280-006-000	JONES ROBERT E & DARLENE L TR ETAL	14.70	$205.80
052-170-028-000	JONES ROBERT E AND DARLENE L CO-TR	6.50	$91.00
025-080-041-000	JONES SANDRA	1.01	$14.14
039-231-004-000	JONES WESLEY & SWAIN EMMA	1.40	$19.60
039-100-008-000	JORDAN ROBERT TR	2.00	$28.00
036-070-009-000	JORDAN THOMAS J & MELINDA S TR	3.58	$50.12
025-070-058-000	JOSEPH PHELPS VINEYARDS LLC	95.34	$1,334.76
025-410-005-000	JOSEPH PHELPS VINEYARDS LLC	10.91	$152.74
025-410-006-000	JOSEPH PHELPS VINEYARDS LLC	9.22	$129.08
027-210-027-000	JOSEPH PHELPS VINEYARDS LLC	33.48	$468.72
031-050-074-000	JOSEPH PHELPS VINEYARDS LLC	20.30	$284.20
032-400-005-000	JOSEPH PHELPS VINEYARDS LLC	29.05	$406.70
032-400-030-000	JOSEPH PHELPS VINEYARDS LLC	8.65	$121.10
034-170-015-000	JOSEPH PHELPS VINEYARDS LLC	48.14	$673.96

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
034-190-043-000	JOSEPH PHELPS VINEYARDS LLC	36.82	$515.48
046-370-029-000	JOSEPH PHELPS VINEYARDS LLC	91.48	$1,280.72
017-140-003-000	JUSTIN VINEYARDS & WINERY LLC	29.92	$418.88
025-200-050-000	JUSTIN VINEYARDS & WINERY LLC	69.13	$967.82
036-160-011-000	K & G VINEYARDS LLC	38.27	$535.78
036-160-012-000	K & G VINEYARDS LLC	34.25	$479.50
034-160-020-000	KALAMARAS JOHN & LYSA TR	4.57	$63.98
017-210-029-000	KALARIS FAMILY VINEYARD LLC	10.50	$147.00
031-180-047-000	KAPCSANDY FAMILY LLC	13.73	$192.22
039-400-081-000	KAPLAN JAMES L & ELLEN A TR	7.23	$101.22
039-660-018-000	KAUFMAN RICHARD H & JENNIFER R TR ETAL	1.24	$17.36
032-550-007-000	KAUNG GORDON KAUNG-OO & LILLIAN FEE-LWIN	2.50	$35.00
039-190-055-000	KB01 LLC ETAL	7.69	$107.66
022-140-027-000	KEENAN MICHAEL C	4.68	$65.52
022-150-035-000	KEENAN MICHAEL C	17.50	$245.00
022-150-036-000	KEENAN MICHAEL C	24.54	$343.56
022-150-026-000	KEENAN VINEYARDS LLC	8.96	$125.44
034-150-016-000	KEEVER WILLIAM L & OLGA TR ETAL	5.49	$76.86
034-150-036-000	KEILMAN GUY T & MARY M TR	3.44	$48.16
030-260-029-000	KELHAM SUSANNA ROGERS TR ETAL	6.00	$84.00
027-500-037-000	KELHAM VINEYARDS GROWERS LLC	43.65	$611.10
027-500-016-000	KELHAM WILLIAM TR	3.53	$49.42
027-500-036-000	KELHAM WILLIAM TR	2.61	$36.54
027-500-034-000	KELLEHER DONALD J AND DONNA B TR	10.00	$140.00
022-034-006-000	KELLER PAUL R JR TR ETAL	50.90	$712.60
036-070-037-000	KELLER THOMAS A TR	3.05	$42.70
041-490-005-000	KELLEY DAVID J & CATHERINE C TR	1.70	$23.80
035-470-035-000	KELLY GENE & PAULA J TR	7.50	$105.00
017-230-001-000	KENEFICK CHRISTOPHER T ETAL	17.40	$243.60
017-230-002-000	KENEFICK CHRISTOPHER T ETAL	19.10	$267.40
017-230-003-000	KENEFICK CHRISTOPHER T ETAL	10.60	$148.40
017-230-029-000	KENEFICK CHRISTOPHER T ETAL	18.90	$264.60
018-050-020-000	KENEFICK CHRISTOPHER T ETAL	11.40	$159.60
020-340-007-000	KENEFICK CHRISTOPHER T ETAL	32.20	$450.80
020-340-018-000	KENEFICK CHRISTOPHER T ETAL	8.50	$119.00
033-110-015-000	KENZO ESTATE INC	10.10	$141.40
033-110-061-000	KENZO ESTATE INC	4.16	$58.24
033-110-074-000	KENZO ESTATE INC	42.03	$588.42
033-110-075-000	KENZO ESTATE INC	8.15	$114.10
033-130-045-000	KENZO ESTATE INC	18.04	$252.56
033-190-016-000	KENZO ESTATE INC	45.65	$639.10
033-380-001-000	KENZO ESTATE INC	21.27	$297.78
033-380-004-000	KENZO ESTATE INC	2.00	$28.00
033-380-008-000	KENZO ESTATE INC	8.11	$113.54
022-060-003-000	KERNBERGERMACKENZIE HEATHER	5.85	$81.90
020-340-027-000	KERWIN ESTATE LLC	9.65	$135.10
020-340-030-000	KERWIN ESTATE LLC	37.54	$525.56
034-320-020-000	KHALEDI REAL ESTATE ASSOCIATES 2003 LLC	21.79	$305.06
017-200-006-000	KIA VENTURES LLC ETAL	4.80	$67.20
021-380-014-000	KIRKHAM CODY GILLETTE TR ETAL	5.69	$79.66
021-380-025-000	KIRKHAM CODY GILLETTE TR ETAL	23.06	$322.84
032-500-021-000	KISER PAUL L & TERRI A	5.00	$70.00
047-030-030-000	KISER PROPERTIES LTD	44.90	$628.60
020-180-031-000	KITCHEN TABLE LLC	30.80	$431.20
039-010-005-000	KITOKO VINEYARDS LLC	11.75	$164.50
050-010-018-000	KJ NAPA ENTERPRISES LLC	3.79	$53.06
022-110-007-000	KLEIN TERRY H & NANCY TR	10.00	$140.00
021-351-001-000	KLETTER EVAN TR ETAL	15.81	$221.34

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
017-010-041-000	KNIGHTON FAMILY VINEYARD LLC	3.44	$48.16
047-220-001-000	KNITTEL GREGORY SCOTT TR	2.60	$36.40
036-190-026-000	KNOLLWOOD VINEYARDS	20.50	$287.00
021-010-060-000	KODO INC	17.25	$241.50
024-300-078-000	KODO INC	3.24	$45.36
027-100-043-000	KODO INC	1.10	$15.40
027-100-044-000	KODO INC	1.10	$15.40
027-190-001-000	KODO INC	1.41	$19.74
027-440-007-000	KODO INC	4.48	$62.72
025-020-023-000	KOKO NOR CORPORATION	49.34	$690.76
025-020-027-000	KOKO NOR CORPORATION	8.71	$121.94
025-020-028-000	KOKO NOR CORPORATION	30.89	$432.46
027-100-030-000	KOMES JOHN A & MARTHA I TR	3.20	$44.80
027-260-022-000	KOMES JOHN A & MARTHA I TR	2.29	$32.06
027-260-023-000	KOMES JOHN A & MARTHA I TR	1.91	$26.74
052-030-067-000	KONGSGAARD ALEXANDER TR	6.20	$86.80
031-180-052-000	KOPF VINEYARDS LLC	15.52	$217.28
034-060-076-000	KOPF VINEYARDS LLC	17.59	$246.26
022-100-013-000	KORTE RANCH LP	15.50	$217.00
024-450-013-000	KRAUSZ F RON & SUSAN C TR ETAL	12.11	$169.54
052-140-001-000	KRUEGER DAVID M & CATHERINE M	3.75	$52.50
049-110-011-000	KRUPP JAN R & JANICE D TR ETAL	8.80	$123.20
027-360-018-000	KT WINECO LLC	7.30	$102.20
052-100-016-000	KUEHL JOHN D & KUELHL TIFFANY A TR	1.77	$24.78
022-060-001-000	LA DOLCETTA LLC	6.22	$87.08
022-180-017-000	LA PERLA RANCH LLC	31.38	$439.32
022-180-058-000	LA PERLA RANCH LLC	78.80	$1,103.20
047-130-006-000	LABCAR INC	15.40	$215.60
047-230-011-000	LABCAR INC	42.66	$597.24
047-230-045-000	LABCAR INC	98.30	$1,376.20
047-230-046-000	LABCAR INC	39.70	$555.80
027-260-014-000	LABRY EDWARD A III TR	2.91	$40.74
018-230-011-000	LAELIUS WINEGROWING LLC	14.10	$197.40
020-020-001-000	LAELIUS WINEGROWING LLC	4.72	$66.08
036-170-038-000	LAGI LLC	44.00	$616.00
057-070-012-000	LAGI LLC	30.00	$420.00
034-100-018-000	LAGIER STEPHEN T & MEREDITH CAROLE P	4.02	$56.28
024-450-005-000	LAIL JON A & ROBIN D	2.63	$36.82
027-422-001-000	LAIL ROBIN D TR ETAL	2.07	$28.98
035-041-027-000	LAIRD JUSTIN D	7.00	$98.00
020-170-002-000	LAIRD JUSTIN D TR ETAL	17.39	$243.46
039-600-017-000	LAIRD KENNETH E & GAIL TR	30.50	$427.00
030-250-025-000	LAIRD KENNETH E & GAIL S TR	35.43	$496.02
031-030-017-000	LAIRD KENNETH E & GAIL S TR	67.10	$939.40
031-030-018-000	LAIRD KENNETH E & GAIL S TR	92.00	$1,288.00
035-031-033-000	LAIRD KENNETH E & GAIL S TR	40.85	$571.90
036-190-018-000	LAIRD KENNETH E & GAIL S TR	70.00	$980.00
039-190-052-000	LAIRD KENNETH E & GAIL S TR	42.00	$588.00
021-040-023-000	LAIRD KENNETH E & GAIL TR	32.50	$455.00
035-031-031-000	LAIRD KENNETH E & GAIL TR	70.50	$987.00
035-031-032-000	LAIRD KENNETH E & GAIL TR	36.00	$504.00
036-140-081-000	LAIRD KENNETH E & GAIL TR	80.00	$1,120.00
036-160-009-000	LAIRD KENNETH E & GAIL TR	38.63	$540.82
036-470-011-000	LAIRD KENNETH E & GAIL TR	32.32	$452.48
036-470-012-000	LAIRD KENNETH E & GAIL TR	13.00	$182.00
038-180-010-000	LAIRD KENNETH E & GAIL TR	29.00	$406.00
038-440-016-000	LAIRD KENNETH E & GAIL TR	7.40	$103.60
038-440-018-000	LAIRD KENNETH E & GAIL TR	14.00	$196.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-100-019-000	LAIRD KENNETH E & GAIL TR	9.00	$126.00
047-100-045-000	LAIRD KENNETH E & GAIL TR	33.00	$462.00
047-100-046-000	LAIRD KENNETH E & GAIL TR	9.70	$135.80
047-100-048-000	LAIRD KENNETH E & GAIL TR	56.00	$784.00
047-251-004-000	LAIRD KENNETH E & GAIL TR	18.00	$252.00
047-280-015-000	LAIRD KENNETH E & GAIL TR	25.00	$350.00
047-290-020-000	LAIRD KENNETH E & GAIL TR	22.20	$310.80
057-070-013-000	LAIRD KENNETH E & GAIL TR	24.99	$349.86
057-090-066-000	LAIRD KENNETH E & GAIL TR	35.25	$493.50
034-190-033-000	LAIRD KENNETH E & GAIL TR ETAL	47.58	$666.12
035-480-001-000	LAIRD KENNETH E & GAIL TR ETAL	104.16	$1,458.24
007-027-002-000	LAIRD REBECCA A TR ETAL	52.00	$728.00
033-070-052-000	LAMB FAMILY VINEYARDS LLC	22.40	$313.60
021-320-014-000	LAMB JENNIFER Z TR	4.54	$63.56
018-150-018-000	LAMBENTZ VINEYARDS LLC	13.25	$185.50
049-242-015-000	LAMBERT BLAIR W & PARIE E TR	1.80	$25.20
049-242-024-000	LAMBERT BLAIR W & PARIE E TR	4.00	$56.00
039-140-029-000	LAMONICA DAVID J & MARY A	1.25	$17.50
039-140-008-000	LAMONICA DAVID TR	1.50	$21.00
039-590-003-000	LAMONICA SAM J & NANCY TR	9.00	$126.00
034-190-018-000	LAMOREAUX PHILLIP TR ETAL	12.38	$173.32
017-230-027-000	LANTZ PROPERTIES III LLC	6.71	$93.94
017-230-028-000	LANTZ PROPERTIES III LLC	14.79	$207.06
030-050-028-000	LARKIN MARGARET G TR	1.08	$15.12
020-240-009-000	LARKMEAD VINEYARDS	12.05	$168.70
021-010-071-000	LARKMEAD VINEYARDS	26.26	$367.64
021-010-073-000	LARKMEAD VINEYARDS	7.68	$107.52
009-100-025-000	LARSEN SLOAN CHRISTIAN ETAL	1.50	$21.00
018-120-015-000	LARSON RICHARD A TR	4.20	$58.80
047-290-031-000	LAS AMIGAS PARTNERS LLC	10.00	$140.00
030-070-008-000	LAUREL FELDI ESTATE LLC	5.31	$74.34
021-200-001-000	LAURENT THEODORE E SUC TR	8.17	$114.38
021-200-002-000	LAURENT THEODORE E SUC TR	11.28	$157.92
021-420-018-000	LAWRENCE FAMILY VINEYARDS LLC	11.06	$154.84
021-420-036-000	LAWRENCE FAMILY VINEYARDS LLC	6.30	$88.20
021-420-037-000	LAWRENCE FAMILY VINEYARDS LLC	9.48	$132.72
033-370-018-000	LAWRENCE SANDRA TR	1.91	$26.74
020-300-073-000	LAWRENCE WINE ESTATES LLC	38.57	$539.98
039-190-051-000	LAWRENCE WINE ESTATES LLC	18.11	$253.54
035-470-004-000	LAZARE VINEYARDS LLC	1.72	$24.08
050-371-004-000	LE MAS LLC	1.21	$16.94
050-371-007-000	LE MAS LLC	3.06	$42.84
021-072-045-000	LEDEROUT LAURA ETAL TR ETAL	29.12	$407.68
021-353-003-000	LEE E TITUS & SONS LTD	11.37	$159.18
021-353-013-000	LEE E TITUS & SONS LTD	26.18	$366.52
052-100-041-000	LEE STEPHEN T & TERRI L TR	3.45	$48.30
047-150-021-000	LEE VINEYARDS LLC	3.00	$42.00
047-150-022-000	LEE VINEYARDS LLC	1.00	$14.00
047-150-023-000	LEE VINEYARDS LLC	6.16	$86.24
047-150-024-000	LEE VINEYARDS LLC	11.34	$158.76
047-150-025-000	LEE VINEYARDS LLC	3.00	$42.00
027-450-022-000	LEEDS FRANK E & ELIZABETH W TR ETAL	29.20	$408.80
017-222-006-000	LEHANE CHRISTOPHER S & EVANS ANDREA C TR	1.65	$23.10
027-120-034-000	LENAIA VINEYARD LLC	7.05	$98.70
021-356-001-000	LEONARDINI FAMILY VINEYARDS LLC	10.60	$148.40
027-100-012-000	LEONARDINI FAMILY VINEYARDS LLC	18.42	$257.88
027-560-002-000	LEONARDINI FAMILY VINEYARDS LLC	12.62	$176.68
030-080-049-000	LEONARDINI FAMILY VINEYARDS LLC	20.80	$291.20

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-400-079-000	LEONARDINI FAMILY VINEYARDS LLC	19.16	$268.24
020-430-024-000	LERNER LLC	10.90	$152.60
032-500-007-000	LEVINE SAUL TR ETAL	14.00	$196.00
031-040-027-000	LEVY JILL M	10.76	$150.64
031-160-025-000	LINCOLN-MONDAVI VINEYARD 6 LLC	5.23	$73.22
031-160-024-000	LINCOLN-MONDAVI VINEYARD 72 LLC	19.55	$273.70
052-030-012-000	LINDSTAD DANIEL ETAL TR	10.19	$142.66
049-190-014-000	LINSTAD DANIEL E	1.45	$20.30
049-190-017-000	LINSTAD DANIEL E	1.42	$19.88
017-130-003-000	LION NATHAN USA INC	1.24	$17.36
017-130-004-000	LION NATHAN USA INC	11.20	$156.80
017-130-042-000	LION NATHAN USA INC	42.37	$593.18
027-381-008-000	LION NATHAN USA INC	12.31	$172.34
027-411-005-000	LION NATHAN USA INC	20.61	$288.54
035-490-008-000	LION NATHAN USA INC	49.80	$697.20
035-490-013-000	LION NATHAN USA INC	8.04	$112.56
035-490-014-000	LION NATHAN USA INC	9.35	$130.90
024-040-016-000	LIPARITA LLC	1.13	$15.82
032-150-035-000	LISOWSKI CRAIG & KAREN TR	9.75	$136.50
032-160-077-000	LIU CHENGMIN	1.99	$27.86
031-070-004-000	LJ TRUST COMPANY LLC TR	1.97	$27.58
030-100-016-000	LMR WINE ESTATES LLC	18.40	$257.60
030-100-017-000	LMR WINE ESTATES LLC	10.61	$148.54
009-030-036-000	LOHR RED 50/50 LP	21.69	$303.66
034-060-004-000	LOKOYA VINEYARDS	1.61	$22.54
034-060-020-000	LOKOYA VINEYARDS	10.40	$145.60
034-060-032-000	LOKOYA VINEYARDS	4.60	$64.40
034-360-020-000	LOKOYA VINEYARDS	1.00	$14.00
027-040-037-000	LONG MEADOW RANCH PARTNERS LP	1.00	$14.00
027-040-038-000	LONG MEADOW RANCH PARTNERS LP	1.16	$16.24
027-040-041-000	LONG MEADOW RANCH PARTNERS LP	5.31	$74.34
027-430-020-000	LONG MEADOW RANCH PARTNERS LP	7.23	$101.22
027-430-025-000	LONG MEADOW RANCH PARTNERS LP	1.16	$16.24
032-170-044-000	LONGHORN RIDGE VINEYARD LLC	8.00	$112.00
027-260-015-000	LONGMAN NEIL & BILJANA KORAC	2.40	$33.60
032-400-027-000	LONGWING VINEYARDS LLC	2.62	$36.68
039-270-010-000	LONGWOOD RANCH INC	97.18	$1,360.52
021-010-080-000	LOOKING GLASS VINEYARD LLC	14.27	$199.78
022-130-011-000	LOOKING GLASS VINEYARD LLC	3.93	$55.02
032-170-035-000	LOOMIS JEFFREY D	1.50	$21.00
017-060-013-000	LORACK STEPHEN & EBERWEIN KAREN TR	1.61	$22.54
036-190-029-000	LOSEY ROBERT P & MARGARET R TR	2.00	$28.00
036-190-030-000	LOSEY ROBERT P & MARGARET R TR	10.75	$150.50
032-170-034-000	LOVE KALHOR VINES LLC	2.00	$28.00
035-031-018-000	LOW MICHAEL F ETAL SUC TR	26.72	$374.08
024-300-077-000	LUCIA ABREU VINEYARD HOWELL MOUNTAIN LLC	10.66	$149.24
038-180-008-000	LUNA PROPERTIES BIG RANCH LLC	14.82	$207.48
011-260-021-000	LUND RYAN D & GINA M	2.20	$30.80
017-160-012-000	LUTHER PABLO & SHERRI TR	3.00	$42.00
032-160-080-000	LUU-FRIDAY THYNANCY & PERRY	1.00	$14.00
011-050-051-000	LUVISIRUIZ DIANE ELIZABETH ETAL TR	2.52	$35.28
011-050-052-000	LUVISIRUIZ DIANE ELIZABETH ETAL TR	12.47	$174.58
017-130-051-000	LYNCH FAMILY VINEYARDS LLC	8.04	$112.56
017-160-002-000	LYNCH FAMILY VINEYARDS LLC	6.77	$94.78
034-030-049-000	LYNNTON ENTERPRISES LP	7.99	$111.86
034-030-050-000	LYNNTON ENTERPRISES LP	4.24	$59.36
033-190-004-000	LYONS RICHARD B TR	17.90	$250.60
034-110-040-000	M & H VINEYARDS INC	15.29	$214.06

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-220-003-000	M A D FAMILY VINEYARD LLC	1.89	$26.46
047-320-001-000	M AND H VINEYARDS INC	114.76	$1,606.64
011-351-018-000	MA VINEYARD PROPERTIES LLC	2.49	$34.86
017-230-020-000	MA VINEYARD PROPERTIES LLC	17.58	$246.12
027-381-017-000	MACDONNELL JANNINE B TR	9.96	$139.44
035-470-024-000	MACHADO MICHAEL ANTHONY & KAYLA MICHELLE	2.31	$32.34
047-370-018-000	MADRIGAL CARLOS SR & VIRGINIA TR	4.80	$67.20
009-470-025-000	MADRONA ESTATE VINEYARD LLC	13.76	$192.64
009-450-009-000	MADRONA RANCH LLC	1.06	$14.84
018-270-022-000	MADRONE KNOLL VINEYARDS LLC	54.60	$764.40
030-080-033-000	MADRONE KNOLL VINEYARDS LLC	5.25	$73.50
009-070-046-000	MAGOWAN PETER A & DEBORAH J TR	4.37	$61.18
009-070-047-000	MAGOWAN PETER A & DEBORAH J TR	2.00	$28.00
009-070-029-000	MAGOWAN PETER A AND DEBORAH J TR	6.00	$84.00
047-090-007-000	MAHONEY FRANCIS VINCENT & KATHLEEN ANNE TR	1.30	$18.20
057-080-020-000	MALDONADO GUADALUPE A & MARIA D TR	4.00	$56.00
039-231-010-000	MALDONADO REGINA TR	1.50	$21.00
049-100-007-000	MALIN JOHN S TR	1.00	$14.00
032-400-028-000	MALK BRIAN C TR	2.00	$28.00
031-070-017-000	MAM FAMILY HOME LLC	2.32	$32.48
018-140-003-000	MAMZIRP LLC	40.67	$569.38
047-252-001-000	MAMZIRP LLC	24.92	$348.88
009-470-020-000	MANDARIN VINEYARD LLC	3.66	$51.24
022-070-032-000	MANUEL & MARIA FRIAS VINEYARDS LLC	7.00	$98.00
018-120-039-000	MANZANITA & DOGWOOD LLC	15.55	$217.70
018-180-048-000	MANZANITA & DOGWOOD LLC	9.54	$133.56
018-180-040-000	MANZANITA & DOGWOOD LLC ETAL	8.20	$114.80
034-350-037-000	MARANO RONALD PAUL II ETAL	4.39	$61.46
027-020-081-000	MARLY HOLDINGS LLC	24.98	$349.72
018-120-021-000	MARS ESTATES	3.00	$42.00
018-200-016-000	MARS ESTATES	2.80	$39.20
018-200-023-000	MARS ESTATES	1.40	$19.60
020-010-028-000	MARSTEN DAVID & CATHERINE D TR	3.03	$42.42
027-010-034-000	MARSTON VINEYARD LLC	30.30	$424.20
027-480-026-000	MARTHAS VINEYARD LLC	10.85	$151.90
027-480-028-000	MARTHAS VINEYARD LLC	14.82	$207.48
027-480-029-000	MARTHAS VINEYARD LLC	14.50	$203.00
027-120-020-000	MARTIN CORISON VINEYARD LLC	8.00	$112.00
030-200-057-000	MARTIN GREGORY M & PETRA L TR	7.28	$101.92
045-300-015-000	MARTIN ROBERT R & KAREN A TR	2.36	$33.04
032-030-047-000	MARTINEZ HENRY G JR & MAYRA C TR	17.08	$239.12
032-550-032-000	MARTUCCI RICHARD L SR & CAROL T ETAL	1.45	$20.30
047-120-010-000	MASSARO RAYMOND RUDOLPH & SHIRLEY JO TR	6.76	$94.64
034-170-004-000	MAST RANCH VINEYARD L P	30.91	$432.74
039-130-001-000	MATSCHULLAT ARIANE M H ETAL	1.25	$17.50
035-480-003-000	MATTHIASSON STEPHEN K & KLEIN JILL A TR	2.36	$33.04
017-110-053-000	MAUBERRET REGINA I ETAL SUC TR	19.31	$270.34
011-400-007-000	MAYER SCOTT & LEAH TR	1.75	$24.50
032-510-003-000	MCBRIDE DAVID LOVELAND & CHING LEE TR	1.50	$21.00
047-182-004-000	MCBRIDE SEAN W & JULIANA A	3.67	$51.38
047-190-003-000	MCBRIDE SISTERS COLLECTIONS INC	3.80	$53.20
047-280-019-000	MCCALL STEVEN B ETAL	12.50	$175.00
027-120-024-000	MCCARTHY A BERNARD & JUNE A ETAL	7.67	$107.38
020-410-010-000	MCCLELLAN ROBERT F ETAL	4.58	$64.12
007-011-001-000	MCCUEN GEORGE P & MARIA D TR	2.57	$35.98
025-130-005-000	MCDOWELL W PATRICK TR	7.39	$103.46
032-090-025-000	MCFADDEN DANIEL L & BEVERLEE S TR	2.50	$35.00
030-280-016-000	MCGAH LIMITED PARTNERSHIP	20.97	$293.58

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
009-350-006-000	MCGRATH JOSEPH CHARLES & SYNGAL SONALI TR	3.44	$48.16
052-432-018-000	MCNERNEY SUSAN L TR	1.00	$14.00
025-060-001-000	MCSCHERK GRAPE HOLDINGS LLC	6.55	$91.70
031-050-028-000	MCWILLIAMS MT EDEN LLC	45.30	$634.20
025-110-066-000	MEADOWOOD ASSOCIATES	46.40	$649.60
036-150-055-000	MEDERO FREDERICK RICHARD & JOANNE TRIMBLE TR	6.10	$85.40
021-030-060-000	MEEK MICHAEL D & ROBERTA A	5.00	$70.00
043-190-030-000	MEESE RICHARD A & CHRISTENSEN ELIZABETH K TR	1.67	$23.38
032-560-019-000	MELANSON GREGORY R TR	10.07	$140.98
021-352-041-000	MELKA PHILIPPE & CHERIE TR	1.64	$22.96
036-470-006-000	MENSTON LLC ETAL	4.68	$65.52
030-270-026-000	MERLOT LDVF1 RUTHERFORD LLC	9.32	$130.48
032-030-065-000	METAMORPHOSIS WINES LLC	12.99	$181.86
032-030-066-000	METAMORPHOSIS WINES LLC	21.87	$306.18
009-450-010-000	MEYER ALFRED H JR TR	8.70	$121.80
025-260-040-000	MEYER SUSAN J ETAL	7.08	$99.12
050-361-001-000	MEYKADEH DARIUSH & ALIABADI FARANAK TR	5.43	$76.02
031-100-034-000	MFV I LLC	8.00	$112.00
031-100-035-000	MFV II LLC	1.50	$21.00
034-110-041-000	MIDDLE PATH WINES LLC	8.15	$114.10
047-330-052-000	MIDNIGHT SUN INC III	79.12	$1,107.68
045-330-032-000	MIDORIYA HILLS LLC	1.98	$27.72
027-160-001-000	MILAT MICHAEL R & CAROLYN D TR ETAL	8.60	$120.40
027-160-002-000	MILAT ROBERT M & JOYCE A TR ETAL	10.17	$142.38
027-160-048-000	MILLENNIUM WINERY LLC	16.53	$231.42
052-100-001-000	MILLER DALE D & WANDA L TR	4.30	$60.20
027-440-004-000	MILLER ELISSA G TR ETAL	9.25	$129.50
036-300-016-000	MILLER JOSEPH & MARJORIE TR	6.80	$95.20
034-110-045-000	MILLER RICHARD J & CAROLYNNE E TR	7.00	$98.00
036-010-013-000	MILLER VINEYARDS LLC	147.22	$2,061.08
039-290-019-000	MILLIKEN RIDGE FARM LLC	9.33	$130.62
045-310-052-000	MILLS LAWRENCE A & MARISSA C CARLISLE TR	1.50	$21.00
049-030-027-000	MIMOTO SATORU & MIMOTO-COOKE BARBARA L TR	5.36	$75.04
020-100-026-000	MINA CURTIS & VIVIANA	5.31	$74.34
059-060-022-000	MINAHEN ROBERT G ETAL	37.50	$525.00
031-220-017-000	MISSIMER FAMILY LIMITED PARTNERSHIP	20.20	$282.80
047-190-008-000	MITCHELL JENNIFER L ETAL	15.90	$222.60
047-300-017-000	MITCHELL JENNIFER L ETAL	14.50	$203.00
032-030-069-000	MMM SILVERADO TRAIL LLC	5.82	$81.48
034-030-063-000	MOFFITT ELIZABETH TR	2.50	$35.00
009-070-030-000	MOLINARI LLC	10.50	$147.00
024-300-065-000	MONDAVI MARC C & JANICE E TR	9.53	$133.42
036-100-005-000	MONDAVI VINEYARD LIMITED PARTNERSHIP ETAL	38.22	$535.08
036-100-017-000	MONDAVI VINEYARD LIMITED PARTNERSHIP ETAL	1.23	$17.22
047-110-016-000	MONT ST JOHN CELLARS INC	1.10	$15.40
017-130-050-000	MONTELENA ASSOCIATES	70.90	$992.60
052-240-008-000	MONTES BULMARO B & SARA O TR	2.00	$28.00
016-020-029-000	MONTESOL LLC	11.00	$154.00
017-110-025-000	MONTGOMERY ROBERT K & VALERIE Z TR	7.32	$102.48
039-260-006-000	MONTICELLI MARCELLO & MARGARET E TR	2.37	$33.18
039-260-013-000	MONTICELLI MARCELLO & MARGARET E TR	1.61	$22.54
049-110-010-000	MONTICELLO 1291 LLC	10.00	$140.00
036-170-036-000	MONTICELLO VINEYARDS	58.00	$812.00
022-260-004-000	MOODY VINEYARDS LLC	5.00	$70.00
022-260-005-000	MOODY VINEYARDS LLC	3.44	$48.16
017-230-045-000	MOONEY JAMES K JR & JILL S TR	6.00	$84.00
049-241-005-000	MOORE RALPH W JR TR	10.68	$149.52
027-120-057-000	MOORHEAD FAMILY POST 5 RANCH	14.36	$201.04

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
011-352-006-000	MORA CALISTOGA LLC	2.00	$28.00
047-110-021-000	MORETTI THOMAS & CAROLYN TR	4.00	$56.00
033-170-002-000	MORGAN WILLIAM E & BARBARA J TR	33.00	$462.00
027-220-012-000	MORISOLI MELODY S TR	10.00	$140.00
027-210-013-000	MORISOLI VINEYARD LLC	16.50	$231.00
027-220-003-000	MORISOLI VINEYARD LLC	18.54	$259.56
022-200-031-000	MORLET FAMILY ESTATE LLC	3.20	$44.80
034-110-047-000	MORRISON KEVIN P & ANN K TR	4.33	$60.62
025-380-016-000	MOSHKELANI FAMILY VINEYARD LLC	2.25	$31.50
025-390-009-000	MOSHKELANI SAEID & SHAHZAMANI AZIN	2.30	$32.20
032-420-021-000	MOSKOWITE FAMILY RANCH LLC	150.08	$2,101.12
032-150-062-000	MOSKOWITE GEORGE & ANN	5.40	$75.60
035-470-037-000	MOULDS ELIZABETH V TR ETAL	9.28	$129.92
047-160-009-000	MOULTON PAULA A TR	2.94	$41.16
047-160-005-000	MOULTON PAULA M TR	2.94	$41.16
050-030-026-000	MOUNT VEEDER SPRINGS II LLC	2.04	$28.56
050-030-029-000	MOUNT VEEDER SPRINGS III LLC	3.93	$55.02
031-160-019-000	MOUNT VEEDER SPRINGS IV LLC	8.22	$115.08
050-030-025-000	MOUNT VEEDER SPRINGS IV LLC	5.82	$81.48
032-500-033-000	MOUNTAIN PEAK VINEYARDS LLC	26.76	$374.64
031-240-021-000	MOYNIER JOHN P & MELINDA A TR	7.50	$105.00
020-100-017-000	MUELLER FRANCIS L & ANGELA F TR	1.52	$21.28
047-280-005-000	MUELLER SAMANTHA J TR	34.40	$481.60
047-181-010-000	MUKERJI BETTY-LOU TR ETAL	10.00	$140.00
021-320-009-000	MUND ESTATE LLC	2.73	$38.22
022-220-024-000	MURPHY JOHN D & KEY PAULA L TR	2.80	$39.20
052-230-003-000	MYERS GREGORY E & JEAN M TR	1.92	$26.88
032-490-010-000	NAPA COUNTY LAND TRUST	4.31	$60.34
032-490-015-000	NAPA COUNTY LAND TRUST	1.46	$20.44
039-010-001-000	NAPA COUNTY LAND TRUST	61.90	$866.60
022-060-006-000	NAPA DE ORO WINERY LLC	4.28	$59.92
022-060-007-000	NAPA DE ORO WINERY LLC	2.05	$28.70
022-060-010-000	NAPA DE ORO WINERY LLC	1.40	$19.60
022-060-011-000	NAPA DE ORO WINERY LLC	3.80	$53.20
057-070-019-000	NAPA GOLF ASSOCIATES LLC	141.70	$1,983.80
035-031-035-000	NAPA IDYLL LLC	5.87	$82.18
034-230-020-000	NAPA MOUNTAIN VINEYARDS INC	59.77	$836.78
057-060-007-000	NAPA SANITATION DISTRICT	43.00	$602.00
017-130-053-000	NAPA VALLEY FARM AND RANCH CO	34.27	$479.78
017-130-054-000	NAPA VALLEY FARM AND RANCH CO	31.72	$444.08
017-130-055-000	NAPA VALLEY FARM AND RANCH CO	4.64	$64.96
017-160-001-000	NAPA VALLEY FARM AND RANCH CO	16.89	$236.46
039-190-028-000	NAPA VALLEY HOLDINGS LLC	39.49	$552.86
027-020-061-000	NAPA VINELAND PROPERTIES LLC	9.85	$137.90
035-031-020-000	NAPA VINEYARDS INC	71.02	$994.28
036-180-041-000	NAPA WINERY GROUP LLC	23.53	$329.42
057-020-074-000	NAPAHUB LLC	5.00	$70.00
045-281-003-000	NAPHOLZ LINDA	1.90	$26.60
025-290-022-000	NAPPALLAND INC	2.00	$28.00
025-290-024-000	NAPPALLAND INC	27.00	$378.00
025-290-030-000	NAPPALLAND INC	27.00	$378.00
036-180-001-000	NARROW VISTA LLC	9.59	$134.26
020-300-087-000	NASH CREEK VINEYARDS INC	3.27	$45.78
009-150-001-000	NAVONE ANDREW TR ETAL	10.30	$144.20
030-190-024-000	NAVONE MARK S TR ETAL	7.83	$109.62
030-190-025-000	NAVONE MARK S TR ETAL	5.43	$76.02
030-190-027-000	NAVONE MARK S TR ETAL	8.20	$114.80
031-040-022-000	NAVONE ROBERT S & GAYLE TR ETAL	8.39	$117.46

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
039-200-009-000	NAZARETH ENTERPRISES INC	3.00	$42.00
039-190-029-000	NEAL GARY F & MARY K TR	3.10	$43.40
031-060-018-000	NEAL LINDA	4.40	$61.60
024-040-034-000	NEAL MARK J TR	7.51	$105.14
024-040-035-000	NEAL MARK J TR	3.94	$55.16
030-080-009-000	NEAL MARK J TR	4.37	$61.18
030-080-029-000	NEAL MARK J TR	10.31	$144.34
020-150-046-000	NECHIS BARBARA ETAL SUC TR	4.00	$56.00
033-140-050-000	NELSON GEOFFREY B & CHRISTINA A TR	5.50	$77.00
031-070-028-000	NEMEREVER WILLIAM L AND VIRGINIA L	5.65	$79.10
057-030-003-000	NERLOVE KENNETH R & FAITH L TR	6.00	$84.00
057-080-017-000	NERLOVE KENNETH R & FAITH TR ETAL	9.25	$129.50
039-051-025-000	NEVER BEND LLC	64.08	$897.12
039-051-026-000	NEVER BEND LLC	18.71	$261.94
022-100-008-000	NEW VAVIN INC	18.85	$263.90
022-100-026-000	NEW VAVIN INC	8.43	$118.02
022-100-027-000	NEW VAVIN INC	1.61	$22.54
022-100-029-000	NEW VAVIN INC	3.71	$51.94
022-180-054-000	NEWTON JOHN NIGEL TR ETAL	14.50	$203.00
022-180-056-000	NEWTON VINEYARD LLC	12.28	$171.92
022-180-057-000	NEWTON VINEYARD LLC	63.71	$891.94
047-170-003-000	NEWTON VINEYARD LLC	18.23	$255.22
025-180-058-000	NEYERS BRUCE & BARBARA CO TR	12.34	$172.76
032-160-083-000	NGUYEN VIET VAN QUOC & DOROTHY LOUIE TR	3.50	$49.00
032-400-024-000	NICALI LLC	3.06	$42.84
027-360-022-000	NICKEL LAND COMPANY LLC	25.09	$351.26
038-050-026-000	NICK-O AND SONS	4.34	$60.76
033-110-030-000	NICOL ROBERT D TR ETAL	17.00	$238.00
027-210-032-000	NIEBAUM-COPPOLA ESTATE WINERY LP	41.38	$579.32
027-210-042-000	NIEBAUM-COPPOLA ESTATE WINERY LP	50.92	$712.88
027-210-043-000	NIEBAUM-COPPOLA ESTATE WINERY LP	10.06	$140.84
027-240-018-000	NIEBAUM-COPPOLA ESTATE WINERY LP	6.52	$91.28
039-100-005-000	NIESAR FAMILY VINEYARD LLC	3.80	$53.20
047-380-009-000	NIGHTS IN WHITE SATIN LLC	41.32	$578.48
047-380-010-000	NIGHTS IN WHITE SATIN LLC	46.17	$646.38
017-130-035-000	NISSEN PETER G & ANNE G TR	9.67	$135.38
027-320-014-000	NISSEN PETER G & ANNE G TR	1.45	$20.30
049-340-003-000	NIXON BRUCE R TR ETAL	1.25	$17.50
034-180-008-000	OAK KNOLL RANCH PRESERVE LLC	27.05	$378.70
034-190-019-000	OAK KNOLL RANCH PRESERVE LLC	17.10	$239.40
034-190-020-000	OAK KNOLL RANCH PRESERVE LLC	50.24	$703.36
036-140-061-000	OAK KNOLL VINEYARDS LLC	10.99	$153.86
057-020-071-000	OAK RANCH LLC	4.00	$56.00
030-200-050-000	OAKVIEW VINEYARDS	38.04	$532.56
031-030-025-000	OAKVILLE 38 VINEYARD LLC	35.00	$490.00
031-040-031-000	OAKVILLE CROSS ROAD WINERY LLC	6.17	$86.38
031-040-035-000	OAKVILLE CROSS ROAD WINERY LLC	3.38	$47.32
027-360-021-000	OAKVILLE GRADE WINERY LLC	2.97	$41.58
032-030-052-000	OAKVILLE RANCH VINEYARDS L P	58.86	$824.04
032-030-039-000	OAKVILLE RANCH VINEYARDS LP	7.27	$101.78
031-090-017-000	OAKVILLE WINERY ACQUISITION GROUP	6.77	$94.78
047-320-012-000	OBEROI NIMERTA TR ETAL	7.92	$110.88
035-041-015-000	OBRIEN FAMILY VINEYARD LLC	14.70	$205.80
032-500-041-000	ODYSSEY VINEYARDS LLC	18.44	$258.16
045-380-009-000	OGLE SANDRA K TR ETAL	2.00	$28.00
033-140-049-000	OKELL HOLDINGS LLC	10.00	$140.00
016-060-017-000	OKIN ROBERT LAURENCE TR	14.60	$204.40
016-060-018-000	OKIN ROBERT LAURENCE TR	14.82	$207.48

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
016-060-019-000	OKIN ROBERT LAURENCE TR	11.16	$156.24
033-320-005-000	OLD SCHOOL NORTH VINEYARDS LP	88.37	$1,237.18
033-040-051-000	OLD SCHOOL VINEYARDS LP	2.95	$41.30
033-040-052-000	OLD SCHOOL VINEYARDS LP	80.93	$1,133.02
033-020-006-000	OLD SCHOOL VINEYARDS LP ETAL	49.24	$689.36
033-040-011-000	OLD SCHOOL VINEYARDS LP ETAL	40.59	$568.26
034-060-044-000	OLDS LAWRENCE L ETAL TR	6.48	$90.72
035-120-035-000	OLNEY DAVID I AND SHIRLEY GILL CO-TR	23.77	$332.78
030-200-085-000	OLYMPIC SUN LLC	57.42	$803.88
009-350-061-000	OMNIBUS GROUP LLC	11.50	$161.00
031-220-024-000	ONE SWEET DREAM LLC	1.81	$25.34
020-400-025-000	ONISTSUK DIMITRI TR	3.00	$42.00
036-150-058-000	ONTRAIL VINEYARDS LLC	5.31	$74.34
021-030-002-000	OPPENHEIMER CHARLES R & KATHRYN P TR	1.70	$23.80
031-020-007-000	OPUS ONE	25.66	$359.24
031-020-009-000	OPUS ONE	45.19	$632.66
027-280-068-000	OPUS ONE WINERY LLC	39.10	$547.40
027-480-024-000	OPUS ONE WINERY LLC	51.13	$715.82
032-540-003-000	OPUS ONE WINERY LLC	9.86	$138.04
032-540-021-000	OPUS ONE WINERY LLC	12.28	$171.92
021-030-051-000	ORANGE CORDUROY LLC	13.65	$191.10
035-041-023-000	ORCHARD VINEYARDS	8.14	$113.96
007-027-004-000	ORCIUOLI ANGELO ETAL TR	6.41	$89.74
039-231-015-000	ORCIUOLI ANGELO ETAL TR	1.00	$14.00
039-190-057-000	ORO PURO VINEYARDS LLC	7.15	$100.10
035-101-001-000	ORRHENDRY GEORGE TR	1.10	$15.40
035-101-002-000	ORRHENDRY GEORGE TR	14.41	$201.74
035-101-003-000	ORRHENDRY GEORGE TR	18.80	$263.20
035-101-020-000	ORRHENDRY GEORGE TR	10.39	$145.46
035-101-021-000	ORRHENDRY GEORGE TR	2.15	$30.10
035-120-031-000	ORRHENDRY GEORGE TR	26.15	$366.10
035-120-033-000	ORRHENDRY GEORGE TR	38.16	$534.24
047-240-035-000	ORSI FAMILY VINEYARDS LLC	10.18	$142.52
022-230-014-000	ORUM NICHOLAS A & CAREN MAYER TR	2.50	$35.00
036-180-049-000	OSGOOD CATHERINE F TR	8.27	$115.78
018-060-070-000	OSHAUGHNESSY DEL OSO LLC	22.20	$310.80
027-160-016-000	OTTO GARY & HANNA TR	3.35	$46.90
036-010-023-000	OTTOS SOUTH VINEYARD LLC	4.12	$57.68
036-010-024-000	OTTOS SOUTH VINEYARD LLC	4.85	$67.90
036-010-025-000	OTTOS SOUTH VINEYARD LLC	6.00	$84.00
036-010-028-000	OTTOS SOUTH VINEYARD LLC	24.97	$349.58
036-010-029-000	OTTOS SOUTH VINEYARD LLC	39.36	$551.04
036-010-030-000	OTTOS SOUTH VINEYARD LLC	20.78	$290.92
036-010-031-000	OTTOS SOUTH VINEYARD LLC	35.89	$502.46
036-150-057-000	OZEGNA VINEYARDS LLC	5.60	$78.40
039-610-003-000	OZEGNA VINEYARDS LLC	8.25	$115.50
039-040-016-000	P & J TAYLOR VINEYARDS LLC	10.00	$140.00
035-460-033-000	P & L INVESTMENTS LLC	3.00	$42.00
034-230-029-000	P & M VINEYARDS HOLDINGS LLC	3.90	$54.60
034-190-044-000	P&J-RED HEN LLC ETAL	9.10	$127.40
020-370-037-000	PACHOLEC DONALD E AND GLORIA BORDEAU	4.50	$63.00
024-080-049-000	PACIFIC UNION COLLEGE	36.61	$512.54
024-070-009-000	PACIFIC UNION COLLEGE ASSN	3.40	$47.60
025-260-025-000	PACIFIC UNION COLLEGE ETAL	135.36	$1,895.04
035-470-044-000	PADIS STEVE & JUDITH DIANE TR	8.64	$120.96
022-100-011-000	PAGENDARM JOHN R & KATHLEEN A TR	9.06	$126.84
031-040-016-000	PAI CROSSROADS VINEYARDS LLC	36.70	$513.80
031-080-020-000	PAI CROSSROADS VINEYARDS LLC	51.90	$726.60

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
047-370-004-000	PALADINI MAUREEN TR	9.00	$126.00
017-230-043-000	PALISADES VINEYARD LLC	17.73	$248.22
033-110-058-000	PALMAZ AMALIA B TR	9.92	$138.88
033-110-079-000	PALMAZ AMALIA B TR	11.22	$157.08
033-110-080-000	PALMAZ AMALIA B TR	2.74	$38.36
033-110-081-000	PALMAZ AMALIA B TR	1.51	$21.14
022-010-025-000	PANEK JAMES PAUL & CYNTHIA MACK TR	11.73	$164.22
052-100-013-000	PANTALEO FARMS LLC	3.99	$55.86
019-180-015-000	PANTELIC GEORGE B & SHELLEY N	5.99	$83.86
020-150-052-000	PAOLETTI JOHN TR	6.29	$88.06
049-061-024-000	PAPANICOLAOU GEORGE & LENA	1.00	$14.00
045-190-028-000	PAPPAS GREG & DIANA TR	2.50	$35.00
027-540-001-000	PARADIGM VINEYARDS LLC	6.93	$97.02
027-540-002-000	PARADIGM VINEYARDS LLC	14.72	$206.08
027-540-003-000	PARADIGM VINEYARDS LLC	23.61	$330.54
036-190-031-000	PARADISE WINE COUNTRY LLC	6.38	$89.32
018-310-027-000	PARADY LARRY E & JUDY A TR	3.00	$42.00
034-320-017-000	PARAS ANN M TR	20.33	$284.62
020-430-018-000	PARKWAY PLAZA VENTURE	1.40	$19.60
032-550-008-000	PARMENTER MICHAEL ETAL	3.30	$46.20
052-220-022-000	PARSLEY ELLEN M TR	3.13	$43.82
009-070-003-000	PARTICELLI FERRUCCIA TR ETAL	5.90	$82.60
050-010-013-000	PARTRICK ESTATE LLC	11.15	$156.10
021-341-017-000	PARTRIDGE RICHARD F & CRISTINA A TR	4.27	$59.78
036-160-016-000	PATEL SUSHIL R & BRANNON-PATEL ELIZABETH TR	11.67	$163.38
039-580-014-000	PATLAND VENTURES LLC	3.74	$52.36
039-290-008-000	PAUKERT THOMAS T & SHERYLE E TR	2.40	$33.60
046-351-001-000	PAUL HOBBS WINERY LP	7.05	$98.70
046-351-016-000	PAUL HOBBS WINERY LP	66.64	$932.96
020-350-026-000	PAVITT SHANE HOWARD & SUZANNE PHIFER TR	1.54	$21.56
022-250-006-000	PEACOCK RESIDENCE LLC	6.00	$84.00
031-250-004-000	PEDREGAL VINEYARD LLC	3.16	$44.24
049-010-037-000	PEDROZA ALFREDO & BRENDA C	2.54	$35.56
035-042-009-000	PEJU LISA TR	4.20	$58.80
018-310-019-000	PEJU PROVINCE WINERY	31.70	$443.80
047-272-011-000	PEJU PROVINCE WINERY	41.04	$574.56
047-272-012-000	PEJU PROVINCE WINERY	33.37	$467.18
018-060-088-000	PEJU PROVINCE WINERY LP	11.49	$160.86
030-150-011-000	PEJU PROVINCE WINERY LP	20.29	$284.06
031-120-025-000	PELISSA & HALE	16.97	$237.58
031-120-013-000	PELISSA AND HALE	77.14	$1,079.96
031-120-014-000	PELISSA AND HALE	35.87	$502.18
031-120-015-000	PELISSA AND HALE	55.64	$778.96
031-120-016-000	PELISSA AND HALE	41.62	$582.68
031-120-017-000	PELISSA AND HALE	35.81	$501.34
031-130-035-000	PELISSA AND HALE	2.02	$28.28
031-130-037-000	PELISSA AND HALE	1.62	$22.68
031-140-010-000	PELISSA AND HALE	35.19	$492.66
036-070-006-000	PELISSA AND HALE	30.25	$423.50
031-120-005-000	PELISSA AND HALE CO-PARTNERSHIP	28.92	$404.88
031-130-036-000	PELISSA VEOLA A TR ETAL	7.46	$104.44
031-130-034-000	PELISSA VEOLA TR ETAL	15.82	$221.48
030-250-004-000	PELOSI PAUL F TR	6.70	$93.80
045-281-001-000	PENA FRANCISCO & HILDA TR	8.00	$112.00
017-130-026-000	PEPPONE CORP	8.43	$118.02
035-041-003-000	PEPPONE CORP	8.43	$118.02
017-130-052-000	PEPPONE CORPORATION	7.09	$99.26
031-170-007-000	PERATA DAVID A TR	9.00	$126.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
031-170-008-000	PERATA FAMILY LLC	39.23	$549.22
047-100-008-000	PEREZ EZEQUIEL MEZA ETAL	16.89	$236.46
017-120-023-000	PERLISS HERBERT & CHERYL E TR	2.60	$36.40
027-100-034-000	PERRET MICHEL A AND CLAUDINE J TR	2.59	$36.26
018-310-018-000	PERSEPHONE RANCH LP	123.53	$1,729.42
035-490-002-000	PESCADERO LAND DEVELOPMENT LLC	3.60	$50.40
027-450-017-000	PESCH KRISTI L TR	1.00	$14.00
047-390-003-000	PESTANA FRANCISCO JAVIER & LEE MELISSA L	5.00	$70.00
027-450-033-000	PESTONI BROTHERS	3.50	$49.00
018-040-043-000	PESTONI ENTERPRISES LLC	12.65	$177.10
032-030-053-000	PETER MICHAEL WINERY	24.01	$336.14
034-150-004-000	PETER R MONDAVI FAMILY LP ETAL	52.07	$728.98
027-500-002-000	PETERS LAURA HOLMES	19.35	$270.90
020-120-014-000	PETERSON JOHN AND JOYCE TR	12.86	$180.04
020-120-015-000	PETERSON JOHN AND JOYCE TR	9.00	$126.00
022-070-044-000	PETEWILL II LLC	7.36	$103.04
020-210-019-000	PETIT ROUGE LLC	4.00	$56.00
039-080-006-000	PETRICHOR ASSETS LLC	3.68	$51.52
047-380-008-000	PEYRON PHYLLIS S TR	6.68	$93.52
021-010-005-000	PFORG PROPERTIES II LLC	27.15	$380.10
025-070-042-000	PHELPS ANDREA W TR	1.27	$17.78
031-060-007-000	PHILLIPS ARLIE JEAN TR	1.63	$22.82
027-381-015-000	PHILLIPS R BRUCE TR ETAL	27.25	$381.50
027-490-007-000	PHILLIPS R BRUCE TR ETAL	17.47	$244.58
027-500-032-000	PHILLIPS R BRUCE TR ETAL	23.20	$324.80
027-381-016-000	PHILLIPS ROBERT BRUCE TR ETAL	4.20	$58.80
039-240-025-000	PHOENIX BRIAN P & JANET K TR	5.39	$75.46
030-230-006-000	PHOENIX DEVELOPMENT COMPANY	15.00	$210.00
030-230-008-000	PHOENIX DEVELOPMENT COMPANY	11.60	$162.40
039-080-033-000	PICCOLO PEGGY L	10.00	$140.00
018-050-064-000	PICKETT ROAD VINEYARD LLC	5.58	$78.12
027-160-023-000	PIER THOMAS P & ALIOTO-PIER MICHELA A D TR	1.20	$16.80
024-032-015-000	PINA RICKIE L TR	2.47	$34.58
031-230-007-000	PINE RIDGE ASSOCIATES	7.13	$99.82
031-230-010-000	PINE RIDGE ASSOCIATES LP	6.90	$96.60
047-160-023-000	PINE RIDGE ASSOCIATES LP	3.54	$49.56
024-300-064-000	PINE RIDGE WINERY LLC	8.58	$120.12
027-440-020-000	PINE RIDGE WINERY LLC	11.23	$157.22
027-440-025-000	PINE RIDGE WINERY LLC	18.77	$262.78
031-050-035-000	PINE RIDGE WINERY LLC	19.33	$270.62
039-030-012-000	PINE RIDGE WINERY LLC	4.49	$62.86
039-040-059-000	PINE RIDGE WINERY LLC	20.50	$287.00
047-030-019-000	PINE RIDGE WINERY LLC	8.65	$121.10
030-270-024-000	PINOT LDVF1 RUTHERFORD LLC	10.49	$146.86
032-400-023-000	PISTOL VINEYARDS LLC	38.87	$544.18
032-070-030-000	POETRY INN LLC ETAL	1.71	$23.94
009-050-009-000	POHLEN PATRICK & LAURA TR	5.95	$83.30
036-150-049-000	POLENSKE MICHAEL J	7.15	$100.10
027-160-033-000	POLLARD RANCH LLC	15.98	$223.72
030-280-025-000	PONTI PROPERTIES LLC	2.15	$30.10
018-310-004-000	POPE VALLEY WINERY LLC	4.17	$58.38
022-150-014-000	POPPLEWELL JO ANN B TR	2.00	$28.00
045-310-037-000	PORTER FAMILY VINEYARDS LLC	18.20	$254.80
034-100-047-000	POTT AARON A & CLAIRE	4.69	$65.66
020-210-025-000	POWELL WESLEY STEPHEN & JENNIFER LYNNE TR	4.02	$56.28
020-010-039-000	POZZAN ESTATE VINEYARDS LLC	3.91	$54.74
009-560-019-000	PRATT AVENUE LLC	26.75	$374.50
025-010-017-000	PRATT STEPHEN	3.22	$45.08

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-400-003-000	PRECISION VINEYARDS LLC	55.53	$777.42
033-220-007-000	PRECISION VINEYARDS LLC	32.40	$453.60
018-280-005-000	PREDECESSOR ESTATE LLC	7.58	$106.12
030-120-039-000	PRESTON HILL LLC	19.61	$274.54
009-070-019-000	PRESTON MICHAEL DAROLD & DEBORAH RIORDAN TR	2.00	$28.00
030-150-010-000	PRESTON RICHARD R TR ETAL	27.09	$379.26
025-260-039-000	PRINCE VINEYARD LLC	45.90	$642.60
036-170-031-000	PRINCESS SOPHIE LLC	3.25	$45.50
030-220-034-000	PRITCHARD HILL PROPERTIES LLC	3.83	$53.62
032-560-023-000	PRITCHARD HILL PROPERTIES LLC	7.75	$108.50
032-510-004-000	PRITCHARD HILL VINEYARDS LLC	13.39	$187.46
034-030-023-000	PROMONTORY LLC	1.50	$21.00
034-030-054-000	PROMONTORY LLC	24.81	$347.34
034-030-055-000	PROMONTORY LLC	12.94	$181.16
034-030-070-000	PROMONTORY LLC	7.00	$98.00
025-390-003-000	QTR LLC	5.63	$78.82
033-140-052-000	QUANTUM LIMIT PARTNERS LLC	16.00	$224.00
030-060-026-000	QUARRY VINEYARDS LP	8.76	$122.64
030-060-027-000	QUARRY VINEYARDS LP	12.15	$170.10
032-530-020-000	QUIXOTE WINERY LLC	27.08	$379.12
052-160-005-000	R BENNETT LIMITED PARTNERSHIP	4.80	$67.20
052-160-006-000	R BENNETT LIMITED PARTNERSHIP	9.84	$137.76
030-280-028-000	R L TONELLA VINEYARDS	66.03	$924.42
047-390-018-000	RADULOVICH JAMES C TR	2.00	$28.00
031-040-001-000	RAGAZZI E GATTI LLC	20.43	$286.02
024-335-001-000	RAHN BRYAN AND ANDREA	4.50	$63.00
024-332-020-000	RAIFF FAMILY VINEYARDS LLC	1.27	$17.78
047-130-002-000	RANCHO CARNEROS LLC	3.90	$54.60
033-020-037-000	RANCHO CHIMILES LP	14.58	$204.12
033-020-042-000	RANCHO CHIMILES LP	26.40	$369.60
033-030-022-000	RANCHO CHIMILES LP	23.00	$322.00
025-240-026-000	RANCHO EL ADOBE LLC	35.89	$502.46
047-043-019-000	RANDS KENNETH C TR	7.00	$98.00
052-170-018-000	RAPP RANCH ESTATES LLC	5.28	$73.92
052-170-019-000	RAPP RANCH ESTATES LLC	6.92	$96.88
052-170-053-000	RAPP RANCH NORTH LLC	35.73	$500.22
024-031-005-000	RATFIELD TOD M & GROMACKI KRISTINE M	2.80	$39.20
032-540-017-000	RAWAH VINEYARDS LLC	18.22	$255.08
039-150-060-000	RAWAH VINEYARDS LLC	9.92	$138.88
039-150-063-000	RAWAH VINEYARDS LLC	15.52	$217.28
039-150-076-000	RAWAH VINEYARDS LLC	11.79	$165.06
039-150-077-000	RAWAH VINEYARDS LLC	16.16	$226.24
039-150-082-000	RAWAH VINEYARDS LLC	17.20	$240.80
039-150-083-000	RAWAH VINEYARDS LLC	14.89	$208.46
039-150-088-000	RAWAH VINEYARDS LLC	7.72	$108.08
039-150-089-000	RAWAH VINEYARDS LLC	19.45	$272.30
049-091-016-000	RAYMER LAURA TR ETAL	1.00	$14.00
030-050-031-000	RAYMOND VINEYARD & CELLAR INC	24.34	$340.76
030-260-007-000	RAYMOND VINEYARD & CELLAR INC	45.52	$637.28
030-260-015-000	RAYMOND VINEYARD & CELLAR INC	9.26	$129.64
030-270-027-000	RAYMOND VINEYARD & CELLAR INCORPORATED	61.40	$859.60
039-600-001-000	RAZI FARHAD & KATHRYN M TR	12.00	$168.00
021-320-026-000	REAL THOREVILOS LLC	7.69	$107.66
021-320-027-000	REAL THOREVILOS LLC	14.18	$198.52
020-150-050-000	REALTY INCOME PROPERTIES 2 LLC	60.50	$847.00
020-210-020-000	REALTY INCOME PROPERTIES 2 LLC	27.80	$389.20
020-210-029-000	REALTY INCOME PROPERTIES 2 LLC	3.40	$47.60
020-210-030-000	REALTY INCOME PROPERTIES 2 LLC	2.60	$36.40

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
020-230-005-000	REALTY INCOME PROPERTIES 2 LLC	11.70	$163.80
020-230-008-000	REALTY INCOME PROPERTIES 2 LLC	51.10	$715.40
020-370-023-000	REALTY INCOME PROPERTIES 2 LLC	50.59	$708.26
020-380-014-000	REALTY INCOME PROPERTIES 2 LLC	253.19	$3,544.66
020-380-015-000	REALTY INCOME PROPERTIES 2 LLC	90.12	$1,261.68
020-420-029-000	REALTY INCOME PROPERTIES 2 LLC	38.82	$543.48
020-420-030-000	REALTY INCOME PROPERTIES 2 LLC	58.00	$812.00
020-440-017-000	REALTY INCOME PROPERTIES 2 LLC	169.65	$2,375.10
021-010-035-000	REALTY INCOME PROPERTIES 2 LLC	55.00	$770.00
022-010-003-000	REALTY INCOME PROPERTIES 2 LLC	34.15	$478.10
022-010-029-000	REALTY INCOME PROPERTIES 2 LLC	54.28	$759.92
022-033-007-000	REALTY INCOME PROPERTIES 2 LLC	26.40	$369.60
022-033-008-000	REALTY INCOME PROPERTIES 2 LLC	46.81	$655.34
027-250-014-000	REALTY INCOME PROPERTIES 2 LLC	253.24	$3,545.36
027-470-030-000	REALTY INCOME PROPERTIES 2 LLC	111.49	$1,560.86
030-110-026-000	REALTY INCOME PROPERTIES 2 LLC	74.75	$1,046.50
030-110-027-000	REALTY INCOME PROPERTIES 2 LLC	4.60	$64.40
030-110-028-000	REALTY INCOME PROPERTIES 2 LLC	83.74	$1,172.36
047-100-026-000	REALTY INCOME PROPERTIES 2 LLC	80.74	$1,130.36
047-100-036-000	REALTY INCOME PROPERTIES 2 LLC	83.03	$1,162.42
047-100-056-000	REALTY INCOME PROPERTIES 2 LLC	40.71	$569.94
047-290-003-000	REAUME KURT G & MORAVEC MELISSA M TR	5.75	$80.50
018-190-003-000	RECURSO LLC	18.00	$252.00
030-090-040-000	RED BARN RANCH LLC	53.91	$754.74
030-090-041-000	RED BARN RANCH LLC	22.87	$320.18
057-140-011-000	RED HEN PROPERTIES LLC	5.50	$77.00
057-140-015-000	RED HEN PROPERTIES LLC	35.50	$497.00
057-140-016-000	RED HEN PROPERTIES LLC	120.00	$1,680.00
052-440-032-000	REDMON ELISA ETAL	1.50	$21.00
027-120-021-000	REDMON LISA TR	2.58	$36.12
039-030-021-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	44.80	$627.20
039-030-022-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	60.90	$852.60
039-030-023-000	REGUSCI SIMONE RANCH LIMITED PARTNERSHIP	35.10	$491.40
021-420-029-000	REICHENBERGER ROBERT W & LAURA R TR	1.10	$15.40
052-030-033-000	REID MICHAEL J & DONLEY-REID LINDA W TR	3.20	$44.80
034-060-064-000	REILLY CLINTON T & JANET TR	6.30	$88.20
047-030-016-000	REINKE NANCY E TR	15.98	$223.72
047-390-008-000	REITER MARC PHILIP & MOORE-REITER ABIGAIL	1.50	$21.00
057-170-001-000	RENEWABLE PROPERTIES LAND 3 LLC	4.70	$65.80
039-400-080-000	RES INC ETAL	29.72	$416.08
022-220-030-000	REVANA FAMILY PARTNERS LP	8.32	$116.48
027-450-005-000	REVELETTE MASON	2.65	$37.10
027-450-025-000	REVELETTE MASON	7.60	$106.40
047-041-018-000	REYES RAYMOND L & MARY BETH TR	8.30	$116.20
039-310-009-000	REYNOLDS JOHN STEPHEN & SUZANNA J TR	9.88	$138.32
039-610-002-000	REYNOLDS JOHN STEPHEN & SUZANNA J TR	8.00	$112.00
030-280-019-000	RIBOLI STEVEN JOHN TR ETAL	14.99	$209.86
022-150-008-000	RICHARDS J SHELDON TR	15.00	$210.00
047-280-008-000	RICHBURG JOHN TR	9.00	$126.00
032-540-027-000	RIEDEL NICOLE S TR	3.16	$44.24
020-420-026-000	RIELLY FAMILY VINEYARDS LLC	15.72	$220.08
047-080-055-000	RIORDAN DAVID & AMANDA BLAIR TR	3.50	$49.00
050-170-053-000	RIPPEY DENNIS W TR	3.52	$49.28
039-270-026-000	RIVERVIEW VINEYARDS LLC	5.67	$79.38
030-200-084-000	RIVETT NAPA ASSOCIATES LLC	5.38	$75.32
027-280-014-000	RME INC	52.62	$736.68
027-280-016-000	RME INC	71.46	$1,000.44
027-280-019-000	RME INC	124.24	$1,739.36

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
027-280-022-000	RME INC	5.81	$81.34
021-030-046-000	ROASTED FOX VINEYARD LLC	1.81	$25.34
018-060-072-000	ROBERT CRAIG WINERY LP	9.21	$128.94
027-550-014-000	ROBERT CRAIG WINERY LP	5.95	$83.30
027-480-031-000	ROBERT MONDAVI INVESTMENTS INC	6.37	$89.18
027-280-017-000	ROBERT MONDAVI PROPERTIES INC	35.67	$499.38
027-480-023-000	ROBERT MONDAVI PROPERTIES INC	48.36	$677.04
039-040-041-000	ROBERT MONDAVI PROPERTIES INC	6.40	$89.60
039-040-050-000	ROBERT MONDAVI PROPERTIES INC	11.38	$159.32
039-051-024-000	ROBERT MONDAVI PROPERTIES INC	14.88	$208.32
009-350-062-000	ROBINWOOD VINEYARDS	11.70	$163.80
047-252-011-000	ROBLEDO JENARO R & MONICA TR	9.00	$126.00
047-252-004-000	ROBLEDO MARIA TR	8.00	$112.00
009-350-005-000	ROCHA ROBIN TR	3.25	$45.50
032-550-023-000	ROCKING R RANCH LLC	10.36	$145.04
039-390-011-000	ROCKMERE VINEYARDS LLC	4.80	$67.20
030-220-031-000	RODGERS LAND & DEVELOPMENT CO	39.36	$551.04
030-130-009-000	RODGERS LAND AND DEVELOPMENT CO	12.83	$179.62
030-220-009-000	RODGERS LAND AND DEVELOPMENT CO	20.58	$288.12
030-220-029-000	RODGERS LAND AND DEVELOPMENT CO	31.57	$441.98
030-220-030-000	RODGERS LAND AND DEVELOPMENT CO	15.89	$222.46
036-130-010-000	RODGERS LAND AND DEVELOPMENT CO	7.73	$108.22
036-120-061-000	RODGERS LAND AND DEVELOPMENT COMPANY	113.47	$1,588.58
038-180-009-000	RODRIGUEZ ALEXANDER & VERNA M TR	11.97	$167.58
024-300-050-000	ROGER NICHOLAS A & VALERIE J TR ETAL	3.73	$52.22
009-392-017-000	ROMAN CATHOLIC BISHOP OF SANTA ROSA	5.22	$73.08
036-090-002-000	ROMAN CATHOLIC BISHOP OF SANTA ROSA	11.98	$167.72
021-030-049-000	ROMBAUER KOERNER III & LAURA L TR	1.66	$23.24
052-490-002-000	ROOSTER VINES LLC	1.50	$21.00
031-240-020-000	ROSELLIMURPHY PIA TERESA TR ETAL	4.04	$56.56
036-160-015-000	ROSENBERG JEROLD B & PHYLLIS TR	3.00	$42.00
039-270-011-000	ROSSI ANTHONY & GALLAGHER-ROSSI ROSEMARY TR	14.10	$197.40
030-300-030-000	ROUND HILL CELLARS	6.99	$97.86
030-090-042-000	ROUND POND	18.73	$262.22
030-140-004-000	ROUND POND	26.28	$367.92
030-140-008-000	ROUND POND	24.30	$340.20
030-140-012-000	ROUND POND	24.31	$340.34
030-140-020-000	ROUND POND	12.72	$178.08
030-140-024-000	ROUND POND	36.43	$510.02
030-140-025-000	ROUND POND	37.20	$520.80
047-070-013-000	ROWAN REBECCA M TR	42.24	$591.36
047-070-015-000	ROWAN REBECCA M TR	22.80	$319.20
047-070-021-000	ROWAN REBECCA M TR	25.03	$350.42
047-070-022-000	ROWAN REBECCA M TR	19.99	$279.86
039-150-090-000	ROY PARTNERS LLC	16.38	$229.32
021-410-017-000	RTB MANAGEMENT LLC	1.75	$24.50
035-031-003-000	RUBEL MICHAEL A & REY KRISTIN TR	2.00	$28.00
031-050-063-000	RUDD VINEYARDS LLC	4.61	$64.54
031-050-064-000	RUDD VINEYARDS LLC	5.94	$83.16
031-050-065-000	RUDD VINEYARDS LLC	8.84	$123.76
031-050-066-000	RUDD VINEYARDS LLC	5.89	$82.46
031-050-067-000	RUDD VINEYARDS LLC	4.08	$57.12
031-050-068-000	RUDD VINEYARDS LLC	3.33	$46.62
031-070-037-000	RUDD VINEYARDS LLC	7.52	$105.28
034-350-041-000	RUDD VINEYARDS LLC	17.22	$241.08
036-110-033-000	RUSSELL JANICE R SUC TR	4.50	$63.00
036-110-034-000	RUSSELL JANICE R SUC TR	11.50	$161.00
009-391-020-000	RUSTON L LORRAINE TR	3.63	$50.82

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
027-250-069-000	RUTHERFORD BENCH HOLDINGS LLC	10.30	$144.20
027-220-005-000	RUTHERFORD GROUP	7.00	$98.00
030-300-032-000	RUTHERFORD HILL WINERY	6.09	$85.26
021-030-059-000	RYLA HOLDINGS LLC	9.57	$133.98
031-230-018-000	S ANDERSON VISTA INC	15.15	$212.10
022-080-003-000	SABIN DAVID C & SUSAN A TR	2.83	$39.62
038-080-009-000	SACHS ROBERT & MAUREEN TR	3.50	$49.00
034-380-005-000	SAFFRON VINEYARDS LLC	11.35	$158.90
025-270-026-000	SAGE CANYON LLC	62.70	$877.80
025-330-025-000	SAGE CANYON LLC	10.50	$147.00
032-560-018-000	SAGE HILL VINEYARDS LLC	14.84	$207.76
022-080-029-000	SAINT HELENA PROPERTIES LLC	7.64	$106.96
009-392-044-000	SAINT HELENA PUBLIC CEMETERY ASSOCIATION	3.15	$44.10
049-242-034-000	SALEM ENRIQUE TR	3.00	$42.00
038-080-013-000	SALINAS GONZALO & SALINAS SHERRY LYNN TR	7.00	$98.00
052-030-064-000	SALMON STEPHEN M & CHERYL A TR	2.00	$28.00
009-350-017-000	SALVESTRIN RICHARD J & SHANNON K TR	4.71	$65.94
009-350-047-000	SALVESTRIN RICHARD J TR	9.14	$127.96
032-500-023-000	SAMJJ LLC	3.90	$54.60
039-390-022-000	SAN BERNABE VINEYARDS LLC	6.41	$89.74
039-390-023-000	SAN BERNABE VINEYARDS LLC	6.36	$89.04
036-140-073-000	SANDBERGJAEGER KRISTEN & JAEGER JEFFREY LAWRENCE T	27.00	$378.00
027-120-056-000	SANDPOINT WINES LLC	14.32	$200.48
036-470-007-000	SANNELLA PAUL TR	4.70	$65.80
036-170-046-000	SARNSEN PAUL SUC TR	9.20	$128.80
027-260-016-000	SCHENECKER GEORGE C & OLYMPIA C TR	3.30	$46.20
022-270-015-000	SCHINGLER RICHARD JAMES TR	1.70	$23.80
025-180-082-000	SCHLATTER FAMILY ESTATE LLC	6.37	$89.18
025-180-083-000	SCHLATTER FAMILY ESTATE LLC	17.39	$243.46
027-510-021-000	SCHLATTER FAMILY ESTATE LLC	4.45	$62.30
034-360-021-000	SCHLATTER FAMILY ESTATE LLC	11.11	$155.54
045-250-033-000	SCHLATTER FAMILY ESTATE LLC	12.72	$178.08
027-280-057-000	SCHLEIN THEODORE ETAL TR	5.33	$74.62
025-070-064-000	SCHLOTFELDT WALTER P & KATHERINE L TR	14.17	$198.38
038-110-048-000	SCHMITZ WILLIAM G & KAMTA TR	3.00	$42.00
021-030-009-000	SCHNEBLY DAVID & SUSAN	1.10	$15.40
020-390-007-000	SCHRAMSBERG VINEYARDS CO	34.12	$477.68
047-390-009-000	SCHRAMSBERG VINEYARDS CO	13.46	$188.44
047-390-014-000	SCHRAMSBERG VINEYARDS CO	8.36	$117.04
020-300-015-000	SCHRAMSBERG VINEYARDS COMPANY	5.50	$77.00
020-390-020-000	SCHRAMSBERG VINEYARDS COMPANY	4.40	$61.60
047-300-009-000	SCHRAMSBERG VINEYARDS COMPANY	4.99	$69.86
047-390-016-000	SCHRAMSBERG VINEYARDS COMPANY	5.93	$83.02
047-390-022-000	SCHRAMSBERG VINEYARDS COMPANY	14.25	$199.50
052-130-061-000	SCHULER BARRY M TR	22.45	$314.30
032-540-037-000	SCHWARTZ JOHN J & CARRIE MCNAMARA TR	6.07	$84.98
022-150-017-000	SCHWEIGER FRED A AND SALLY ANN TR	6.00	$84.00
022-150-041-000	SCHWEIGER VINEYARDS LLC	22.00	$308.00
032-530-039-000	SCHWEIZER MARJORIE TR	37.20	$520.80
045-380-008-000	SCIANDRI ROBERTA B SUC TR	1.00	$14.00
020-380-017-000	SCOTT MARK A TR	20.26	$283.64
031-180-056-000	SCOTT THOMAS W & LAUREN D TR	2.00	$28.00
039-290-032-000	SCR VINEYARDS LLC	12.50	$175.00
022-130-026-000	SCULATTI FRANK R & JOANN L TR	4.60	$64.40
022-260-014-000	SCULLY IRENE S TR	2.24	$31.36
032-030-027-000	SCW FUND CORP	23.78	$332.92
020-400-009-000	SEAVER GEORGE THOMAS & NANCY LYNN TR	2.92	$40.88
025-180-010-000	SEAVEY RANCH LLC	35.37	$495.18

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
036-470-005-000	SEIDNER MARC P & MARY LOUISE TR	5.42	$75.88
021-420-042-000	SEILER LEWIS TR	4.00	$56.00
057-080-029-000	SENEMAR RANCH INC	10.10	$141.40
027-200-017-000	SENTINEL CORP	11.97	$167.58
024-331-001-000	SENTINEL HILL VINEYARDS LLC	19.48	$272.72
030-190-005-000	SEQUOIA GROVE VINEYARDS	15.87	$222.18
032-120-026-000	SETTY SHARON A ETAL	16.00	$224.00
050-010-005-000	SEUTHE ERIC BRYAN & BRENDA MARGUERITE TR	10.00	$140.00
034-160-028-000	SHADY OAK VINEYARDS LLC	4.93	$69.02
039-051-039-000	SHAFER BRADFORD J TR	17.16	$240.24
032-500-009-000	SHAFER VINEYARDS	10.07	$140.98
032-530-003-000	SHAFER VINEYARDS	2.01	$28.14
032-530-019-000	SHAFER VINEYARDS	19.66	$275.24
032-530-040-000	SHAFER VINEYARDS	46.09	$645.26
039-051-007-000	SHAFER VINEYARDS	24.65	$345.10
039-051-019-000	SHAFER VINEYARDS	27.04	$378.56
039-051-021-000	SHAFER VINEYARDS	20.80	$291.20
039-051-023-000	SHAFER VINEYARDS	22.67	$317.38
047-120-017-000	SHAFER VINEYARDS	31.08	$435.12
047-120-018-000	SHAFER VINEYARDS	35.09	$491.26
052-230-009-000	SHAKERI MARK & AZIZI NANCY N TR	3.48	$48.72
018-180-018-000	SHAMBARGER MARGARET L TR	7.20	$100.80
027-440-010-000	SHARTSIS ARTHUR J TR ETAL	6.44	$90.16
031-060-026-000	SHAY FAMILY VINEYARD LLC	1.70	$23.80
052-390-023-000	SHEARER CHARLES J TR	2.00	$28.00
047-110-023-000	SHEEHY CREEK LLC	2.04	$28.56
046-620-016-000	SHELL OWNERS ASSOCIATION WEST	7.16	$100.24
027-050-001-000	SHERRIFFS ALEXANDER C JR & RUBINSTEIN JOAN E TR	3.60	$50.40
020-300-045-000	SHERWIN STEVE & LINDA TR	16.50	$231.00
034-190-016-000	SHIFFLETT RANCH & VINEYARD LLC	10.09	$141.26
034-190-037-000	SHIFFLETT RANCH & VINEYARD LLC	15.91	$222.74
034-190-038-000	SHIFFLETT RANCH & VINEYARD LLC	25.60	$358.40
020-010-038-000	SHIPMAN COLIN & GRGICH VIOLET M TR	33.92	$474.88
027-100-045-000	SHL CATHIARD LLC	57.29	$802.06
039-232-014-000	SIEFERT JEFFERY WILLIAM & ELAINE MARIE TR	1.25	$17.50
034-212-035-000	SILENUS INTERNATIONAL GROUP INC	6.02	$84.28
039-080-032-000	SILL IGOR M & CYNTHIA E TR	10.10	$141.40
033-110-054-000	SILVER BRIAN R AND DIANE S	27.00	$378.00
020-180-046-000	SILVER OAK WINE CELLARS LLC	12.09	$169.26
031-080-030-000	SILVER OAK WINE CELLARS LLC	11.55	$161.70
031-180-055-000	SILVER OAK WINE CELLARS LLC	35.89	$502.46
030-280-032-000	SILVERADO SIX LLC	1.83	$25.62
046-400-050-000	SILVERADO SUSCOL LLC	16.70	$233.80
046-400-057-000	SILVERADO SUSCOL LLC	63.29	$886.06
022-080-025-000	SILVERADO TRAIL WINE PARTNERS IV LLC	3.44	$48.16
027-460-041-000	SIMMONS CAROLINE M	12.45	$174.30
052-230-011-000	SIMPKINS CLIFFORD R & JOAN L TR	2.45	$34.30
052-250-027-000	SIMPKINS CLIFFORD R & JOAN L TR	3.88	$54.32
052-250-028-000	SIMPKINS CLIFFORD R & JOAN L TR	4.83	$67.62
052-250-029-000	SIMPKINS CLIFFORD R & JOAN L TR	1.32	$18.48
027-120-008-000	SINEGAL-INGLEWOOD LLC	9.27	$129.78
025-380-003-000	SINGER ROWENA LEONG & MARC EDWARD TR	1.00	$14.00
047-042-031-000	SINSKEY FAMILY LLC	4.00	$56.00
047-030-037-000	SINSKEY ROBERT M JR & HELM MARIA R TR	7.82	$109.48
030-240-031-000	SITTER MARY MELISSA TR	3.24	$45.36
027-120-044-000	SKIDMORE JAMES MCINTYRE & CECILIA TR	2.80	$39.20
030-280-022-000	SKLAR BARBARA W TR ETAL	2.50	$35.00
022-080-028-000	SKYEBOAT VINEYARDS LLC	6.44	$90.16

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-380-011-000	SLAWSON PAUL S & MARY C TR	6.74	$94.36
034-170-005-000	SLEEPING LADY VINEYARD LLC	52.17	$730.38
047-051-008-000	SMIRCICH STEVEN M & KRISTINE T TR	1.13	$15.82
011-260-078-000	SMITH BRADLEY H & LYNN S TR	1.50	$21.00
011-410-024-000	SMITH JACK A & MARCEY J TR	2.00	$28.00
036-130-049-000	SMITH STEPHEN P TR ETAL	21.23	$297.22
052-100-008-000	SMITH TYLER TR	15.00	$210.00
018-180-046-000	SNIDER EDWARD L ETAL	2.00	$28.00
020-420-028-000	SNOW TOWER C JR TR	4.41	$61.74
025-180-057-000	SNOWDEN RANDOLPH FORT & JANET TR ETAL	23.00	$322.00
039-150-039-000	SODA SPRINGS RANCH LLC	15.38	$215.32
027-230-003-000	SOFIA PROPERTIES L P	1.13	$15.82
030-240-032-000	SOLARES VINEYARDS LLC	16.70	$233.80
020-240-001-000	SOLARI ESTATE VINEYARDS	12.24	$171.36
020-240-008-000	SOLARI ESTATE VINEYARDS	11.44	$160.16
020-240-011-000	SOLARI ESTATE VINEYARDS	8.29	$116.06
031-220-011-000	SOLTAN MUNA F TR	6.68	$93.52
039-260-014-000	SOLTAN MUNA F TR	7.23	$101.22
021-420-015-000	SOMNIUM VINEYARD LLC	6.01	$84.14
050-372-009-000	SONOMA MISSION FARMS LLC	3.15	$44.10
020-360-017-000	SORI BRICCO VINEYARDS LLC	24.39	$341.46
027-440-024-000	SOUTH WHITEHALL LLC	1.48	$20.72
024-064-016-000	SPENCE VINEYARDS HOLDINGS LLC	3.00	$42.00
039-130-027-000	SPITERI RON J & JAYNA D TR	3.37	$47.18
020-180-060-000	SPP NAPA VINEYARDS LLC	45.53	$637.42
031-030-015-000	SPP NAPA VINEYARDS LLC	42.26	$591.64
036-140-075-000	SPP NAPA VINEYARDS LLC	29.97	$419.58
036-470-010-000	SPP NAPA VINEYARDS LLC	15.05	$210.70
036-470-015-000	SPP NAPA VINEYARDS LLC	34.90	$488.60
036-470-016-000	SPP NAPA VINEYARDS LLC	35.14	$491.96
039-051-035-000	SPP NAPA VINEYARDS LLC	8.79	$123.06
009-391-031-000	SPRING STREET VINEYARD LLC	2.14	$29.96
025-070-060-000	SPRING VALLEY VINEYARD PARTNERS LLC	9.25	$129.50
027-210-037-000	ST JOHN MOUNTAIN INC	2.30	$32.20
018-160-002-000	ST SUPERY INC	133.40	$1,867.60
018-160-003-000	ST SUPERY INC	111.05	$1,554.70
018-160-034-000	ST SUPERY INC	226.11	$3,165.54
030-100-015-000	ST SUPERY INC	42.17	$590.38
030-190-018-000	ST SUPERY INC	2.23	$31.22
030-190-019-000	ST SUPERY INC	30.99	$433.86
027-250-065-000	STAGLIN FAMILY PARTNERS LTD	36.18	$506.52
027-250-064-000	STAGLIN SHARALYN KING TR ETAL	2.87	$40.18
039-030-028-000	STAGS LEAP VINEYARDS	35.31	$494.34
036-170-037-000	STAGS LEAP WINE CELLARS	38.78	$542.92
039-030-043-000	STAGS LEAP WINE CELLARS LLC	8.73	$122.22
039-030-044-000	STAGS LEAP WINE CELLARS LLC	47.10	$659.40
032-400-003-000	STAG'S LEAP WINE CELLARS LLC	10.91	$152.74
047-240-022-000	STANLY RANCH VINEYARDS LLC	12.00	$168.00
047-240-023-000	STANLY RANCH VINEYARDS LLC	10.00	$140.00
047-240-040-000	STANLY RANCH VINEYARDS LLC	74.53	$1,043.42
047-240-041-000	STANLY RANCH VINEYARDS LLC	17.81	$249.34
047-240-042-000	STANLY RANCH VINEYARDS LLC	24.00	$336.00
009-580-010-000	STANTON DOUGLAS ETAL	19.45	$272.30
031-080-028-000	STANTON DOUGLAS ETAL	22.04	$308.56
009-070-011-000	STANTON DOUGLAS R TR ETAL	18.23	$255.22
030-150-017-000	STAR VINEYARDS LLC	20.00	$280.00
030-150-018-000	STAR VINEYARDS LLC	13.20	$184.80
030-150-019-000	STAR VINEYARDS LLC	24.61	$344.54

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-010-012-000	STARCHASE NAPA VINEYARD CO	11.04	$154.56
031-070-019-000	STATE FARM RANCH LLC	83.30	$1,166.20
031-110-003-000	STATE FARM RANCH LLC	167.90	$2,350.60
031-110-011-000	STATE FARM RANCH LLC	288.00	$4,032.00
031-170-005-000	STATE LANE HOLDINGS LLC	5.04	$70.56
031-160-026-000	STATE LANE KNOLL LLC	4.64	$64.96
031-180-048-000	STATE LANE VINEYARDS ETAL	25.00	$350.00
045-282-012-000	STCLAIR CHARLES D & ELAINE J	1.00	$14.00
020-300-063-000	STEFFENS FAMILY ESTATE LLC	16.00	$224.00
018-200-030-000	STEINSCHREIBER PHILLIP & KLORSTEINSCHRIBER DIANE	2.75	$38.50
032-400-038-000	STELTZNER ALLISON	2.15	$30.10
039-390-013-000	STOLL BRADLEY G & EDWINA L TR	2.45	$34.30
024-201-036-000	STONE RIDGE BROOKSIDE LLC	8.00	$112.00
017-110-019-000	STORYBOOK MOUNTAIN VINEYARDS	34.48	$482.72
034-100-043-000	STRAUSS JEFF & SCHULTHEIS MINDY TR	11.79	$165.06
021-030-057-000	STROMBOM BRUCE A & THERESA E TR	1.33	$18.62
036-150-053-000	STUDT WARD B AND GAY CAROLYN CO-TR	10.00	$140.00
046-400-056-000	SUGARLOAF EAST VINEYARD LLC	90.06	$1,260.84
046-400-052-000	SUGARLOAF VINEYARD LLC	108.22	$1,515.08
017-110-046-000	SULLIVAN RANDOLPH GORDON TR	1.13	$15.82
027-210-025-000	SULLIVAN WALTER III TR ETAL	80.30	$1,124.20
036-140-076-000	SUMERS GARY M TR	5.60	$78.40
020-300-051-000	SUMMIT RANCH VINEYARDS LLC	15.70	$219.80
032-500-044-000	SUMMIT VINEYARDS HOLDINGS LLC	8.17	$114.38
039-390-015-000	SUMMIT VINEYARDS HOLDINGS LLC	3.10	$43.40
039-390-016-000	SUMMIT VINEYARDS HOLDINGS LLC	4.86	$68.04
052-130-059-000	SUNRISE HOLDING LLC	17.98	$251.72
047-041-005-000	SUNSET KNOLL LLC	8.00	$112.00
020-370-006-000	SUNSHINE ESTATE INVESTORS LLC	28.85	$403.90
034-200-001-000	SUNSHINE VALLEY VINEYARDS LLC	21.94	$307.16
017-060-031-000	SURBER TED K & SANDRA J TR	14.70	$205.80
045-360-019-000	SUSCOL MOUNTAIN VINEYARDS LLC	40.40	$565.60
045-360-018-000	SUSCOL SPRINGS RANCH LP	73.74	$1,032.36
046-370-031-000	SUSCOL SPRINGS RANCH LP	19.08	$267.12
046-400-034-000	SUSCOL SPRINGS RANCH LP	81.96	$1,147.44
057-020-095-000	SUSCOL VISTA VINEYARD LLC ETAL	82.38	$1,153.32
046-400-051-000	SUSCOL VISTA VINEYARD LLC ETAL	1.50	$21.00
057-020-096-000	SUSCOL VISTA VINEYARD LLC ETAL	22.04	$308.56
009-120-062-000	SUTTER HOME WINERY INC	8.89	$124.46
009-120-064-000	SUTTER HOME WINERY INC	13.38	$187.32
017-130-031-000	SUTTER HOME WINERY INC	14.06	$196.84
017-130-047-000	SUTTER HOME WINERY INC	20.41	$285.74
022-100-010-000	SUTTER HOME WINERY INC	10.12	$141.68
027-510-022-000	SUTTER HOME WINERY INC	12.63	$176.82
032-450-003-000	SUTTER HOME WINERY INC	21.54	$301.56
034-160-011-000	SUTTER HOME WINERY INC	6.67	$93.38
038-040-023-000	SUTTER HOME WINERY INC	16.07	$224.98
059-010-029-000	SUTTER HOME WINERY INC	95.62	$1,338.68
059-010-030-000	SUTTER HOME WINERY INC	25.74	$360.36
017-230-009-000	SWANTON LAURA L & MICHAEL G TR	2.46	$34.44
036-150-026-000	SWEENEY JOSEPH E III & LAURA S TR	4.00	$56.00
025-140-021-000	SWIG RICHARD L JR & WELTMANSWIG DARIAN TR	1.23	$17.22
031-090-021-000	SX RANCH	28.66	$401.24
031-090-018-000	SX RANCH INC	20.67	$289.38
033-320-010-000	SYDNEY APARTMENTS INC	27.82	$389.48
030-270-021-000	SYRAH LDVF1 RUTHERFORD LLC	10.10	$141.40
034-211-058-000	SZS NAPA LLC	2.50	$35.00
050-170-047-000	T2K INVESTMENTS LLC	2.56	$35.84

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
035-031-036-000	TADAIMA INC	18.11	$253.54
027-500-015-000	TADDEI RONALD J TR ETAL	14.50	$203.00
009-350-053-000	TALBOT ENTERPRISES LLC	6.98	$97.72
009-350-054-000	TALBOT ENTERPRISES LLC	7.16	$100.24
020-370-038-000	TAMAGNI THEODORE BEN & JUDITH LORENE TR	3.10	$43.40
038-010-032-000	TANITA EDWIN K TR ETAL	7.99	$111.86
027-100-005-000	TAPLIN ASSOCIATES LLC	16.43	$230.02
027-520-025-000	TAPLIN ASSOCIATES LLC	7.20	$100.80
045-300-001-000	TAYLOR ELLIOTT ETAL	7.50	$105.00
025-380-021-000	TDL WINE LLC	6.85	$95.90
031-070-027-000	TEADERMAN KATHRYN M ETAL	12.11	$169.54
018-070-063-000	TEMPLE FAMILY VINEYARDS LLC	48.20	$674.80
031-070-006-000	TENCH FAMILY VINEYARDS LLC	40.48	$566.72
030-080-034-000	TERLATO FAMILY VINEYARDS	36.88	$516.32
045-320-009-000	TERRA SOLIS LLC	4.00	$56.00
047-280-007-000	TERRACE VIEW VINEYARDS-CA LLC	12.00	$168.00
027-060-022-000	TESSERON VINEYARDS	2.49	$34.86
027-060-023-000	TESSERON VINEYARDS	4.90	$68.60
027-060-024-000	TESSERON VINEYARDS	5.83	$81.62
021-420-043-000	TETZ EMMETT L TR	5.00	$70.00
039-080-042-000	THE HESS COLLECTION WINERY ETAL	1.00	$14.00
024-241-045-000	THIRTEENTH VINEYARD LLC	1.73	$24.22
024-242-003-000	THIRTEENTH VINEYARD LLC	6.02	$84.28
024-242-045-000	THIRTEENTH VINEYARD LLC	41.42	$579.88
024-242-046-000	THIRTEENTH VINEYARD LLC	30.76	$430.64
032-560-024-000	THIS REALM LLC	20.26	$283.64
039-040-004-000	THIS REALM LLC	14.48	$202.72
039-040-056-000	THIS REALM LLC	3.64	$50.96
039-040-057-000	THIS REALM LLC	1.41	$19.74
049-010-035-000	THOMAS SEAN & SANDRA LYNN TR	1.00	$14.00
049-242-009-000	THOMPSON C THOMAS & STELLA A TR	1.50	$21.00
052-170-021-000	THOMPSON LAWRENCE R & BEVERLY A TR	5.30	$74.20
020-300-066-000	THOMPSON PETER R TR	12.31	$172.34
033-060-020-000	THOMSON GEORGE A TR	1.25	$17.50
047-170-001-000	THOMSON JENNIFER ROYCELYNN	21.00	$294.00
032-440-009-000	THORNBERRY RICHARD P & GAIL F TR	14.00	$196.00
034-160-008-000	THREE HILLS LLC	5.30	$74.20
025-380-017-000	THREE TWINS LLC	4.36	$61.04
046-351-011-000	THRIVING VINEYARDS LLC	3.00	$42.00
047-280-022-000	THRIVING VINEYARDS LLC	6.79	$95.06
009-040-001-000	THURMOND VINEYARD LP	6.80	$95.20
020-300-036-000	TIANMINOR YUAN ETAL	5.85	$81.90
032-030-044-000	TIMAR LLC	5.67	$79.38
032-560-032-000	TIMAR LLC	21.59	$302.26
047-100-011-000	TIRADO ABEL O	10.00	$140.00
022-110-004-000	TITUS LEE AND SONS	9.53	$133.42
017-120-022-000	TJ EVERGREEN LLC	6.03	$84.42
039-080-030-000	TJIAN SHARON TR ETAL	4.00	$56.00
039-630-012-000	TK GROUP LLC	11.50	$161.00
032-030-043-000	TMR WINE COMPANY LLC	25.09	$351.26
032-560-029-000	TMR WINE COMPANY LLC	14.02	$196.28
020-150-011-000	TOFANELLI NORMA JEAN TR ETAL	6.94	$97.16
020-150-028-000	TOFANELLI NORMA JEAN TR ETAL	16.02	$224.28
047-280-002-000	TOGNETTI THOMAS FRANCIS ETAL	8.37	$117.18
022-150-038-000	TOGNI LISA KARIN TR ETAL	10.70	$149.80
030-280-033-000	TONELLA RAYMOND L & DEBORAH LYNN TR	13.22	$185.08
030-280-035-000	TONELLA RAYMOND L & DEBORAH LYNN TR	6.42	$89.88
049-110-012-000	TORRES ROBERT D & MARIA FRANCHI TR	5.72	$80.08

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
011-523-009-000	TORRIGINO STEPHEN TR	1.00	$14.00
035-041-011-000	TORTILLA FLAT VINEYARD LLC	2.10	$29.40
032-110-046-000	TORUN MEHMET S & NACIYE	2.11	$29.54
022-010-013-000	TOURNAHU INVESTMENT PROPERTIES PARTNERSHIP LP	6.67	$93.38
017-160-063-000	TOWNE DOUGLAS M & DORA LEE TR	10.50	$147.00
031-220-016-000	TRAINA J TODD BUCHANAN ETAL	14.47	$202.58
031-080-017-000	TRAINA VINEYARDS LLC	9.25	$129.50
027-250-031-000	TRAINOR EDMOND F & JENNIFER G TR	6.50	$91.00
009-010-025-000	TREASURY WINE ESTATES AMERICAS COMPANY	3.31	$46.34
009-010-026-000	TREASURY WINE ESTATES AMERICAS COMPANY	12.50	$175.00
009-131-009-000	TREASURY WINE ESTATES AMERICAS COMPANY	24.40	$341.60
024-070-007-000	TREASURY WINE ESTATES AMERICAS COMPANY	32.70	$457.80
032-530-024-000	TREASURY WINE ESTATES AMERICAS COMPANY	74.59	$1,044.26
038-010-004-000	TREASURY WINE ESTATES AMERICAS COMPANY	51.57	$721.98
047-080-058-000	TREASURY WINE ESTATES AMERICAS COMPANY	335.59	$4,698.26
047-230-033-000	TREASURY WINE ESTATES AMERICAS COMPANY	11.48	$160.72
036-140-053-000	TREFETHEN FAMILY VINEYARDS LLC	22.86	$320.04
036-140-056-000	TREFETHEN FAMILY VINEYARDS LLC	29.01	$406.14
036-140-068-000	TREFETHEN FAMILY VINEYARDS LLC	38.71	$541.94
036-140-070-000	TREFETHEN FAMILY VINEYARDS LLC	38.70	$541.80
036-140-071-000	TREFETHEN FAMILY VINEYARDS LLC	39.44	$552.16
036-140-078-000	TREFETHEN FAMILY VINEYARDS LLC	25.39	$355.46
036-150-065-000	TREFETHEN FAMILY VINEYARDS LLC	21.72	$304.08
036-150-066-000	TREFETHEN FAMILY VINEYARDS LLC	32.99	$461.86
036-150-067-000	TREFETHEN FAMILY VINEYARDS LLC	40.21	$562.94
036-140-077-000	TREFETHEN FAMILY WINERY LLC	30.95	$433.30
034-170-025-000	TREFETHEN JOHN V ETAL	11.90	$166.60
034-170-026-000	TREFETHEN JOHN V ETAL	22.07	$308.98
030-060-063-000	TREMONT VISTA LLC	7.80	$109.20
027-250-018-000	TRINCHERO GINA MARIA TR	1.00	$14.00
038-361-010-000	TRINITY PROJECT LLC	4.03	$56.42
038-361-042-000	TRINITY PROJECT LLC	4.93	$69.02
036-090-043-000	TRIO C VINEYARDS LLC	16.12	$225.68
036-090-044-000	TRIO C VINEYARDS LLC	15.39	$215.46
036-090-048-000	TRIO C VINEYARDS LLC	14.60	$204.40
036-090-051-000	TRIO C VINEYARDS LLC	10.10	$141.40
034-160-022-000	TRIO.B VINEYARDS LLC	21.33	$298.62
022-270-009-000	TRISTANT WILLIAM R AND ANNE L TR	5.00	$70.00
032-230-027-000	TRIUMPH BEVERAGE COMPANY LLC	27.48	$384.72
036-120-067-000	TRUBODY RANCH LLC	38.79	$543.06
036-120-069-000	TRUBODY RANCH LLC	45.04	$630.56
036-120-070-000	TRUBODY RANCH LLC	39.08	$547.12
043-030-008-000	TRUCHARD HOLDING COMPANY LLC	27.50	$385.00
043-030-009-000	TRUCHARD HOLDING COMPANY LLC	1.00	$14.00
043-040-004-000	TRUCHARD HOLDING COMPANY LLC	32.00	$448.00
043-040-029-000	TRUCHARD HOLDING COMPANY LLC	16.90	$236.60
043-040-030-000	TRUCHARD HOLDING COMPANY LLC	11.50	$161.00
043-061-022-000	TRUCHARD HOLDING COMPANY LLC	68.20	$954.80
047-030-008-000	TRUCHARD HOLDING COMPANY LLC	3.25	$45.50
047-042-023-000	TRUCHARD HOLDING COMPANY LLC	1.40	$19.60
047-042-024-000	TRUCHARD HOLDING COMPANY LLC	11.00	$154.00
047-043-021-000	TRUCHARD HOLDING COMPANY LLC	6.00	$84.00
050-270-020-000	TRUCHARD HOLDING COMPANY LLC	20.50	$287.00
050-270-025-000	TRUCHARD HOLDING COMPANY LLC	40.00	$560.00
036-130-061-000	TRUE OAK NAPA VINEYARD LLC	64.00	$896.00
049-340-025-000	TUCKER ANN M TR	5.00	$70.00
025-180-079-000	TUCKROGERS KATHLEEN TR	2.33	$32.62
025-180-081-000	TUCKROGERS KATHLEEN TR	26.50	$371.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
025-180-078-000	TUCKROGERS KATHLEEN TR ETAL	1.91	$26.74
022-240-010-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	3.24	$45.36
022-240-011-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	4.70	$65.80
022-240-013-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	7.17	$100.38
022-240-014-000	TURLEY WILLIAM LAURENCE & SUZANNE CHAMBERS TR	38.75	$542.50
018-060-071-000	TURLEY WINE CELLARS INC ETAL	17.15	$240.10
031-010-002-000	TURNBULL WINE CELLARS	15.22	$213.08
047-230-053-000	TVL CARNEROS VINEYARDS LLC ETAL	10.44	$146.16
047-230-054-000	TVL CARNEROS VINEYARDS LLC ETAL	19.00	$266.00
035-390-015-000	TWISTED OAK VILLA LLC	6.70	$93.80
047-080-047-000	TYKM VENTURES LLC	18.56	$259.84
047-080-056-000	TYKM VENTURES LLC	16.20	$226.80
039-310-027-000	UNGER MARK SUC TR	2.50	$35.00
027-450-027-000	UPPER VALLEY DISPOSAL HOLDINGS INC	13.04	$182.56
045-240-011-000	URDA JAMES J & CARRIE A TR	3.00	$42.00
009-120-065-000	US VITICULTURE FARMLAND LLC	121.50	$1,701.00
009-120-066-000	US VITICULTURE FARMLAND LLC	1.50	$21.00
035-480-026-000	US VITICULTURE FARMLAND LLC	52.85	$739.90
036-010-026-000	US VITICULTURE FARMLAND LLC	41.73	$584.22
036-010-027-000	US VITICULTURE FARMLAND LLC	40.29	$564.06
036-160-021-000	US VITICULTURE FARMLAND LLC	39.96	$559.44
036-160-022-000	US VITICULTURE FARMLAND LLC	31.26	$437.64
036-470-001-000	US VITICULTURE FARMLAND LLC	31.07	$434.98
030-120-015-000	USIBELLI RANCH LLC	70.70	$989.80
018-160-026-000	USIBELLI VINEYARDS INC	309.00	$4,326.00
047-370-014-000	V K VINEYARDS LLC	21.50	$301.00
030-260-003-000	V SATTUI WINERY	15.17	$212.38
030-260-035-000	V SATTUI WINERY	13.01	$182.14
036-130-030-000	V SATTUI WINERY INC	1.50	$21.00
036-130-035-000	V SATTUI WINERY INC	9.86	$138.04
050-380-014-000	V SATTUI WINERY INC	104.65	$1,465.10
050-380-017-000	V SATTUI WINERY INC	7.74	$108.36
011-351-017-000	VA VINEYARD PROPERTIES LLC	5.04	$70.56
039-610-006-000	VALE TRAVIS F & CATHERINE E TR	7.56	$105.84
034-170-036-000	VALLERGA CHRISTOPHER A	2.00	$28.00
032-440-005-000	VANGONE VINEYARDS LLC	18.06	$252.84
036-230-011-000	VANPROOYEN AMY ADELE TR	1.28	$17.92
033-140-053-000	VANWARMERDAM JENNIFER M	2.40	$33.60
038-240-015-000	VANWINDEN ARDY & LORI TR	3.40	$47.60
024-101-001-000	VARNER SEAN S & KRISTIN C TR	2.13	$29.82
009-560-018-000	VAROZZA FAMILY HOLDINGS LLC	1.00	$14.00
039-630-011-000	VASSER JAMES E JR	8.15	$114.10
021-200-016-000	VEIT JEREMY M & JULIE O TR	1.90	$26.60
017-130-006-000	VENGE KIRK PETER TR	3.57	$49.98
017-130-032-000	VENGE KIRK PETER TR	2.93	$41.02
020-350-043-000	VENGE LAND VENTURES LLC	10.16	$142.24
031-040-002-000	VENGE NILS TR ETAL	13.97	$195.58
036-170-041-000	VERHEY JAMES F & ANN L TR	14.53	$203.42
021-420-039-000	VIADER DELIA E TR	8.10	$113.40
021-420-038-000	VIADER VINEYARDS	20.20	$282.80
039-030-014-000	VICASA LLC	3.00	$42.00
032-560-025-000	VIGNE DI LAGO LLC	19.00	$266.00
036-190-007-000	VIGNERON PARTNERS LLC	6.31	$88.34
034-110-068-000	VILLA AMOROSA	24.76	$346.64
020-230-001-000	VILLA AMOROSA INC	21.43	$300.02
020-390-012-000	VILLA AMOROSA INC	7.42	$103.88
027-260-005-000	VILLA AMOROSA INC	2.78	$38.92
045-310-048-000	VILLA AMOROSA INC	10.65	$149.10

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
052-490-003-000	VILLA VIGNETO 4266 LLC	1.50	$21.00
034-160-018-000	VINATIERI PATRICK M TR	2.39	$33.46
052-240-006-000	VINE FARM LLC	8.00	$112.00
035-042-053-000	VINELAND HOLDINGS LLC	2.81	$39.34
009-030-062-000	VINEYARD 29 LLC	9.92	$138.88
022-010-034-000	VINEYARD 29 LLC	9.13	$127.82
022-010-035-000	VINEYARD 29 LLC	6.76	$94.64
022-200-027-000	VINEYARD 29 LLC	4.64	$64.96
022-230-012-000	VINEYARD 29 LLC	7.47	$104.58
034-150-037-000	VINEYARD HILL FARM LLC	7.45	$104.30
034-150-041-000	VINEYARD HILL FARM LLC	4.00	$56.00
047-370-015-000	VINEYARD KNOLLS LLC	4.30	$60.20
047-370-017-000	VINEYARD KNOLLS LLC	6.80	$95.20
038-080-002-000	VINEYARD PROPERTIES LLC	3.40	$47.60
017-140-001-000	VINPROP LLC	3.50	$49.00
031-070-026-000	VINTAGE OAKVILLE CROSS LLC	4.88	$68.32
020-150-017-000	VINTAGE WINE ESTATES INC	14.27	$199.78
021-420-040-000	VITE CRYSTAL SPRINGS VINEYARDS LLC	8.48	$118.72
030-070-010-000	VITE GALLERON VINEYARDS LLC	21.02	$294.28
025-240-014-000	VOLKER EISELE VINEYARDS LLC	55.00	$770.00
018-120-013-000	VON CRAWSONARD LLC ETAL	3.05	$42.70
024-332-013-000	VON CRAWSONARD LLC ETAL	5.54	$77.56
027-020-028-000	VONHESSERT VANESSA	2.25	$31.50
011-370-023-000	VONSTRASSER RUDY & RITA TR	2.38	$33.32
034-330-011-000	VUPPALAPATI DWARAKANATH & VEERASWAMY ARATHI	3.20	$44.80
031-110-014-000	VYBORNY VINEYARD MANAGEMENT INC	40.07	$560.98
033-070-039-000	WAGNER CHARLES J TR	7.00	$98.00
033-070-044-000	WAGNER CHARLES J TR ETAL	9.00	$126.00
009-362-026-000	WAGNER RANCH LLC	10.00	$140.00
009-362-027-000	WAGNER RANCH LLC	5.00	$70.00
047-201-001-000	WAGNER RANCH LLC	10.46	$146.44
047-201-005-000	WAGNER RANCH LLC	9.11	$127.54
021-320-004-000	WAGON TRAIL LLC	18.51	$259.14
031-100-027-000	WAITTE BARRY TR ETAL	3.05	$42.70
020-300-072-000	WALECKA JOHN LAWRENCE & BARBARA ALISON TR	3.70	$51.80
047-181-005-000	WALKER CASSANDRA L TR ETAL	1.50	$21.00
027-550-009-000	WALL ROAD VINEYARD LLC	3.15	$44.10
030-120-030-000	WALTHER ROGER O & ANNE N TR	1.54	$21.56
030-120-031-000	WALTHER ROGER O & ANNE N TR	4.58	$64.12
032-500-006-000	WARKE FAMILY VINEYARDS (US) LTD	14.68	$205.52
039-400-077-000	WARKE FAMILY VINEYARDS LTD	21.79	$305.06
033-010-065-000	WATERS RANCH VINEYARD LLC	65.36	$915.04
022-110-003-000	WATSON GEORGE GRANT II TR ETAL	3.92	$54.88
034-200-005-000	WBPRCM LLC	3.04	$42.56
034-211-016-000	WEICHEN JOIN & CHUNKAI HUI	2.00	$28.00
050-372-001-000	WEINBERG BARBARA K TR	1.52	$21.28
038-180-020-000	WEINERT THOMAS C & VICKI C TR	5.00	$70.00
039-130-002-000	WEIR NORMAN E & IRIT D TR	12.00	$168.00
049-050-003-000	WEIR NORMAN E & IRIT D TR	6.00	$84.00
035-480-023-000	WEISS JOEL R & JENNLEA O TR	5.00	$70.00
032-030-054-000	WEITZ VINEYARD	40.93	$573.02
036-170-043-000	WENYON ARNOLD & DESIREE A TR	1.78	$24.92
036-160-024-000	WESTERN FARMLAND LLC	40.70	$569.80
017-140-007-000	WESTERN WASHINGTON UNIVERSITY FOUNDATION	13.00	$182.00
030-260-016-000	WHEELER FARMS PARTNERS LLC	6.44	$90.16
018-140-035-000	WHISKEY RIVER RANCH II LLC	31.25	$437.50
018-140-036-000	WHISKY RIVER RANCH VINEYARD LLC	26.89	$376.46
009-030-057-000	WHITE FANG PROPERTIES LLC	5.03	$70.42

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
032-120-027-000	WHITE RABBIT INVESTMENTS LLC	12.40	$173.60
039-650-002-000	WHITE TIMOTHY R TR	1.50	$21.00
039-650-003-000	WHITE TIMOTHY R TR	1.00	$14.00
017-110-045-000	WHYNOT WINES LLC	23.51	$329.14
024-460-005-000	WICKER RONALD J & LISA K	4.30	$60.20
034-370-017-000	WIEBE WILLIAM R	2.45	$34.30
027-100-001-000	WIGHT DAVID L & SUSAN H TR ETAL	6.30	$88.20
027-100-002-000	WIGHT DAVID L & SUSAN H TR ETAL	5.62	$78.68
027-100-003-000	WIGHT DAVID L & SUSAN H TR ETAL	13.39	$187.46
027-100-004-000	WIGHT DAVID L & SUSAN H TR ETAL	11.21	$156.94
027-110-010-000	WIGHT DAVID L & SUSAN H TR ETAL	18.00	$252.00
034-320-007-000	WILD CAT MOUNTAIN LLC	11.50	$161.00
047-272-015-000	WILKINSON MATTHEW E & KRISTIN K TR	4.00	$56.00
031-170-012-000	WILKINSON ROLLIN L AND DOREEN D TR	5.00	$70.00
017-140-022-000	WILLIAM MARK E TR ETAL	8.20	$114.80
039-010-008-000	WILLIAMS ANTONIA M TR	20.99	$293.86
036-100-024-000	WILLIAMS JEFFREY C & ROBIN C	2.22	$31.08
017-140-021-000	WILLIAMS MARK TR ETAL	3.40	$47.60
025-020-024-000	WILLIAMSON ALEXANDER F C TR ETAL	65.20	$912.80
030-070-005-000	WILSEY CLINT RONALD TR	9.60	$134.40
030-140-014-000	WILSEY DIANE B TR	42.87	$600.18
030-140-015-000	WILSEY DIANE B TR	36.61	$512.54
030-140-016-000	WILSEY DIANE B TR	38.94	$545.16
030-140-017-000	WILSEY DIANE B TR	39.80	$557.20
030-140-018-000	WILSEY DIANE B TR	38.84	$543.76
030-140-019-000	WILSEY DIANE B TR	42.61	$596.54
049-242-036-000	WILSON CAROLINE TR ETAL	5.73	$80.22
025-270-023-000	WILSON JOHN O & BARBARA J TR	44.47	$622.58
027-160-057-000	WILSON KIMOTO LLC	15.52	$217.28
039-620-001-000	WILSON SHARON R ETAL	1.00	$14.00
033-290-001-000	WINDY FLATS PARTNERS LLC	20.14	$281.96
027-120-006-000	WINEMAP LLC	10.56	$147.84
017-140-015-000	WINFIELD VINEYARD LLC	10.00	$140.00
017-110-038-000	WINROD MICHAEL A & KELLY L TR	4.57	$63.98
030-220-044-000	WISE MONTAGNA LLC	10.11	$141.54
030-220-046-000	WISE MONTAGNA LLC	17.75	$248.50
030-220-048-000	WISE MONTAGNA LLC	14.11	$197.54
017-160-003-000	WISS KATHERINE TR ETAL	9.90	$138.60
047-280-017-000	WITHERS ROAD NAPA CA LP	257.24	$3,601.36
033-160-018-000	WOLF W J & ROXANNE B TR	8.70	$121.80
047-252-016-000	WOLFF ROGER A & LINDA MCGLOCHLIN	2.37	$33.18
052-300-002-000	WONG MARTIN TR	2.50	$35.00
018-280-012-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	5.00	$70.00
024-010-018-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	18.95	$265.30
031-050-030-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	24.58	$344.12
034-340-006-000	WOOLLS PAUL & BETTY OSHAUGHNESSY TR	17.63	$246.82
035-010-054-000	WOOLLS RANCH LLC	31.08	$435.12
039-080-040-000	WULFF RANDALL WILLIAM & KRYSTYNA MATLOCK TR	2.34	$32.76
017-110-049-000	WWCD LLC	4.13	$57.82
007-038-001-000	XIAO ZHOU	2.00	$28.00
034-110-060-000	YATES 60 62 AND 64 LLC	10.86	$152.04
034-110-062-000	YATES 60 62 AND 64 LLC	1.00	$14.00
034-110-064-000	YATES 60 62 AND 64 LLC	2.48	$34.72
034-110-063-000	YATES 63 LLC	19.23	$269.22
025-260-035-000	YELLOW ALPHA II LLC	107.58	$1,506.12
057-340-003-000	YELLOW NAPA III LLC	45.38	$635.32
022-120-003-000	YEWELL DAVID PAUL & NANCY ANNE TR	1.75	$24.50
009-020-019-000	YORK CREEK LLC	13.00	$182.00

APN	OWNER NAME	PLANTED ACRES	PARCEL ASSMT
022-140-024-000	YORK CREEK VINEYARDS LLC	39.92	$558.88
022-140-055-000	YORK CREEK VINEYARDS LLC	117.90	$1,650.60
050-270-031-000	YOUNG LEROY A & PATRICIA J TR	1.50	$21.00
038-110-031-000	YOUNGBERG KRISTINE LOUISE	1.00	$14.00
031-220-023-000	YOUNTVILLE CROSSROADS INC	10.88	$152.32
030-260-040-000	YUREK GREGORY J & CAROL L TR	3.10	$43.40
030-260-041-000	YUREX GREGORY J & YUREK CAROL L TR	3.75	$52.50
036-090-050-000	YV VINEYARDS LLC	7.57	$105.98
036-070-036-000	YXR 1975 LLC	15.00	$210.00
036-180-048-000	ZACHOWSKI ZACH & GABEL BARBARA DIANE TR	8.00	$112.00
036-170-045-000	ZACHOWSKI ZACH TR & GABEL BARBARA DIANE TR	7.26	$101.64
021-010-059-000	ZAKIN JONATHAN N & HANSENZAKIN JANICE TR	3.99	$55.86
030-260-039-000	ZANINOVICH MARKO B & THEO S	3.62	$50.68
030-250-015-000	ZANINOVICH MARKO B AND THEO SCOTT	6.06	$84.84
057-080-021-000	ZAPATA JOE A	10.25	$143.50
030-020-005-000	ZAVALA FERNANDO A SUC TR ETAL	7.30	$102.20
030-200-005-000	ZD WINES LLC	3.38	$47.32
047-130-007-000	ZD WINES LLC	26.20	$366.80
047-130-008-000	ZD WINES LLC	1.40	$19.60
025-070-053-000	ZEAGLER MILLARD FILLMORE TR	7.00	$98.00
049-200-015-000	ZETT GERALD A & DONNA R TR	8.64	$120.96
025-440-052-000	ZEVKO LP	3.35	$46.90
052-170-027-000	ZIMMERMANN JOHN P & BIANCA TR	8.50	$119.00
030-240-030-000	ZINFANDEL LANE HOLDINGS LLC	4.32	$60.48
030-240-024-000	ZINFANDEL LANE LLC	4.06	$56.84
030-270-023-000	ZINFANDEL LDVF1 RUTHERFORD LLC	8.09	$113.26
031-080-018-000	ZW LAND HOLDINGS LLC	24.15	$338.10
031-150-005-000	ZWEITE PREH VINEYARDS GMBH ETAL	43.90	$614.60
031-150-006-000	ZWEITE PREH VINEYARDS GMBH ETAL	37.30	$522.20
TOTAL ASSESSMENT		**46,039.57**	**644,547**

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-216

TO: Board of Supervisors

FROM: Steven Lederer - Director of Public Works

REPORT BY: Andrea Salter, Staff Service Analyst

SUBJECT: Extension of Land Lease Agreement No. 230192B (L-1448) with the California Department of Veterans Affairs

RECOMMENDATION

Approve and authorize the extension of Lease Agreement 230192B with the California Department of Veterans Affairs for the term of July 1, 2026, through June 30, 2030, by exercising the second and final option to extend the existing land use lease for an additional four-year period between Napa County and the State of California. (No Fiscal Impact; Discretionary)

BACKGROUND

On May 1, 1997, Napa County and the State of California entered into Lease Agreement No. 230192B (L-1448) for a 1.12-acre site on the California Veteran's Home property, currently home of the Yountville Fire Station, with an annual rental rate of $10,000, receiving a rental credit for the annual rental amount, for the term of May 1, 1997, through June 30, 2022.

On or about November 8, 2022, County Fire exercised the first of two renewal options, extending the term of the lease for a four-year period from July 1, 2022, through June 30, 2026. County Fire now wishes to exercise the second and final renewal option to further extend the lease for continued operations through June 30, 2030.

Requested Action:

1. Approve and authorize the second and final renewal option to extend Lease Agreement No. 230192B (L -1448) for an additional four-year period from July 1, 2026, through June 30, 2030.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it currently budgeted?	Yes

Where is it budgeted?	Currently, the rental fee is realized as a credit on the fire services agreement with the Veterans Home.
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The land that is leased in this agreement currently houses the Yountville Fire Station. If the lease is not renewed, other land options may be needed.
Is the general fund affected?	No
Future fiscal impact:	The rental fee will continue to be realized as a credit on the fire services agreement with the Veterans Home. If relocation is required, a rental fee may be incurred.
Consequences if not approved:	If not approved, land may need to be acquired to house the Yountville Fire Station.
Napa County Strategic Initiative:	Strategic Initiative: Build Healthy, Connected Communities

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is exempt from the California Environmental Quality Act pursuant to Section 15301 of Title 14 of the California Code of Regulations (State CEQA Guidelines), which exempts the operation and leasing of existing facilities.

DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES

Governor Gavin Newsom

State File No.: L-1448
Project No.: 16122
Napa County Lease No.: 230192B

OPTION TO EXTEND LEASE LETTER

County of Napa
January 16, 2026

Attn: County of Napa
Office of the County Administrator
1195 Third Street
Napa, CA 94559
Email: hans.hermann@countyofnapa.org

Dear Hans,

Pursuant to the Lease Agreement entered into on May 1, 1997 (L-1448) by and between the State of California, acting through its Director of General Services with the approval of the Secretary of the Department of Veterans Affairs, the County of Napa, and the Town of Yountville, the Lessee (County of Napa) holds one (1) remaining option to renew the lease by giving written notice to exercise it.

As provided for in Section 2, Term, of the aforementioned lease, the Lessee hereby exercises the second option to renew said lease, effective July 1, 2026, for a period ending June 30, 2030. All parties agree that this notice is valid and that the lease shall be extended under the same terms and conditions as contained in the original lease referenced above. Please indicate your agreement to extend Lease L-1448 by signing below, where indicated, and returning the original documents to the State. Once fully executed, a copy will be forwarded to all parties for your records.

Sincerely,

STATE OF CALIFORNIA

Department of General Services
State Owned Leasing and Development

By: _____
JESSICA LEACH-SIMON
Associate Real Estate Officer

APPROVED

Director of the Department of General Services

By: _____
TREVOR JOHNSON, Manager
State Owned Leasing and Development

APPROVED

California Department of Veterans Affairs

By: _____

Secretary of the Department of Veterans Affairs

LESSEE

County of Napa

By: _____

AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM

Napa County Council

By: Sabrina S. Wolfson Digitally signed by Sabrina S. Wolfson Date: 2026.04.13 08:23:44 -07'00'

SABRINA S. WOLFSON, Deputy County Counsel

ATTEST

Napa County Clerk of the Board of Supervisors

By: _____

NEHA HOSKINS, Clerk of the Board of Supervisors

APPROVED

Napa County Board of Supervisors

By: _____

Deputy Clerk of the Board

Cc: Angelina Hernandez-Carlin
DGS Portfolio Management
Lease Management Unit

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-431

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Kelli Remboldt, Staff Services Analyst I

SUBJECT: Approve California Department of Transportation Roads Federal Exchange and State Match Program Agreement No. 260331B

RECOMMENDATION

Approve and authorize Agreement No. 260331B with the State of California Department of Transportation for the term July 1, 2025 through June 30, 2026, providing revenue in the amount of $337,648 to the County Roads Fund per the Federal Apportionment Exchange and State Match Program for general transportation purposes. (Fiscal Impact: $337,648 Revenue; Roads Fund; Budgeted; Discretionary)

BACKGROUND

The Federal Apportionment Exchange Program and State Match Program assigns apportionments made available to the County for allocation to transportation projects under the federal transportation authorization bill, as modified under Section 182.6 of the Streets and Highways Code [Regional Surface Transportation Program (RSTP) funds] in exchange for non-federal State Highway Account funds. County exchanged funds, as authorized by Section 182.6 of the Streets and Highways Code, may be used for any transportation purpose authorized by Article XIX of the State Constitution. Section 182.9 of the Streets and Highways Code requires the California Transportation Commission to allocate an amount equal to 50% of the funds allocated pursuant to Section 182.6 with a maximum limit of $100,000 per county, per fiscal year, for State Match Program Funds. Currently the County of Napa's allocation is $237,648 in Federal Exchange Funds and $100,000 in State Match Program Funds.

Approval of the Federal Apportionment Exchange Program and State Match Program Agreement with the State of California Department of Transportation authorizes the State to exchange $237,648 of Federal Regional Surface Transportation Program (RSTP) funds for non-federal State Highway Account funds. Additionally, the State will allocate $100,000 of State Matching Funds for a total of $337,648 into the County Roads Fund. This exchange and match program has been in effect for many years and the revenue is an anticipated component of the annual Roads budget. Action requesting this exchange is typically taken in the fourth quarter of the State's and County's fiscal year given this is the time the State provides the authorization and forms to move forward

with this request. This program provides maximum flexibility to use this funding for any transportation purpose similar to the use of gas tax revenue. This item is consistent with the goal to strengthen effective, efficient, and fiscally responsible County operations and supports the goal to improve and maintain the existing transportation and roads system to safely accommodate all users.

Requested Action:

Approve and authorize Agreement No. 260331B with the State of California Department of Transportation for the term July 1, 2025 through June 30, 2026, providing revenue in the amount of $337,648 to the County Roads Fund per the Federal Apportionment Exchange and State Match Program for general transportation purposes.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Roads Fund 2040, Subdivision 2040000
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Provides $237,648 in Federal Exchange Funds and $100,000 in State Match Funds to the Roads Fund for an overall total of $337,648.
Is the general fund affected?	No
Future fiscal impact:	Funds are requested from this exchange and match program on an annual basis.
Consequences if not approved:	Failure to execute this agreement will reduce Roads Fund revenue by $337,648.
Strategic Initiative	Build Healthy, Connected Communities

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

FEDERAL APPORTIONMENT EXCHANGE PROGRAM AND STATE MATCH PROGRAM
CALIFORNIA DEPARTMENT OF TRANSPORTATION - MPO COUNTY

04 NAPA
District County
Agreement No. X26-5921(101)
AMS Adv ID:0426000338

THIS AGREEMENT is made on _____, by the COUNTY of NAPA , a political subdivision of the State of California (COUNTY), and the State of California, acting by and through the Department of Transportation (STATE).

WHEREAS, COUNTY desires to assign federal apportionments made available to COUNTY for allocation to transportation projects in accordance with Section 182.6 of the Streets and Highways Code [Regional Surface Transportation Program (RSTP)/Regional Surface Transportation Block Grant Program (RSTBGP) funds] in exchange for nonfederal State Highway Account funds, and

WHEREAS Section 182.9 of the Streets and Highways Code requires the allocation of State Matching funds from the State Highway Account to COUNTY:

NOW, THEREFORE, the parties agree as follows:

I. FEDERAL APPORTIONMENT EXCHANGE PROGRAM

A. As authorized by Section 182.6(h)(2) of the Streets and Highways Code, COUNTY agrees to assign to STATE:

$237,648.00 from the eligible portion of its estimated annual minimum RSTP/RSTBGP Apportionment for Fiscal Year 2025/2026.

The eligible portion of said minimum apportionment is the COUNTY's estimated annual minimum RSTP/RSTBGP apportionment established under Section 182.6(d)(2) of the Streets and Highways Code less any federal apportionments already obligated for projects chargeable to COUNTY's eligible portion of its estimated annual minimum RSTP/RSTBGP apportionment.

For Caltrans Use Only

I hereby Certify upon my own personal knowledge that budgeted funds are available for this encumbrance		
Accounting Officer	Date 03/06/2026	$ 337,648.00

B. COUNTY agrees that it will not undertake any capacity-expanding project funded herein located in an air quality nonattainment area without prior inclusion of said project by its RTPA in the "build" alternative of the air quality conformance analysis and the RTPA's subsequent concurrence in the project's implementation.

II. STATE MATCH PROGRAM - Section 182.9

A. As authorized by Section 182.9 of the Streets and Highways Code, STATE agrees to pay to COUNTY $100,000.00 from the unobligated balance of COUNTY's State Matching funds for Fiscal Year 2025/2026.

B. COUNTY agrees that before COUNTY uses State Matching funds for any other lawful purpose, COUNTY shall use such funds to match federally funded transportation projects.

III. COMMON PROVISIONS

A. Subject to the availability of State funds by the State Budget Act, and upon receipt of COUNTY invoice evidencing COUNTY's assignment of COUNTY's estimated apportionment under Section I.A to STATE, STATE agrees to pay to COUNTY an amount not to exceed $337,648.00 that equals the sum of the estimated apportionment amounts identified in Sections I.A and the State Match funds identified in Section II.A.

B. COUNTY agrees to use all State funds paid hereunder only for transportation purposes that are in conformance with Article XIX of the California State Constitution.

C. COUNTY agrees to establish a special account within their County Road Fund for the purpose of depositing all payments received from STATE pursuant to this agreement.

D. COST PRINCIPLES

1. The COUNTY agrees to comply with, and require all project sponsors to comply with, Office of Management and Budget Supercircular 2 CFR Part 200, Cost Principles for STATE and LOCAL government, Uniform Administrative Requirements for Grants and Cooperative Agreements to STATE and LOCAL governments.

2. COUNTY will assure that its fund recipients will be obligated to agree that (a) Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, part 31, et seq., shall be used to determine the allowability of individual project cost items and (b) Those parties shall comply with Federal Administrative Procedures in accordance with 2 CFR Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to STATE and LOCAL governments. Every sub-recipient receiving funds as a contractor or sub-contractor under this agreement shall comply with federal administrative procedures in accordance with 2 CFR Part 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to STATE and LOCAL governments.

3. Any fund expenditures for costs for which COUNTY has received payment or credit that are determined by subsequent audit to be unallowable under Office of Management and Budget Supercircular, 2 CFR Part 200, are subject to repayment by COUNTY to STATE. Should COUNTY fail to reimburse funds due STATE within 30 days or demand, or within such other period as may be agreed in writing between the parties hereto, STATE is

authorized to intercept and withhold future payments due COUNTY from STATE of any third-party source, including, but not limited to, the State Treasurer, the State Controller and the CTC.

E. THIRD PARTY CONTRACTING

1) COUNTY shall not award a construction contract over $10,000 or other contracts over $25,000 [excluding professional service contracts of the type which are required to be procured in accordance with Government Code Sections 4525 (d), (e) and (f)] on the basis of a noncompetitive negotiation for work to be performed using funds without the prior written approval of STATE.

2) Any subcontract or agreement entered into by COUNTY as a result of disbursing funds received pursuant to this Agreement shall contain all of the fiscal provisions of this Agreement; and shall mandate that travel and per diem reimbursements and third-party contract reimbursements to subcontractors will be allowable as project costs only after those costs are incurred and paid for by the subcontractors.

3) In addition to the above, the preaward requirements of third party contractor/consultants with COUNTY should be consistent with Local Program Procedures as published by STATE.

F. ACCOUNTING SYSTEM

COUNTY, its contractors and subcontractors shall establish and maintain an accounting system and records that properly accumulate and segregate fund expenditures by line item. The accounting system of COUNTY, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment vouchers or invoices.

G. RIGHT TO AUDIT

For the purpose of determining compliance with this Agreement and other matters connected with the performance of COUNTY'S contracts with third parties, COUNTY, COUNTY's contractors and subcontractors and STATE shall each maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of such contracts, including, but not limited to, the costs of administering those various contracts. All of the above referenced parties shall make such materials available at their respective offices at all reasonable times for three years from the date of final payment of funds to COUNTY. STATE, the California State Auditor, or any duly authorized representative of STATE or the United States Department of Transportation, shall each have access to any books, records, and documents that are pertinent for audits, examinations, excerpts, and transactions, and COUNTY shall furnish copies thereof if requested.

H. TRAVEL AND SUBSISTENCE

Payments to only COUNTY for travel and subsistence expenses of COUNTY forces and its subcontractors claimed for reimbursement or applied as local match credit shall not exceed rates authorized to be paid exempt non-represented State employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced are

in excess of those authorized DPA rates, then COUNTY is responsible for the cost difference and any overpayments shall be reimbursed to STATE on demand.

STATE OF CALIFORNIA Department Of Transportation	COUNTY OF NAPA
By: _____	By: _____
Office of Project Management Oversight Division of Local Assistance	AMBER MANFREE, Chair of the Napa County Board of Supervisors
Date_____	Date: _____

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Thomas C. Zeleny* Date: March 17, 2026 FV 13115816	Date: Processed By: _____ Deputy Clerk of the Board	By:_____

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-878

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Justine Leuthold, Staff Services Analyst I

SUBJECT: County Service Area No. 3 - Adoption of Resolution accepting Preliminary Engineer's Report, approving service plan, and setting a public hearing to levy assessments for Fiscal Year 2026-27

RECOMMENDATION

Adopt a Resolution to accept Preliminary Engineer's Report; approve the service plan; and schedule the public hearing for June 16, 2026, at 9:00 a.m. to levy assessments of $150,811 to fund services in County Service Area No. 3 for Fiscal Year 2026-27. (Fiscal Impact: $150,811 Revenue; County Service Area No. 3; Budgeted; Discretionary)

BACKGROUND

In 1997, County Service Area (CSA) No. 3 property owners held a Proposition 218 election that approved an assessment methodology for street services (median landscaping, street sweeping, and street lighting). The methodology included ceilings on expenditures for street-related services, but did not include an inflation adjuster. Over time, rising prices eroded the buying power under the ceilings, leaving CSA No. 3 unable to make periodic repair, replacement, and upgrades of aging streetlights and neglected landscape medians and unable to attract vendors for some street services.

In 2023, CSA No. 3 property owners were asked to reauthorize the assessment and assessment methodology, which necessitated a Proposition 218 election held on July 18, 2023. The property owners voted 63% in favor of continuing and increasing the assessment for County-provided street services (including eliminating the expenditure ceilings), which was acknowledged by the Board of Supervisors in Resolution No. 2023-95.

The preliminary Engineer's Report prepared by David Taussig and Associates is included with this item. The report proposes a total assessment of $150,811 for fiscal year 2026-27. A breakdown of the total assessment by parcel is included in Appendix A to the Engineer's Report. A copy of the Engineer's Report will also be on file with the Clerk of the Board and available for public review. The service plan for CSA No. 3 is the same as last fiscal year's plan and is attached to the Resolution as Exhibit A.

Requested Actions:
Adopt the Resolution to:

1. Accept the preliminary Engineer's Report for CSA No. 3 for fiscal year 2026-27.
2. Approve the service plan for CSA No. 3 for fiscal year 2026-27 (Exhibit A to the Resolution).
3. Schedule the public hearing to levy assessments for Tuesday, June 16, 2026, at 9:00 a.m.
4. Direct the Clerk of the Board to publish notice of the public hearing pursuant to Chapter 3.10 of the Napa County Code; and
5. Designate Justine Leuthold of the Public Works Department as the contact for the public to contact with questions regarding the assessments.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	CSA No. 3 Special Assessments Revenue, Subdivision 2800005
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The assessments establish an annual funding source to provide street-related maintenance and service needs benefiting property owners within the County Service Area No. 3, including street sweeping, street lighting, landscaping, and administrative services.
Is the general fund affected?	No
Future fiscal impact:	No fiscal impact beyond fiscal year 2026-27.
Consequences if not approved:	The assessment revenue is the main source of revenue for CSA No. 3, Subdivision 2800005. If not approved, there will be no funding available for the various maintenance needs of this area for fiscal year 2026-27.

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.

RESOLUTION NO. 2026-___

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, APPROVING A SERVICE PLAN FOR COUNTY SERVICE AREA NO. 3 FOR FISCAL YEAR 2026-27, ACCEPTING THE ENGINEER'S REPORT, AND SETTING A PUBLIC HEARING ON THE PROPOSED ASSESSMENTS AND LEVY OF ASSESSMENTS FOR FISCAL YEAR 2026-27

WHEREAS, in 1979, the Napa County Board of Supervisors ("Board") formed County Service Area No. 3 ("CSA No. 3") pursuant to Government Code section 25210.1 et seq. ("County Service Area law"), as a mechanism for providing certain extended governmental services, such as water and sewer service, to the unincorporated area surrounding the Napa County Airport; and

WHEREAS, in Resolution No. 94-27 adopted in 1994, the Board added the extended services of structural fire protection, streetside landscaping, street and highway lighting, and street sweeping to the governmental services that could be provided in CSA No. 3; and

WHEREAS, through Resolution Nos. 97-85 and 97-86 adopted on July 29, 1997, the Board funded such services through an assessment rate methodology and special benefit analysis approved by a vote of property owners within CSA No. 3 in the manner required by Article XIIID, section 4 of the California Constitution ("Proposition 218"); and

WHEREAS, on May 16, 2023, the Board determined enhanced structural fire protection services was no longer necessary in CSA No. 3, while authorizing staff to initiate the Proposition 218 process to continue and increase funding for median landscaping, street and highway lighting, and street sweeping (collectively referred to as "Services") pursuant to Resolution No. 2023-69; and

WHEREAS, on July 18, 2023, the Board accepted the results of the ballot process where a majority of the property owners within CSA No. 3 voted to authorize the assessments to fund the Services in accordance with Proposition 218, pursuant to Resolution No. 2023-95; and

WHEREAS, the Board desires to continue to provide the Services within CSA No. 3 during fiscal year 2026-27; and

WHEREAS, County Service Area law provides that the Board may establish zones within any county service area with assessments varying with the extent of benefit to each zone derived from the Services provided to the property within such zone; and

WHEREAS, Napa County Code section 3.10.050(A)(1) requires the Board to approve by resolution on or before June 30 of each fiscal year a services plan which indicates which services the Board proposes to provide within each zone of benefit of CSA No. 3 in the ensuing fiscal year; and

WHEREAS, the Board proposes to finance the Services through the imposition of assessments on the parcels of real property in CSA No. 3 that will receive special benefits from the Services ("Assessments"); and

WHEREAS, the Assessments do not exceed the range of assessments previously specified in a notice given to the public pursuant to Government Code section 54954.6(c)(2)(G) and approved in 2023 by the voters in CSA No. 3 pursuant to Proposition 218; and

WHEREAS, the Board has received for filing with the Clerk of the Board, a written Engineer's Report ("Report") with respect to the Assessments prepared by a professional engineer certified by the State of California and which Report is referred to and incorporated herein by reference; and

WHEREAS, pursuant to County Service Area law and Chapter 3.10 of the Napa County Code, the Report includes a description of each parcel of real property benefitting from any of the Services and the amount of assessment for such parcel computed in conformity with County Service Area law and Napa County Code section 3.10.040; and

WHEREAS, after considering the Report, the Board wishes to declare its intention to levy the Assessments for fiscal year 2026-27 in accordance with the Report, and to that end to set a public hearing on the Report and the amount of the of Assessments proposed in the Report;

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Board of Supervisors of Napa County, State of California, hereby declares its intention, pursuant to the County Service Area law and Chapter 3.10 of the Napa County Code, to levy the Assessments upon real property in CSA No. 3 for fiscal year 2026-27, in the manner and amounts as set forth in the Report.

2. The Board hereby approves the service plan for fiscal year 2026-27 for the two zones of benefit within CSA No. 3, which continues enhanced median landscaping, street and highway lighting, and street sweeping, all as set forth in Exhibit "A" attached hereto and incorporated by reference.

3. The Report prepared by David Taussig and Associates, dated April 16, 2026, entitled "Preliminary Engineer's Report, Napa County CSA No. 3, Street Maintenance Assessment District" has been filed with the Clerk of the Board of Supervisors and is hereby accepted for filing with this Board by this Resolution. A copy of this Report shall be maintained on file with the Clerk of the Board of Supervisors at 1195 Third Street, Suite 310, Napa, California, and shall be available for public inspection at that location during regular County business hours.

4. For purposes of levying the Assessments, and pursuant to Government Code section 25217.4, the Board hereby establishes zones within CSA No. 3 in which the following street-related services will be provided during the 2026-27 fiscal year, as set forth more fully in the Report:

Zone 1: median landscaping
Zone 2: (discontinued – formerly structural fire protection)
Zone 3: street and highway lighting and street sweeping

5. The Assessments will be levied at a rate of assessment not to exceed the rate schedule and maximum rates based on the assessment formulas set forth in the Report.

6. With respect to the Assessments proposed to be levied for fiscal year 2026-27, the designated rates are based on the special benefit to be derived by each identified parcel from provision of the Services as further set forth in the Report, and no individual Assessment exceeds the reasonable cost of the proportional special benefit conferred on the parcel to which it relates.

7. On June 16, 2026, at 9:00 a.m. or as soon thereafter as circumstances allow, in the chambers of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, the Board will hold a public hearing where any interested person shall be permitted to present written or oral testimony regarding the content and accuracy of the Report, and express support or opposition to the proposed Assessments.

8. The Board designates Justine Leuthold of the Public Works Department, 1195 Third Street, Suite 101, Napa, California 94559, telephone number (707) 253-4514, as the person to answer questions from the public regarding the Assessments.

9. Pursuant to County Service Area law and Napa County Code section 3.10.050(A)(2)(b), the Clerk shall publish notice of the public hearing at least once per week for two successive weeks, as provided by Government Code section 6066, in a newspaper of general circulation published in Napa County, which noticing shall be completed prior to the date set for the public hearing.

[remainder of page intentionally blank]

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the 5th day of May, 2026, by the following vote:

AYES: SUPERVISORS _____

_____

NOES: SUPERVISORS _____

ABSTAIN: SUPERVISORS _____

ABSENT: SUPERVISORS _____

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Thomas C. Zeleny* Chief Deputy County Counsel	Date: _____ Processed By:	By: _____
Date: April 20, 2026 FV 13113257	_____ Deputy Clerk of the Board	

EXHIBIT A

SERVICE PLAN FOR CSA NO. 3 FOR FISCAL YEAR 2026-2027

Median Landscaping

Median landscaping services to be provided within CSA No. 3 include the landscaping maintenance of the medians in Airport Boulevard, Devlin Road and Gateway Road West. The Napa County Director of Public Works is designated as the county officer who shall be directed by the Board to oversee the provision of median landscaping service in CSA No. 3, which services may be provided through a contract with an outside vendor. These services are to be provided in Zone 1 of CSA No. 3.

Street and Highway Lighting

The street and highway lighting services to be provided within CSA No. 3 shall be the installation and/or maintenance of mid-block streetlights on the following streets:

> Airpark Road, Airport Boulevard, Alexis Court, Aviation Way, Case Court, Camino Dorado, Camino Oruga, Devlin Road, Executive Court, Executive Way, Gateway Drive, Gateway Road East, Gateway Road West, Greenwood Road, Harlow Court, Morris Court, North Kelly Road, Sheehy Court, Skyway Court, South Kelly Road, Technology Court, Technology Way, and Tower Road.

CSA No. 3 does not maintain the street lights or traffic signals on Highway 29; this work is funded and performed by Caltrans. The Napa County Director of Public Works is designated as the county officer who shall be directed by the Board to oversee the provision of street and highway lighting services in CSA No. 3, which service may be provided through a contract with an outside vendor. These services are to be provided in Zone 3 of CSA No. 3

Street Sweeping

The street sweeping services to be provided shall consist of monthly street sweeping of the following streets plus occasional special sweeping projects as determined by the Napa County Director of Public Works:

> Airpark Road, Airport Boulevard, Alexis Court, Aviation Way, Case Court, Camino Dorado, Camino Oruga, Devlin Road, Executive Court, Executive Way, Gateway Drive, Gateway Road East, Gateway Road West, Greenwood Road, Harlow Court, Morris Court, North Kelly Road, Sheehy Court, Skyway Court, South Kelly Road, Technology Court, Technology Way, and Tower Road.

The Napa County Director of Public Works is designated as the county officer who shall be directed by the Board to oversee the provision of street sweeping services in CSA No. 3, which services may be provided through a contract with an outside vendor. These services are to be provided in Zone 3 of CSA No. 3.

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PRELIMINARY ENGINEER'S REPORT

NAPA COUNTY CSA NO. 3

STREET MAINTENANCE ASSESSMENT DISTRICT

Fiscal Year: 2026-27

April 16, 2026

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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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APPENDICES

APPENDIX A	FY 2026-27 PRELIMINARY ASSESSMENT ROLL
APPENDIX B	BENEFIT ZONE DIAGRAMS

I CERTIFICATES

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

Dated: _____

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

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2026.

_____ _____
Neha Hoskins, Clerk of the Board Date
Napa County, California

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 _____, 2026.

_____ _____
Neha Hoskins, Clerk of the Board Date
Napa County, California

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 _____, 2026, 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") 2026-27 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 Public Finance, Inc. ("DTA"), formerly David Taussig & Associates, 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 2026-27 is summarized in **Table 1** below.

Table 1: Proposed Assessment Budget FY 2026-27*

Improvement Item	Proposed Budget Amount FY 2026-27
Street Lighting	$32,317
Street Sweeping	$21,544
Median Landscaping	$59,247
Administration	$37,703
Total	**$150,811**

*Figures may not sum due to rounding

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 2026-27 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 no new 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 within 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 2026-27, including estimates of (i) the total costs for improvements and services for FY 2026-27, 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 2026-27, which escalates annually by CPI pursuant to Resolution No. 2023-95. The percentage change from February 2025 to February 2026 was 2.48%.

Table 2: Proposed Assessment Budget FY 2026-27 [1,2]

Improvement Item	Prior Year Budget	Budget Amount FY 2026-27
Street Lighting	$31,536	$32,317
Street Sweeping	$21,024	$21,544
Median Landscaping [3]	$57,815	$59,247
Administration	$36,792	$37,703
Total	**$147,166**	**$150,811**

Notes:

1. Figures may not sum due to rounding.
2. To keep up with cost-of-living increases, street lighting, street sweeping, median landscaping, and administration services are subject to an annual CPI increase.
3. 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 has 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 2026-27 is projected to be $32,317.

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 2026-27 is $21,544.

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 2026-27 is projected to be $59,247.

Table 3 below summarizes the CSA No. 3 street maintenance budget for FY 2026-27.

Table 3: CSA No. 3 Street Maintenance Budget

Maintenance Service	FY 2026-27 Budget
Street Lighting	$32,317
Street Sweeping	$21,544
Median Landscaping[1]	$59,247
Total	**$113,109**

Note:

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 4** 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 7,389,556 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 59,577 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 5,576,246 square feet; the total street frontage within Zone 1 totals 49,372 feet; and the total number of estimated daily vehicle trip ends equals 42,126 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 2026-27 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 2026-27 PRELIMINARY ASSESSMENT ROLL

NAPA COUNTY CSA NO. 3
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2026-27

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
NAPA COUNTY OF	057-050-009	$1,764.50
SKM NAPA LLC	057-060-010	$623.84
NAPA-VALLEJO WASTE MANAGEMENT AUTHORITY	057-090-088	$228.30
ALBERTSON KAREN E TR	057-100-018	$231.10
NAPA POINTE 1 LP	057-100-021	$742.62
ANDERSON DENISE E TR ETAL	057-110-001	$61.60
HARDING NELSON & MINDY K TR ETAL	057-110-004	$775.58
NAPA VALLEY PETROLEUM INC	057-110-006	$143.14
HARDING THOMAS H & LADONNA TR	057-110-007	$93.22
SANNELLA PAUL TR	057-110-013	$42.38
MCDONALD JOHN A & SHARON L TR ETAL	057-110-014	$7.44
TOWER ROAD INVESTORS LLC	057-110-016	$180.50
MCDONALD JOHN A & SHARON L TR ETAL	057-110-017	$35.70
TOWER ROAD PARTNERS LLC	057-110-018	$166.92
TOWER ROAD PARTNERS LLC	057-110-019	$163.08
HEGARTY MICHAEL ROBERT	057-110-023	$105.74
BRADY JODY D & TIMOTHY J TR ETAL	057-110-024	$172.30
600 TOWER ROAD HOLDINGS LLC	057-110-025	$53.22
OWENS CORNING MASONRY PRODUCTS LLC	057-110-027	$308.98
TOWER ROAD WINERY CO-OP	057-110-028	$1,142.52
HARDING THOMAS H & LADONNA TR	057-110-032	$75.86
HARDING HARRY AND SONS	057-110-033	$47.88
FOLEY PRODUCTS COMPANY LLC	057-110-037	$328.98
HARDING NELSON & MINDY K TR ETAL	057-110-039	$99.42
CHASE DIANE E TR	057-110-040	$104.36
HARDING THOMAS H & LADONNA TR	057-110-041	$71.82
TOMHAR INC	057-110-042	$155.02
DEBRUIN ADAM J ETAL	057-110-043	$66.84
CAMPBELL PAUL C & MARY M TR	057-110-044	$70.52
NAPA CITY OF	057-110-049	$71.82
NAPA CITY OF	057-110-052	$91.80
HARRY HARDING & SONS INC	057-110-059	$147.50
TOMHAR INC	057-110-060	$53.70
HARRY HARDING AND SONS INC	057-110-061	$23.40
TOMHAR INC	057-110-063	$83.70
TOMHAR INC	057-110-064	$96.46
NAPA CITY OF	057-110-065	$163.84
NAPA CITY OF	057-110-066	$143.94
NAPA CITY OF	057-110-067	$300.14
NAPA CITY OF	057-110-068	$71.82
SKIHAWK DEVELOPMENT COMPANY	057-110-069	$1,470.56
OWENS CORNING MASONRY PRODUCTS LLC	057-110-070	$922.28
179 CAMINO ORUGA LLC	057-151-020	$77.72
ROSSMILLER SCOTT TR	057-151-021	$47.10
FDM VENTURES LLC ETAL	057-151-023	$291.12
COMPLETE WELDERS SUPPLY	057-151-026	$169.22
KOWALESKI MICHAEL S TR	057-151-027	$90.52
SEGUIN MOREAU NAPA COOPERAGE INC	057-151-028	$306.60
HALF DOZEN HOLDINGS LLC	057-151-029	$194.36

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
147 CAMINO ORUGA LLC	057-151-030	$177.44
SACRAMENTO BUILDERS EXCHANGE INC	057-151-031	$196.14
MK WAREHOUSE LLC	057-152-001	$234.54
BARBOUR VINEYARDS LLC	057-152-004	$219.32
RICKARD DONALD J & GLASS KATHY L TR	057-152-007	$159.74
NAPA VALLEY COMMUNITY HOUSING	057-152-009	$89.60
STORE MASTER FUNDING XXXII LLC	057-152-012	$407.74
STORE MASTER FUNDING XXXII LLC	057-152-013	$169.88
STORE MASTER FUNDING XXXII LLC	057-152-014	$154.66
MJM333 LLC	057-152-015	$114.68
MJM333 LLC	057-152-016	$48.98
MJM333 LLC	057-152-017	$101.68
PACIFIC BELL TELEPHONE COMPANY	057-190-006	$437.06
DOCTORS COMPANY	057-190-009	$179.40
DOCTORS COMPANY	057-190-014	$92.34
DOCTORS COMPANY	057-190-015	$37.92
DOCTORS COMPANY	057-190-016	$65.28
DOCTORS COMPANY	057-190-017	$68.40
DOCTORS COMPANY	057-190-018	$74.30
PEJU PROVINCE WINERY	057-190-019	$216.34
PEJU PROVINCE WINERY	057-190-020	$127.04
DOCTORS COMPANY	057-190-021	$1,721.84
RANG DONG JOINT STOCK COMPANY	057-190-023	$456.22
21 & 37 EXECUTIVE WAY L P	057-190-024	$1,259.60
21 & 37 EXECUTIVE WAY L P	057-190-025	$895.44
DVINE INVESTMENTS LLC	057-200-002	$635.48
M&J LAND INVESTMENTS LLC	057-200-003	$635.54
AIRPORT BOULEVARD REALTY LLC	057-200-024	$5,850.06
GREENWOOD MOB LLC	057-200-028	$559.86
RPE PLUM LLC ETAL	057-200-030	$382.54
AKV PROPERTIES LLC ETAL	057-200-031	$355.32
RPE PLUM LLC ETAL	057-200-032	$382.54
PMC PACIFIC PROPERTIES LLC	057-200-033	$319.04
GATEWAY 24 NAPA LLC	057-200-039	$75.98
REDWOOD CREDIT UNION	057-200-040	$618.64
REDWOOD CREDIT UNION	057-200-041	$4,908.94
MOSHER DENNIS J & VIRGINIA L TR	057-210-013	$1,075.38
ADVANCED PRESSURE TECHNOLOGY	057-210-016	$1,862.70
CALFEE KENT N & EAGER SUSAN B TR ETAL	057-210-018	$838.48
DDHQ LLC	057-210-022	$1,356.86
WINE SERVICE COOPERATIVE	057-210-023	$782.06
NAPA GATEWAY LLC	057-210-024	$5,358.00
SAFE HARBOR PARTNERS LLC	057-210-032	$936.14
CA GATEWAY PARTNERS PHASE II LLC	057-210-037	$97.08
CA GATEWAY PARTNERS PHASE II LLC	057-210-038	$211.06
PORTOCORK AMERICA INC	057-210-041	$1,134.20
SAFE HARBOR PARTNERS LLC	057-210-044	$863.94
PHEZ LLC	057-210-045	$670.24
MKD CITY VILLAS LLC	057-210-048	$859.86
MKD CITY VILLAS LLC	057-210-049	$42.20
INDELICATO FAMILY OFFICE LLC	057-210-050	$1,876.98
INDELICATO FAMILY OFFICE LLC	057-210-051	$33.76
540 NAPA LLC	057-210-052	$904.78
NAPA COUNTY OF	057-210-054	$994.06

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
776 TECHNOLOGY WAY LLC	057-210-058	$1,107.14
NAPA COUNTY OF	057-210-060	$223.64
IBEW LOCAL UNION 180 HOLDING COMPANY	057-210-064	$170.54
E & P PROPERTIES INC	057-210-067	$2,201.72
TSION GROUP LLC	057-220-016	$1,369.50
WINE SERVICE COOPERATIVE	057-220-019	$1,442.66
GATEWAY PARTNERS 1 LLC	057-220-020	$2,259.46
M & Y PROPERTIES LLC	057-220-021	$651.18
MILPITAS PROPERTIES INC	057-220-023	$1,965.08
RMCG LLC	057-220-024	$1,240.84
STEELBIRD GHETTO PROPERTIES LLC	057-220-027	$1,256.14
C & C REAL ESTATE PARTNERS LLC	057-220-028	$713.84
BARREL TEN QUARTER CIRCLE LAND CO INC	057-220-030	$1,548.70
SOLANO AND NAPA COUNTIES ELECTRICAL WORKERS	057-220-031	$652.16
1562-1570 AIRPORT BOULEVARD LP ETAL	057-220-032	$2,054.66
DEUXFILS LLC	057-230-007	$338.02
BBDM LLC	057-230-008	$693.04
LAFITTE CORK & CAPSULE INC	057-230-009	$195.64
LAFITTE CORK & CAPSULE INC	057-230-011	$91.04
HARBERTS GROUP LLC	057-230-012	$111.46
25 EXECUTIVE LLC	057-230-013	$489.54
GUERRERA PROPERTIES LLC	057-230-014	$243.98
AIRPARK HOLDINGS INC	057-240-001	$2,919.28
CARLSEN INVESTMENTS LLC	057-240-002	$2,387.70
NAPA AIRPORT CENTER LLC	057-240-003	$1,629.10
765 SKYWAY COURT LLC	057-240-004	$1,602.02
PLEASANT HILL INDUSTRIAL PARK ASSOCIATES	057-240-005	$1,752.88
BIAGI WINE ESTATES LLC	057-240-012	$4,723.78
WAGNER PIERCE BLICKER LLC	057-240-014	$624.10
EJ GALLO REVERSE PLACEHOLDER LLC	057-240-015	$1,973.66
BIAGI SR LAND LLC	057-240-017	$6,132.10
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-018	$1,287.12
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-019	$719.30
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-020	$417.06
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-021	$145.20
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-022	$58.24
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-023	$81.04
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-024	$313.22
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-025	$303.92
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-026	$603.64
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-027	$902.50
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-028	$597.74
BARREL TEN QUARTER CIRCLE LAND CO INC	057-240-029	$567.34
BIAGI FOLEY LLC	057-240-030	$4,331.36
GVI REVERSE PLACEHOLDER LLC	057-240-031	$340.92
PD PROPERTIES LLC	057-240-032	$1,310.14
AMORIM CORK AMERICA INC	057-250-005	$866.72
DEVLIN 24 LLC	057-250-006	$235.54
NAPA JAMIESON CANYON LLC	057-250-008	$1,919.38
UNITED CEREBRAL PALSY OF THE NORTH BAY INC	057-250-014	$1,134.66
TECH WAY 1 LP	057-250-015	$747.90
LONG FAMILY ENTERPRISES LLC	057-250-022	$457.18
GATEWAY WINERY LLC	057-250-023	$128.32
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-025	$653.30

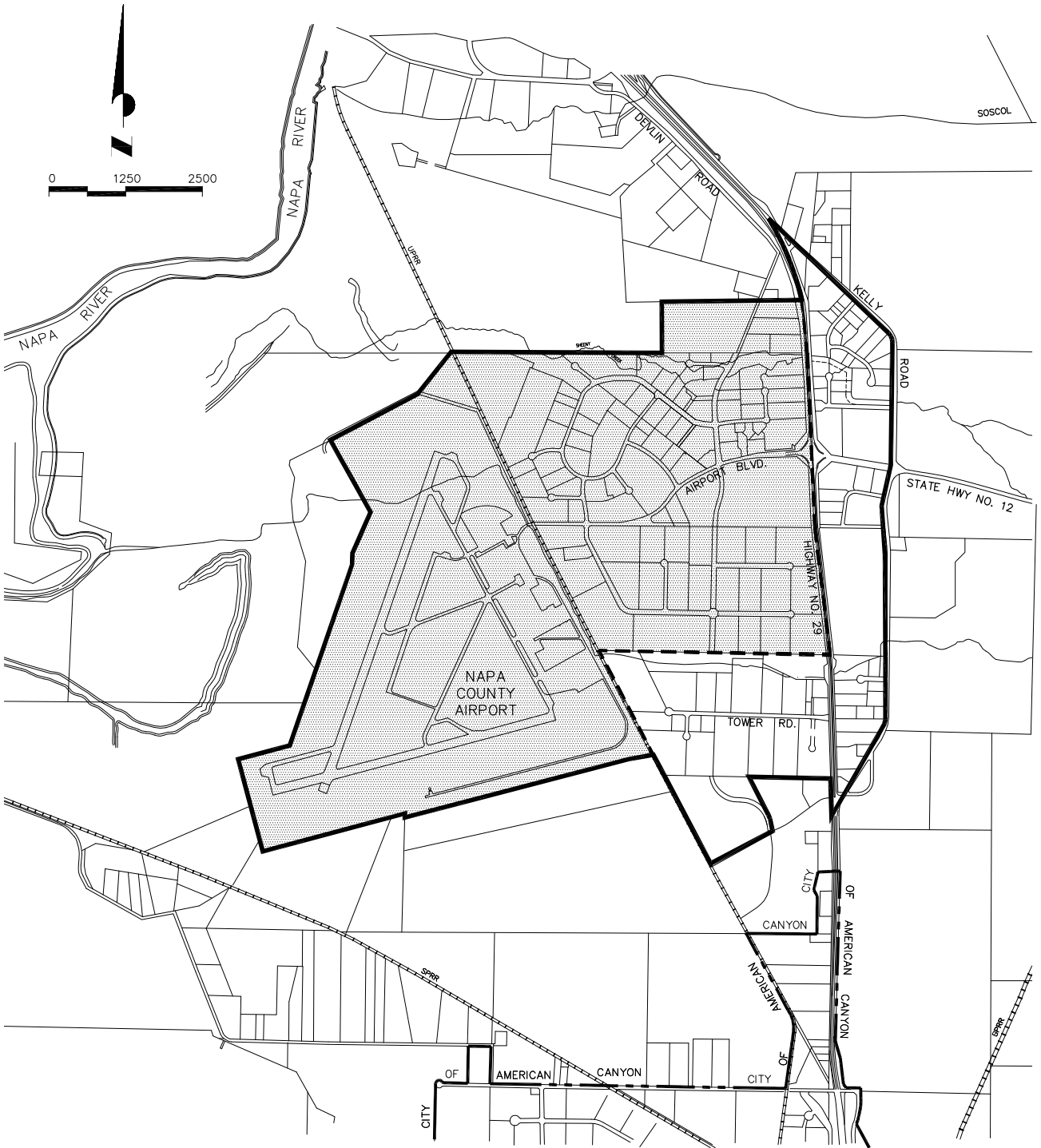
Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
V SATTUI WINERY	057-250-028	$552.44
GATEWAY WINERY LLC	057-250-029	$671.30
E & P PROPERTIES INC	057-250-030	$1,124.72
E & P PROPERTIES INC	057-250-031	$290.62
E & P PROPERTIES INC	057-250-032	$238.44
LAIRD KENNETH E & GAIL TR	057-250-033	$1,523.76
FOUR G ENTERPRISES LLC	057-250-035	$1,378.96
HEIRSHIP LLC	057-250-038	$1,561.18
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-039	$872.98
NAPA VALLEY TRANSPORTATION AUTHORITY	057-250-040	$581.70
CAMPAINHA DALE A	057-260-002	$68.04
JOHNSTON STEWART	057-260-003	$86.18
PENSERINI PROPERTIES LLC	057-260-004	$79.82
WAGNER PAUL C & KATRINA SUSANNE TR	057-260-005	$66.52
SANNELLA PAUL TR ETAL	057-260-006	$66.52
P AND G EQUIPMENT LLC	057-270-002	$7.42
P AND G EQUIPMENT LLC	057-270-003	$7.42
190 CAMINO ORUGA LLC	057-270-004	$53.42
190 CAMINO ORUGA LLC	057-270-005	$53.40
190 CAMINO ORUGA LLC	057-270-006	$63.20
PORTEOUS LELAND F & MARY L TR	057-270-007	$31.34
RBK INVESTMENTS LLC	057-270-008	$63.00
REICHOW RICHARD ALAN TR	057-270-009	$59.46
SCARLET BEAR LP	057-270-012	$63.50
SHARMA RAJIV K & DIMPLE	057-270-013	$26.02
HILL SUSAN P TR	057-270-014	$25.72
HILL SUSAN P TR	057-270-015	$34.96
KURUCZ ROBERT G JR	057-280-002	$83.56
BUSBY DAVID J TR	057-280-003	$89.38
BUSBY DAVID J TR	057-280-004	$89.38
RMW PROPERTIES LLC	057-280-005	$120.56
JACK JEREMIAH & JACQUELINE	057-280-006	$83.56
RUISE DENNIS TR	057-280-007	$83.14
SHINER PROPERTIES LLC	057-280-008	$101.86
SHINER PROPERTIES LLC	057-280-009	$102.68
STRONG KENNETH L & LAURIE M TR	057-280-010	$102.68
FORMACHELLI PROPERTIES LLC	057-280-011	$102.68
KRUPP BROTHERS VINEYARDS LLC	057-280-012	$102.68
C R BUILDWORKS INC	057-280-013	$101.86
SHERWOOD ERIC J	057-290-002	$92.84
EQUITA LLC	057-290-003	$106.10
V WINE CELLARS INC	057-290-004	$106.10
VINO VENTURES LLC	057-290-005	$106.10
COLWELL NEIL	057-290-006	$106.10
HEUSCHOBER JERRY & LYNELLE TR	057-290-007	$106.10
BUSBY ENTERPRISES INC	057-290-008	$106.10
BLAIR RICHARD E TR	057-290-009	$106.10
65 SHEEHY CT LLC	057-290-010	$106.10
MCDANIEL ANTHONY TR	057-290-011	$106.10
RC NAPA LLC	057-290-012	$106.10
71 SHEEHY COURT LLC	057-290-013	$92.84
JOHN ANTHONY INVESTMENTS LLC	057-300-002	$188.64
J3 WINE PARTNERS LLC	057-300-003	$203.10
J3 WINE PARTNERS LLC	057-300-004	$210.18

Owner Name	Assessor's Parcel Number	Preliminary Street Maintenance Assessment Amount
BETTY & DEUCE LLC	057-300-005	$218.90
D AND O HOLDINGS LLC	057-310-002	$242.78
SB NAPA LLC	057-310-003	$110.34
SB NAPA LLC	057-310-004	$198.62
SB NAPA LLC	057-310-005	$198.62
SB NAPA LLC	057-310-006	$110.34
SB NAPA LLC	057-310-008	$88.26
SB NAPA LLC	057-310-009	$198.62
SB NAPA LLC	057-310-010	$286.92
BIAGI NAPA OFFICE LLC	057-310-011	$110.34
BIAGI NAPA OFFICE LLC	057-310-012	$66.22
BIAGI NAPA OFFICE LLC	057-310-013	$176.56
FOXWORTHY MARK A & MONIKA L	057-320-002	$192.36
RIECHERS PETER & CARLA TR ETAL	057-320-003	$215.52
RIECHERS PETER & CARLA TR ETAL	057-320-004	$121.06
RIECHERS PETER & CARLA TR ETAL	057-320-005	$289.08
RIECHERS PETER & CARLA TR ETAL	057-320-006	$260.70
RIECHERS PETER & CARLA TR ETAL	057-320-007	$149.10
RIECHERS PETER & CARLA TR ETAL	057-320-008	$171.80
RIECHERS PETER & CARLA TR ETAL	057-320-009	$153.02
RIECHERS PETER & CARLA TR ETAL	057-320-010	$137.94
RIECHERS PETER & CARLA TR ETAL	057-320-011	$134.32
SAWYER J CHARLES TR	057-330-002	$118.52
SAWYER J CHARLES TR	057-330-003	$119.06
SAWYER J CHARLES TR	057-330-004	$119.06
SAWYER J CHARLES TR	057-330-005	$119.06
TRUC SHACK PROPERTIES LLC	057-330-006	$119.06
TRUC SHACK PROPERTIES LLC	057-330-007	$119.06
TRUC SHACK PROPERTIES LLC	057-330-008	$111.68
DRIVON LAURENCE E & DONNA E	057-330-010	$156.14
0	057-330-011	$156.66
DRIVON LAURENCE E & DONNA E	057-330-012	$156.66
DRIVON LAURENCE E & DONNA E	057-330-013	$156.66
DRIVON LAURENCE E & DONNA E	057-330-014	$156.66
DRIVON LAURENCE E & DONNA E	057-330-015	$156.66
DRIVON LAURENCE E & DONNA E	057-330-016	$149.30
NAPA INDUSTRIAL LLC	057-350-001	$1,822.56
NAPA INDUSTRIAL LLC	057-350-003	$1,021.36
NAPA INDUSTRIAL LLC	057-350-004	$2,932.44
BENSON INVESTMENTS INC	057-350-006	$514.72
NCC VENTURE 1 LLC	057-350-011	$34.56
NCC VENTURE 1 LLC	057-350-012	$1,519.00
NCC VENTURE 1 LLC	057-350-013	$1,037.08
NCC VENTURE 1 LLC	057-350-014	$1,985.00
NCC VENTURE I LLC	057-350-015	$294.18
NCC 1251 LLC	057-350-016	$966.64
NCC VENTURE I LLC	057-350-017	$203.70
	Total	**$148,836.19**

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

Kristin Lowell Inc.
Public Finance Solutions

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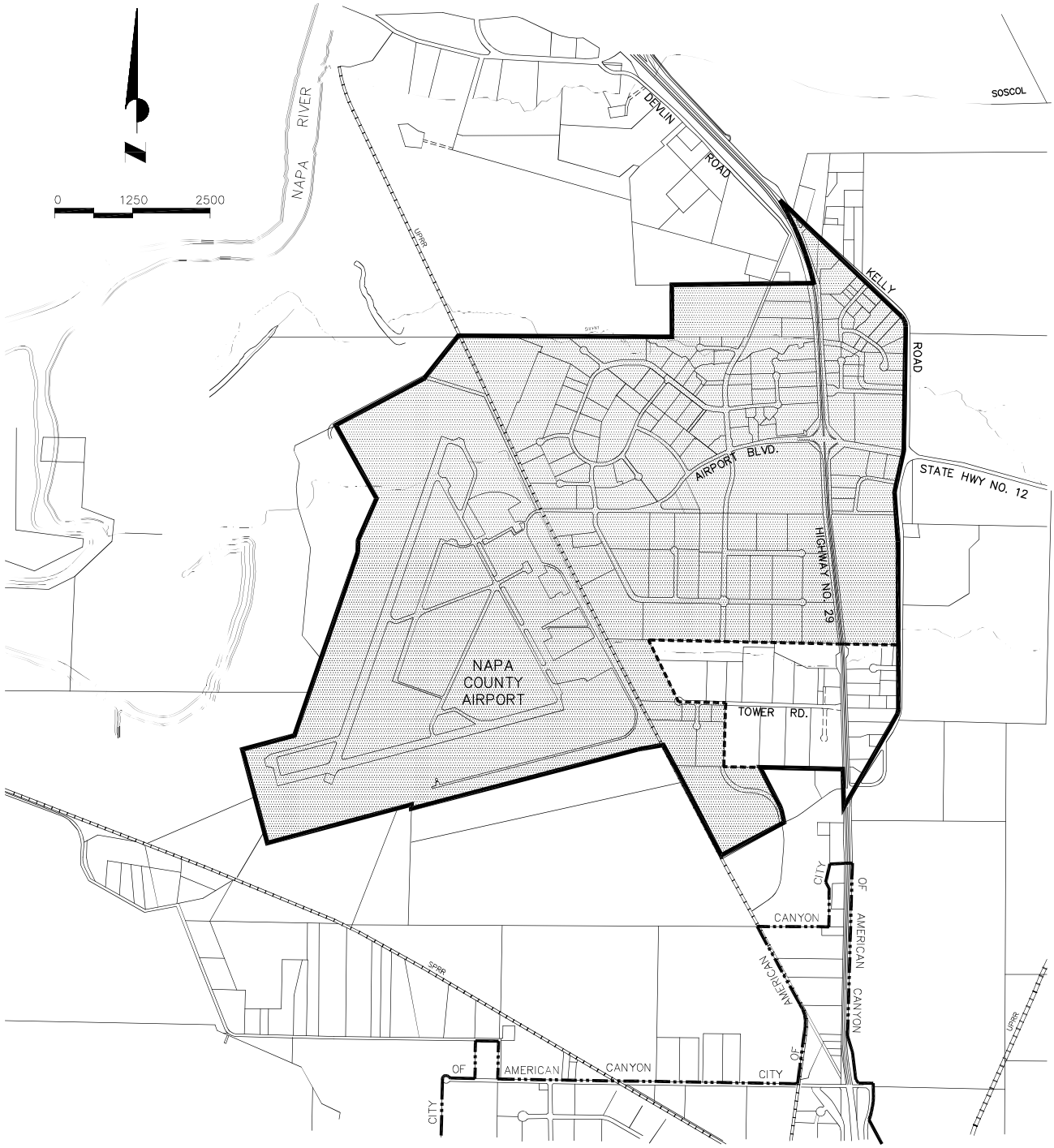

COUNTY OF NAPA
ASSESSMENT DISTRICT
COUNTY SERVICE AREA 3
BENEFIT ZONE 2

APRIL 2019

LEGEND

CSA 3 ASSESSMENT DISTRICT BOUNDARY

ZONE BOUNDARY

ZONE 2 - FIRE PROTECTION

ZONE INACTIVE

Kristin Lowell Inc.
Public Finance Solutions

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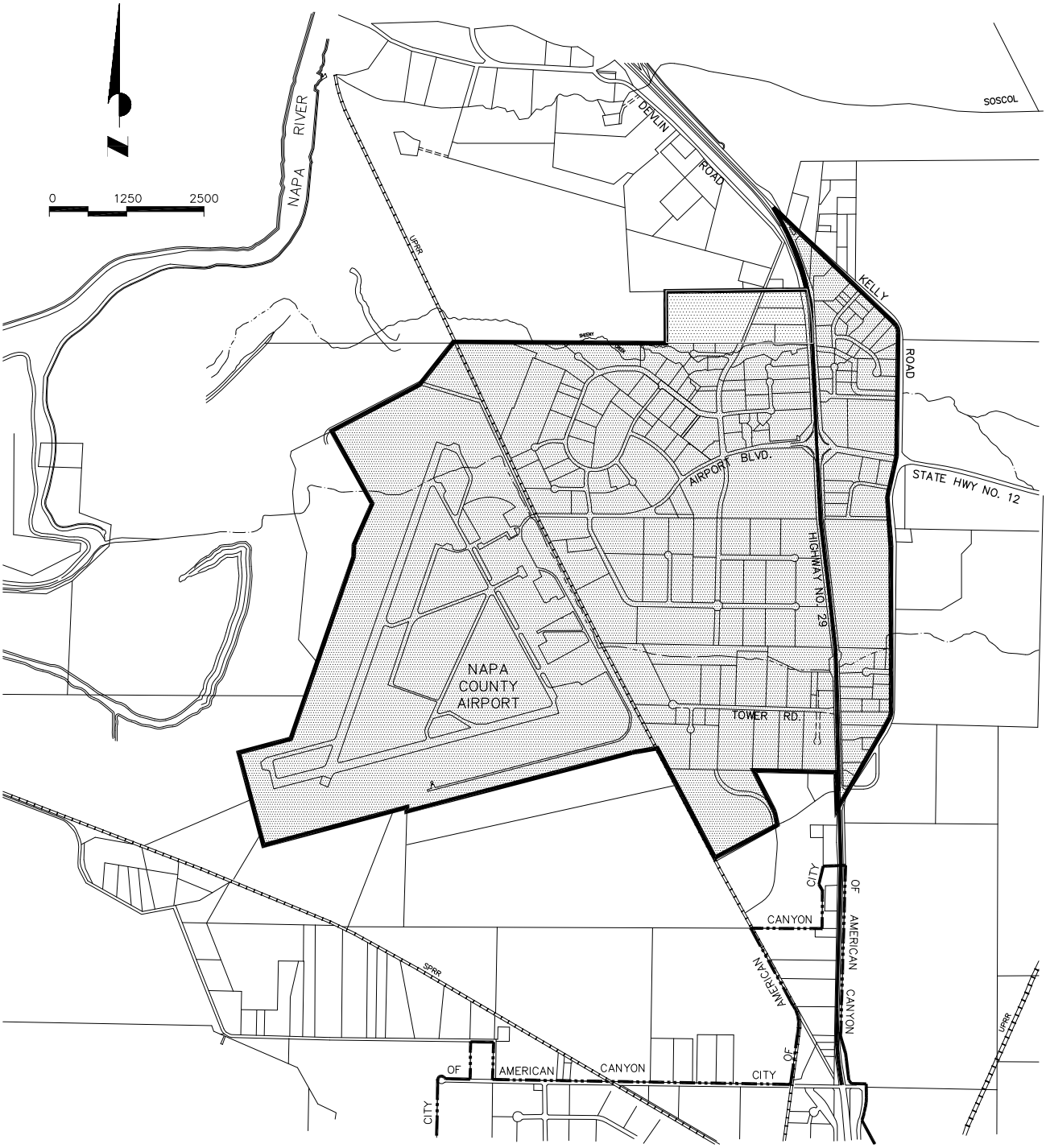


COUNTY OF NAPA
ASSESSMENT DISRTICT
COUNTY SERVICE AREA 3
BENEFIT ZONE 3

APRIL 2019

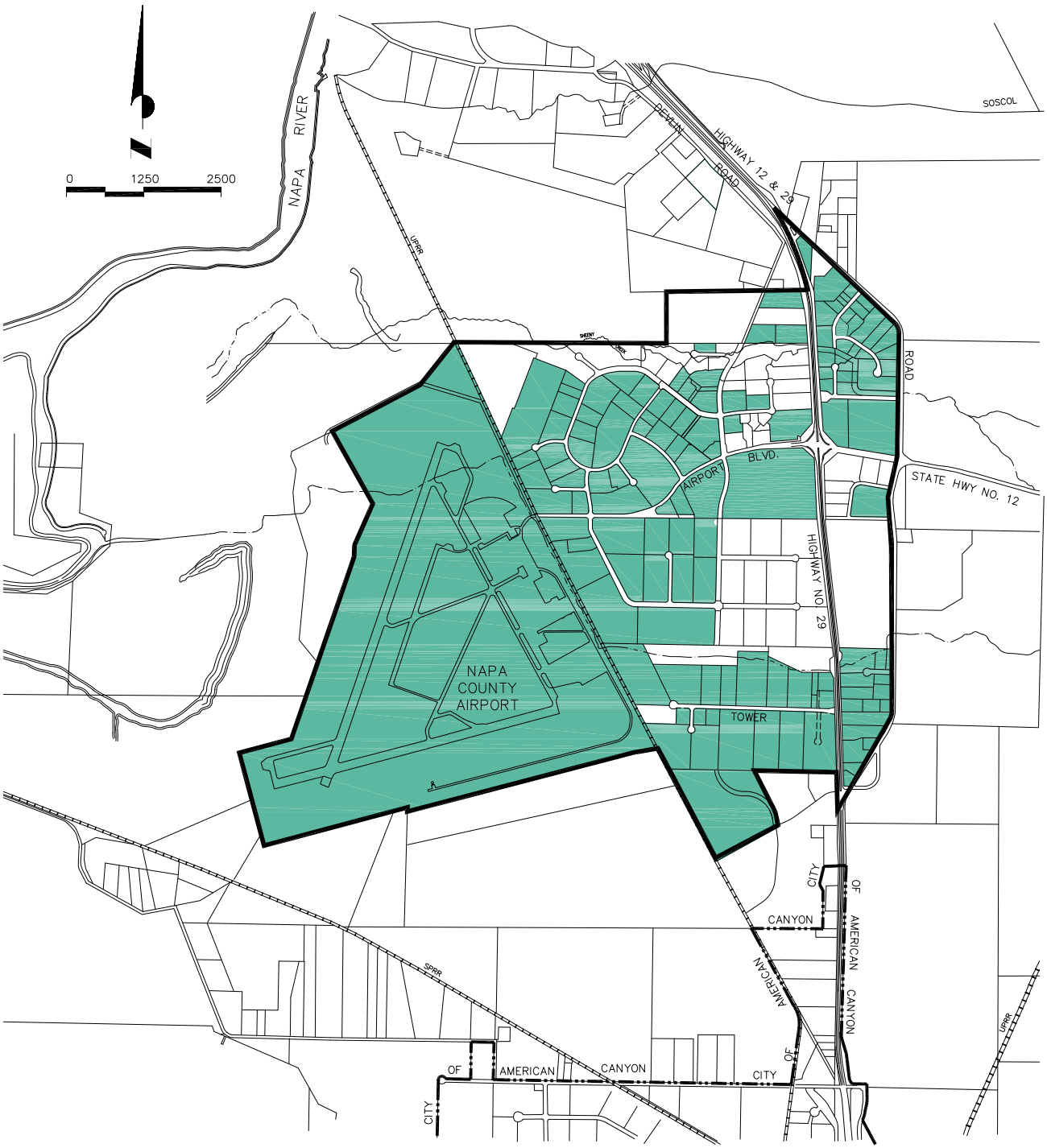
LEGEND

CSA 3 ASSESSMENT DISTRICT BOUNDARY

ZONE 3 - STREET SWEEPING & STREET LIGHTING

Kristin Lowell Inc.
Public Finance Solutions

File: K:\1proj\13XX\1307.30\CSA3\2019\2019Benz3.dwg Apr 30, 2019 – 1:46pm ewinkler



COUNTY OF NAPA
COUNTY SERVICE AREA 3
ASSESSMENT DISTRICT
DEVELOPED PARCELS

AS OF APRIL 2019

LEGEND

CSA 3 ASSESSMENT DISTRICT BOUNDARY

DEVELOPED PARCELS

Kristin Lowell Inc.
Public Finance Solutions

www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-926

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: James Reese, Associate Engineer

SUBJECT: Amendment No. 2 to Professional Services Agreement No. 190001B with Biggs Cardosa Associates, Inc. for the Greenwood Avenue Bridge over Garnett Creek Rehabilitation Project, Bridge No. 21C-0042, RDS 16-16.

RECOMMENDATION

Approve and authorize Amendment No. 2 to Agreement No. 190001B with Biggs Cardosa Associates, Inc. (BCA) increasing the contract maximum from $1,108,317 to $1,148,610, to provide additional environmental documentation and cultural resource studies required for the Greenwood Avenue Bridge over Garnett Creek Rehabilitation Project, Bridge No. 21C-0042; and approve a Budget Amendment for the contract amendment and staff cost. (Fiscal Impact: $75,000 Expense; Roads Fund; Not Budgeted; Discretionary)

[4/5 vote required]

BACKGROUND

The Greenwood Avenue Bridge over Garnett Creek (Bridge No. 21C-0042) was damaged during the August 24, 2014, South Napa earthquake and remains closed to traffic. The bridge is a historic stone arch masonry bridge constructed in 1904 located on Greenwood Avenue approximately 0.2 miles northeast of Myrtledale Road and is listed on the Historic Register of Historic Places (NRHP).

The project proposes to rehabilitate the bridge while preserving the historic structure and restoring access to Greenwood Avenue. Caltrans designated the Bridge as an Off-System bridge and eligible for 100 percent federal Highway Bridge Program funding with Toll Credits as the match for local funds.

Agreement No. 190001B with Biggs Cardosa Associates, Inc. provides engineering and environmental services for the project. On June 17, 2025, the Board approved Amendment No. 1 increasing the agreement by $75,032 to complete additional archaeological and environmental studies required for National Environmental Policy Act (NEPA) clearance.

During the Extended Phase I (XPI) archaeological investigation, the consultant identified cultural artifacts that

could be eligible for the NRHP within the project area. As a result, Caltrans requires additional cultural resource evaluation and documentation to comply with Section 106 of the National Historic Preservation Act and NEPA.

Amendment No. 2 will fund additional work necessary to complete environmental clearance including preparation of a Section 106 Eligibility Form to determine eligibility for listing in the National Register of Historic Places, preparation of Finding of Effect documentation evaluating project impacts to archaeological resources, and preparation of an Environmentally Sensitive Area Action Plan and Post-Review Discovery Management Plan to establish procedures for protecting and managing archaeological resources that may be discovered during construction.

These services were not included in the original scope of work but are required by Caltrans cultural resources review in order to complete environmental clearance for the project.

Requested Actions:
1.Approve and authorize Amendment No. 2 to Agreement No. 190001B with Biggs Cardosa Associates, Inc. (BCA) for an additional $40,293, and therefore, for a new maximum contract amount of $1,148,610 to provide additional consulting services for the Bridge Replacement Project; and

2. Approval of a Budget Amendment for the following (4/5 vote is required):
   a. Increase appropriations for Project 16003 - Garnett Bridge at Greenwood Ave in the Roads Capital Improvement Project Fund (Fund 2040, Sub-Division 2040500) in account 52310 - Consulting Services by $75,000, offset by an increase of $75,000 in revenue account 49900 - Intrafund Transfers-In from the Roads Operations Fund; and

   b. Increase appropriations in the Roads Operations Fund (Fund 2040, Sub-Division 2040000) in account 57900- Intrafund Transfers Out by $75,000, offset by use of its available fund balance.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The Bridge must be repaired to open the bridge for first responders and the public. Funding from the Roads Operational Budget alone will not be sufficient to cover the costs of repair; funding will be reimbursed by Federal funds.
Is the general fund affected?	No
Future fiscal impact:	The Bridge project is eligible for federal funding; however, certain costs may not be eligible and will be funded by the Roads Fund.
Consequences if not approved:	Consequences if not approved: Failure to approve the amendment would delay environmental clearance and could jeopardize federal funding for the bridge rehabilitation project.
Additional Information	Strategic Initiative: Build Healthy, Connected Communities.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because it involves administrative approval of a professional services agreement amendment. Environmental review for the bridge rehabilitation project will be completed separately under CEQA and NEPA prior to construction.

Garnett Creek Bridge Replacement Br No. 21C0042, RDS 16-16						
April 8, 2026						
Program 16003						
Budget Item	**Budget Item Amount**	**Board Appropriation Request Today**	**Board Appropriation to date**	**Appropriation Amount Spent to Date**	**Budget Amount % Spent to Date**	**Appropriation Amount Balance**
Construction	$6,000,000	$0	$0	$0	0%	$0
Construction Contingency (15%)	$900,000	$0	$0	$0	0%	$0
Design and Engineering: Consultant	$1,033,011	$63,000	$1,148,610	$1,033,011	100%	$115,599
Design and Engineering Contingency (15%)	$154,952	$0	$0	$0	0%	$0
Lands and Temporary Construction Easement	$200,000	$0	$0	$0	0%	$0
Construction Management and Construction Administration (assumed 22% of construction)	$1,320,000	$0	$0		0%	$0
County Project Management/Administration (PE+ROW+CE)	$320,000	$12,000	$124,968	$95,000	30%	$29,968
Special Inspections and Fees	$5,000	$0	$0	$0	0%	$0
CM/CA/INSP Contingency (5%) (middletown)	$80,000	$0	$0	$0	0%	$0
Permits/ Post Construction Maintenance/ Reporting	$4,500	$0	$0	$0	0%	$0
Mitigation Plantings	$45,000	$0	$0	$0	0%	$0
TOTAL	**$10,062,463**	**$75,000**	**$1,273,578**	**$1,128,011**		**$145,567**
Prepared by James Reese, P.E.						

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AMENDMENT NO. 2
OF
NAPA COUNTY AGREEMENT NO. 190001B PROFESSIONAL SERVICES

AGREEMENT

THIS AMENDMENT NO. 2 OF NAPA COUNTY AGREEMENT NO. 190001B is made and entered into as of this ___ day of _____, 2026, by and between Napa County, a political subdivision of the State of California, hereinafter referred to as "County", and Biggs Cardosa & Associates, Inc., a California corporation whose mailing address is 865 The Alameda, San Jose, California 95126, hereinafter referred to as "Contractor." The County and Contractor may be referred to collectively as the "Parties."

RECITALS

A. On or about July 1, 2018, County entered into Agreement No. 190001B ("Agreement") with Contractor to obtain specialized services, as authorized by Government Code section 31000, in order to provide civil, structural, traffic, and geotechnical engineering services; right-of-way acquisition; environmental services; and construction support for the Garnett Creek Bridge Project (the "Project"); and

B. The Parties amended the Agreement on June 17, 2025 ("Amendment No. 1") to have the Contractor provide additional civil engineering, structure/bridge design, right of way engineering, traffic engineering, utilities design, environmental services, permitting, hydraulics/hydrology, geotechnical engineering, right of way acquisition, bid support, construction support, and local assistance program funding assistance for the Project; to increase the maximum compensation payable to Contractor by $75,032 from $1,033,285 to $1,108,317; and to extend the term of the Agreement; and

C. County has a need for additional environmental clearance work as a result of cultural resources being identified during the Extended Phase I (XPI) archaeological investigations, including preparation of a Section 106 Eligibility Form, Finding of Effect documentation, and an Environmentally Sensitive Area Action Plan / Post-Review Discovery Management Plan; and

D. The Parties wish to amend the Agreement to increase the maximum compensation payable to Contractor by $40,293 from $1,108,317 to $1,148,610 to provide additional environmental and cultural resource services necessary to complete environmental clearance for the project.

AMENDMENT TO AGREEMENT

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, County and Contractor agree as follows:

1. Paragraph 2 of the Agreement is amended in its entirety to read in full as follows:

Scope of Services. Contractor shall provide County those services set forth in Exhibit "A" attached to the original Agreement as modified by Exhibits "A" and "B" attached to Amendment No. 1 and as further modified by Exhibit "ASR-2", attached hereto, in addition to the RFQ and Contractor's proposal, incorporated by reference herein.

2. Paragraph 3(a) of the Agreement is amended in its entirety to read in full as follows:

Compensation.

(a) Rates. In consideration of Contractor's fulfillment of the promised work, County shall pay Contractor at the rates set forth in Exhibit "B" attached to the original Agreement as modified by Exhibits "A" and "B" attached to Amendment No. 1, and Exhibit "ASR-2", attached hereto and incorporated by reference herein. The consideration to be paid to Contractor as provided herein, shall be in compensation for all of Contractor's expenses incurred in the performance hereof, including travel and per diem, unless otherwise expressly so provided.

3. Paragraph 3(c) of the Agreement is amended in its entirety to read in full as follows:

Compensation.

(c) Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall be a total of ONE MILLION ONE HUNDRED FORTY-EIGHT THOUSAND SIX HUNDRED AND TEN DOLLARS ($1,148,610) provided, however, that such amount shall not be construed as a guaranteed sum, and compensation shall be based upon services actually rendered and reimbursable expenses actually incurred. Each task set forth in the original Agreement shall be subject to the maximum not to exceed fee for the task as set forth in Exhibit "B" attached thereto, each task set forth in Amendment No. 1 shall be subject to the maximum not to exceed fee for the task as set forth in the Exhibits attached thereto, and each task set forth in this Amendment No. 2 shall be subject to the maximum not to exceed fee for the task set forth Exhibit "ASR-2" attached hereto, unless prior written consent to exceed a task fee has been authorized in writing by the Project Manager. Any approval by the Project Manager to exceed a task fee shall not alter the maximum payments for services and expenses under this Agreement.

4. **Electronic Signatures**. This Amendment No. 2 may be executed by electronic signature(s) and transmitted in a portable document format ("PDF") version by email and such electronic signature(s) shall be deemed original for purposes of this Amendment No. 2 and shall have the same force and effect as a manually executed original.

5. Except as provided in paragraphs (1) through (4), above, the terms and provisions of

the Agreement shall remain in full force and effect as previously amended.

IN WITNESS WHEREOF, this Amendment No. 2 is executed by County, acting by and through the Chair of the Napa County Board of Supervisors, and by Contractor through its duly authorized officers.

BIGGS CARDOSA & ASSOCIATES, INC

DocuSigned by:
By _____
A2D46CAECFF347F...
ROY M. SCHNABEL, PRESIDENT

DocuSigned by:
By _____
80EAF87EC909459...
DANIEL B. DEVLIN, SECRETARY

"CONTRACTOR"

NAPA COUNTY, a political subdivision
of the State of California

By _____
AMBER MANFREE, Chair
Board of Supervisors

"COUNTY"

APPROVED AS TO FORM Office of County Counsel By: *Ryan FitzGerald* (e-sign) Deputy County Counsel Date: March 17, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____

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BIGGS CARDOSA
ASSOCIATES INC
STRUCTURAL ENGINEERS

865 The Alameda
San Jose, CA 95126-3133
Telephone 408-296-5515
Facsimile 408-296-8114

EXHIBIT ASR-2

February 26, 2026
2018200

Mr. James Reese, PE
Napa County Public Works
1195 Third Street, Suite 101
Napa, CA 94559

Subject: Greenwood Avenue Bridge over Garnett Creek, Napa County, CA
Additional Services Request No. 2
[Additional Environmental Clearance Requirements for XPI Identified Artifacts]

Dear Mr. Reese:

Biggs Cardosa is submitting Additional Services Request No. 2 for out-of-scope efforts related to environmental clearance requirements related to potential artifacts identified during the XPI exploration at Greenwood Avenue Bridge over Garnett Creek Bridge.

Additional Service Request Background Information:

Due to change in project scope, from removal of existing bridge and replacement with new bridge to replacement of the bridge while keeping existing bridge in place, County directed Biggs Cardosa to update Preliminary Environmental Study (PES) for the revised scope of the project. In the updated PES document, Caltrans required the County to perform an Extended Phase I (XPI) study to be completed concurrently with the Archaeological Survey Report (ASR) and to determine if there are any artifacts present at the project site. GPA performed explorations at the project sites in February 2025 and in September 2025 and discovered potential artifacts. After completion of the XPI exploration, GPA submitted the XPI report to Caltrans for review and approval. During the review process, Caltrans requested a meeting with the County and GPA on February 5, 2026. It is our understanding that during the meeting, Caltrans informed the County and GPA that Caltrans does consider the identified material as potential artifacts and the quickest process would be for the County to submit an eligibility form under Section 106 of National Environmental Policy Act (NEPA) to determine if the project site should be listed in the National Register of Historic Places for future projects. Additionally, the Caltrans also recommended updating the finding of effects (FOE) memo and submit to Caltrans to initiate coordination with State Historic Preservation Officer (SHPO) and Cultural Studies Office (CSO). Lastly, Caltrans also requested to submit an Environmentally Sensitive Action Plan / Post Review Discovery Management Plan should more artifacts are discovered during construction. The scope of work for the FOE memo currently only includes discussion about the historic nature of the existing bridge, but does not include scope to assess cultural and develop discussion about archaeology.

The efforts consisting of preparing and submitting the eligibility form, updating the FOE memo to assess cultural and include discussion related to archaeology, and to prepare an Environmentally Sensitive Action Plan / Post Review Discovery Management Plan are currently not in the scope of work.

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SCOPE OF WORK

Because of the abovementioned circumstances, the following additional environmental clearance services are required for the Greenwood Avenue Bridge over Garnett Creek Project. The required additional effort involves the following subtask effort breakdown:

Task 1: Preliminary Engineering Design, Environmental Documents, and Technical Studies

Subtask 1.1.1: Project Administration/ Budgeting/ Cost Accounting

- Preparing, reviewing, and submitting invoices
- Administering and managing project budget and scope

Subtask 1.4.3: Cultural Resources (APE, HPSR, APE/XPI, HRER, SOIS and FOE)

- Prepare and submit and eligibility form under Section 106 of NEPA
- Update Findings of Effect Memo to include discussions about archeology
- Prepare and submit Environmentally Sensitive Action Plan / Post Review Discovery Management Plan

Proposed Additional Budget

The role of Biggs Cardosa is the prime and structures consultant, and the role of GPA is the Environmental and Permitting Consultant. We propose that the additional budget required to perform the extra work associated with **Additional Services Request No. 2** to be **$40,293** broken down by consultant as follows:

Greenwood Avenue Bridge over Garnett Creek Project	**FEE**
Biggs Cardosa (See Attachment 1 for task/hourly breakdown)	$3,827.00
GPA (See Attachment 2 for task/hourly breakdown)	$36,466.00
TOTAL ADDITIONAL BUDGET PROPOSED	**$40,293.00**

If approved, the additional budget of **$40,293.00** for Greenwood Avenue Bridge over Garnett Creek **Amendment 2** will be added to the current Contract Agreement budget as follows.

PHASE 1: PRELIMINARY DESIGN, ENVIRONMENTAL DOCUMENTS AND TECHNICAL STUDIES

Contract Agreement (July 1, 2018)	
Phase 1 NTE Fee	$522,150.00
Phase 1 Direct Expenses	$ 92,748.00
Greenwood Ave Bridge over Garnett Creek **Amendment No. 1 Fee**	**$ 75,032.00**
Greenwood Ave Bridge over Garnett Creek **Amendment No. 2 Fee**	**$ 40,293.00**
PHASE 1 BUDGET:	**$ 730,223.00**

Docusign Envelope ID: 773E0FA3-C581-4679-828E-D1B556D8F0A7

We look forward to continuing to work with you on this project. Should you have any questions or require any additional information, please do not hesitate to contact me on my cell phone at (408) 781-4549, or by email at roen@biggscardosa.com.

Enclosure:

- Attachment 1 – Biggs Cardosa Additional Service Request No. 2 Fee Breakdown 02/25/26
- Attachment 2 – GPA Additional Service Request No.3 Proposal 02/24/26

Sincerely,

BIGGS CARDOSA
ASSOCIATES, INC.

Ron Oen, PE, QSD
Principal | Vice President

Docusign Envelope ID: 773E0FA3-C581-4679-828E-D1B556D8F0A7

ATTCHMENT 1

Additional Service Request No.2

GARNETT CREEK BRIDGE (REPLACE) AT GREENWOOD AVE (BRIDGE NO. 21C-0042)

Engineering and Design Services - Phase 1

Estimate of Labor Effort & Expenses

25-Feb-26

		BCA Project Management & Structural Engineering										GPA Consulting (DBE) Environmental, Permitting				
		Principal-in-Charge (QA)	Principal I (Project Manager)	Engineering Manager	Senior Engineer	Project Engineer	Staff Engineer	Assistant Engineer	Junior Engineer	Senior Computer Drafter	Secretarial Services	Principal Environmental Planner	Senior Environmental Planner	Senior Associate Preservation Planner	Total Hours	Total Fee
Task Description	Staff Rate (Direct Cost Fixed Fee)	$301	$238	$194	$177	$155	$127	$112	$100	$152	$99	$271	$163	$209		$
PHASE 1: PRELIMINARY ENGINEERING DESIGN, ENVIRONMENTAL DOCUMENTS & TECHNICAL STUDIES																
Task 1.1 Phase 1 Project Management																
1.1.1	Project Administration/ Budgeting/ Cost Accounting	2									2				4	$799
1.1.2	Coordination Meetings														0	$0
1.1.3	Project Schedule														0	$0
1.1.4	Local Program Compliance / Funding Assistance														0	$0
1.1.5	Quality Assurance														0	$0
	Subtotal	2	0	0	0	0	0	0	0	0	2	0	0	0	4	$799
Task 1.2 Planning and Project Development																
1.2.1	Purpose and Need														0	$0
1.2.2	Research, Data Gathering, Field Assessment and Materials Testing														0	$0
1.2.3	Surveying (Bridge Scan, Channel Survey and Topography)														0	$0
1.2.4	**[Intentionally Left Blank]**														0	$0
1.2.5	R/W Mapping														0	$0
1.2.6	Utilities														0	$0
1.2.7	Base Mapping														0	$0
	Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
Task 1.3 Preliminary Design Engineering / Concept Plans																
1.3.1	Roadway Approval Drawings														0	$0
1.3.2	Hydrology and Channel Hydraulics														0	$0
1.3.2a	Scour Countermeasures Recommendations for Seismic Retrofit Alternative (OPTIONAL)														0	$0
1.3.3	Geotechnical Studies and Preliminary Report														0	$0
1.3.4	Traffic Memorandum														0	$0
1.3.5	35% Bridge Seismic Strategy Report / Type Selection Project Memorandum														0	$0
	Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
Task 6	Design Support During Construction															
	Construction Support Services														0	$0
															0	$0
	Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
Task 1.4 CEQA / NEPA Environmental Approval (Environmental Documents and Technical Studies)																
1.4.1	Project Initiation and Agency Coordination														0	$0
1.4.2	Biological Resouces, Natural Environmental Study with Jurisdictional Delineation Forms														0	$0
1.4.3	Cultural Resouces APE, HPSR, ASR, HRER, SOIS and FOE														0	$0
1.4.3b	Extended Phase I (XPI)														0	$0
1.4.3c	Additional Extended Phase I (XPI)														0	$0
1.4.3d	Consideration of Eligibility Form	1			4								2	2	9	$1,752
1.4.3e	Finding of Effects	1			4							2	4	6	17	$3,455
1.4.3f	ESA Action Plan/PRDMP	1			4							2	4	6	17	$3,455
1.4.4	Section 4(f) Evaluation														0	$0
1.4.5	Water Quality Assessment Report Memorandum														0	$0
1.4.6	Traffic Technical Memorandum (Construction)														0	$0
1.4.7	Construction Noise Memorandum														0	$0
1.4.8	Land Use and Community Impacts Memorandum														0	$0
1.4.9	Visual Resouces Brief Memorandum														0	$0
1.4.10	Equipment Staging Memorandum														0	$0
1.4.11	CEQA Clearance Document														0	$0
1.4.12	NEPA Clearance Document														0	$0
1.4.13	Public Meetings (OPTIONAL)														0	$0
1.4.14	Endangered Species Act Consultation (OPTIONAL)														0	$0
	Subtotal	3	0	0	12	0	0	0	0	0	0	4	10	14	43	$8,661
	Optional Services Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0
	Project Total Labor - PHASE 1	2	0	0	0	0	0	0	0	0	2	0	0	0	4	$799
	Total Hours Per Consultant - PHASE 1					4							0		4	
Phase 1 - DIRECT EXPENSES																
Plotting, Printing, Postage, and Travel																$0
Consideration of Eligibility Form (Dokken Engineering)													$4,261			$4,261
Constructio Finding of Effects (Dokken Engineering)													$6,966			$6,966
ESA Action Plan/PRDMP (Dokken Engineering)													$19,606			$19,606
																$0
																$0
																$0
																$0
																$0
																$0
																$0
																$0
																$0
	Project Total Reimbursable Expenses					$0							$30,833			**$30,833**
PART 1: PREPARATION AND APPROVAL OF STRATEGY REPORT																
Task 1.1: Phase 1 Project Management						$799							$0			$799
Task 1.2: Planning and Project Development						$0							$0			$0
Task 1.3: Preliminary Design Engineering / Concept Plans						$0							$0			$0
Task 1.4: CEQA / NEPA Environmental Approval (Environmental Documents and Technical Studies)						$3,028							$5,633			$8,661
	Total Project Fee Per Consultant					$3,827							$36,466			**$40,293**

CONSULTING

GPA

GARNETT CREEK BRIDGE AT GREENWOOD AVENUE BRIDGE REPLACEMENT PROJECT

PHASE 1 AND PHASE 2

AMENDMENT #3

PROJECT BACKGROUND & UNDERSTANDING

The County of Napa (County) contracted with Biggs Cardosa Associates, Inc. (BCA) under Agreement No. 190001B dated July 1st, 2018, to provide design services for the Garnett Creek Bridge at Greenwood Avenue Bridge Replacement project. GPA was subcontracted to BCA to provide environmental services, including California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documentation and regulatory permit acquisition. The project is also subject to compliance with Section 106 of the National Historic Preservation Act (NHPA). GPA has been providing environmental services to the County on this project since 2018. In October 2025, GPA received an amendment to cover tasks that were completed after contract expiration on June 30, 2024, and an additional task item, Task 1.4.3b -Caltrans Requested Additional Extended Phase I (XPI). The Additional XPI was completed in December 2025.

The enclosed scope of work outlines the additional tasks GPA will fulfill as part of the Phase I and Phase II environmental documentation for the Project, as requested by Caltrans in comments on the XPI Report and in a meeting with Caltrans, the County and consultants on February 5, 2026 (see minutes enclosed as an attachment to this scope and fee). This Amendment is required to provide an assessment of project impacts to the archaeological resources identified during the XPI testing and to generate a discovery and assessment protocol should archaeological resources be identified during construction of the Project.

GPA assumes a Categorical Exclusion (CE) would be the appropriate level of environmental documentation under NEPA, and an Initial Study (IS) with proposed Mitigated Negative Declaration (MND) would be appropriate under CEQA.

SCOPE OF WORK

Phase I: Preliminary Engineering Design, Environmental Documents and Technical Studies

$5,003.62 **1.4.3d Consideration of Eligibility Form**

Previous identification efforts discovered artifacts within the Project's Area of Direct Impact (ADI)/Area of Potential Effects (APE), which could constitute an archaeological site. As there is insufficient area available within the ADI/APE to conduct Phase II Archaeological Evaluations, Caltrans District 4 has agreed to instead consider the artifacts as an archaeological site that is eligible for the National Register of Historic Places (NRHP), for the purposes of this Project only (future projects would need to analyze the resources NRHP eligibility). To consider the resource eligible for the NRHP, Dokken will complete a District 4 Local Assistance Environmental Section 106 Consideration of Eligibility Form, as requested by Caltrans. As a subconsultant to GPA, Dokken will submit this form to GPA/Napa County for review and edits before GPA transmits it

to Caltrans for review. The form will ultimately need to be approved by the Caltrans Cultural Studies Office (CSO).

Deliverables: *One Draft and Final Consideration of Eligibility Form*

$9,410.99 **Task 1.4.3e: Finding of Effect (Archaeological)**

As Caltrans has determined to treat the archaeological site as eligible for listing on the NRHP, the Project must consider its impacts to the resource in the Finding of Effect report being prepared for the Project. It is understood that GPA will be drafting the Finding of Effect Report. As a subconsultant to GPA, Dokken will prepare the archaeological resource sections of this report for GPA's incorporation into the overall report. The anticipated sections will include a description of the resource, summary of its eligibility, and discussion of adverse effect criteria.

Deliverables: *One electronic copy of the Draft and Final Finding of Effect Sections/Chapters (related to the archaeological site)*

$22,051.78 **Task 1.4.3f: Environmentally Sensitive Action Plan / Post Review Discovery Management Plan**

As the archaeological sitae cannot be fully protected in place from construction impacts and as it is anticipated that artifacts will be discovered during construction of the Project, a joint Environmental Sensitive Action (ESA) Action Plan and Post Review Discovery Management Plan (PRDMP) has been requested by Caltrans. As a subconsultant to GPA, Dokken will prepare this joint document which will either be included with the Finding of Effect Report or as a standalone document included as a separate attachment to the Historic Property Survey Report (HPSR). The ESA Action Plan will detail where ESA fencing is required, define an Archaeological Monitoring Area (AMA), and provide monitoring and fence inspection protocols to be implemented during pre-construction, construction, and post-construction. The PRDMP component of the joint document will provide protocols for treating discovered archaeological resources and a research plan that can be utilized to evaluate archaeological resources for NRHP eligibility.

Deliverables: *One electronic copy of the Draft and Final ESA Action Plan / PRDMP*

GPA proposes to perform the additional scope outlined above for a not to exceed FEE of **$36,466** per the attached FEE BREAKDOWN.

Task ID	Task Description	Additional Funds Requested in Amendment 3
Phase I: Preliminary Engineering Design, Environmental Documents and Technical Studies		
1.3	**Preliminary Design Engineering/Concept Plans**	
1.3.5	35% Bridge Seismic Strategy Report/Type Selection Project Memorandum	
1.4	**CEQA/NEPA Environmental Approval**	
1.4.1	Project Initiation and Agency Coordination	
1.4.2	Biological Resources, Natural Environment Study with Jurisdictional Delineation Forms	
1.4.2a	Updated Field Survey and BSA	
1.4.2b	Aquatic Resources Delineation Report	
1.4.3	Cultural Resources (APE, HPSR, HRER, SOIS, & FOE)	
1.4.3a	Memorandum of Agreement (OPTIONAL)	
1.4.3d	Consideration of Eligibility Form	**$743**
1.4.3e	Finding of Effect	**$2,445**
1.4.3f	ESA Action Plan/PRDMP	**$2,445**
1.4.4	Section 4(f) Evaluation	
~~1.4.5~~	~~Water Quality Assessment Report Memorandum~~	
~~1.4.6~~	~~Traffic Technical Memorandum (Construction)~~	
~~1.4.7~~	~~Construction Noise Memorandum~~	
1.4.8	Land Use and Community Impacts Memorandum	
1.4.9	Visual Resources Memorandum	
~~1.4.10~~	~~Equipment Staging Memorandum~~	
1.4.11	CEQA Clearance Document (Initial Study)	
1.4.12	NEPA Clearance Document (CE)	
1.4.13	Public Meetings (OPTIONAL)	
1.4.14	Endangered Species Consultation (OPTIONAL)	
1.4.15	Preliminary Environmental Study (PES)	
	Escalation	
Reimbursables		
1.4.3	Archaeology Survey Report (Dokken Engineering)	
1.4.3b	Extended Phase I (XPI) (Dokken Engineering)	
1.4.3c	Additional Extended Phase I (XPI) (Dokken Engineering)	
1.4.3d	Consideration of Eligibility Form (Dokken Engineering)	**$4,261**
1.4.3e	Finding of Effect (Dokken Engineering)	**$6,966**
1.4.3f	ESA Action Plan/PRDMP (Dokken Engineering)	**$19,606**
~~1.4.7~~	~~AQ-CO-Hot Spot Analysis (Subconsultant)~~	
~~1.4.7~~	~~Construction Noise Memorandum (Subconsultant)~~	
1.4.2	California Red-legged Frog and Shrimp Protocol Surveys (Subconsultant)	
	Plotting, Printing, Postage, and Travel	
	Phase I Reimbursables	
	Phase I Labor	
	Phase I Total	
Phase II: Engineering Design (Plans, Specifications and Estimates [PS&E]), R/W Services & Construction Bid Support		
2.3	**Final Plans, Specifications & Estimates**	
2.3a	Tree Removal/Protection Survey for Plans and Specifications (OPTIONAL)	
2.4	**Environmental Permitting**	
2.4.1	Agency Coordination and Prepare Permit Applications	
2.4.1a	Habitat Mitigation and Monitoring Plan (OPTIONAL)	
	Escalation	
Reimbursables		
	Plotting, Printing, Postage, and Travel	
	Phase II Reimbursables	
	Phase II Labor	
	Phase II Total	
	Reimbursables (TOTAL)	
	Labor (TOTAL)	
	Total	**$36,466**

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CONSULTING
GPA

BRLO-5921 (068) Garnett Creek Bridge
Finding of No Adverse Effect Meeting
February 5, 2026

3:00 – 4:00 PM
Teams:
Join the meeting now
Meeting ID: 247 895 778 304 33
Passcode: 5yR2ko7z

Meeting Attendees:

James Reese, County of Napa	Michelle Campbell, Dokken
Graham Wadsworth, County of Napa	Amy Dunay, Dokken
Thomas Holstein, DOT	Jenna Kachour, GPA Consulting
Dan Rivas, DOT	Richard Galvin, GPA Consulting
Alicia Sanhueza, DOT	Marya Samuelson, GPA Consulting
Abra Spiciarich, DOT	

Action Items:

Subject	Party	Comments	Status
Name change—Rehabilitation or Retrofit vs. Replacement	Thomas Holstein	Thomas will talk to Jeremy (engineering) and ask what would be most appropriate rehabilitation or retrofit. The bridge will also have a new number. Determine and use consistent project name on Section 106 documents that is more true to the actual nature of the work – is "Greenwood Avenue Bridge over Garnett Creek Rehabilitation Project" acceptable?	
XPI Comments	Dokken	The XPI needs to clarify where the testing was and where the proposed ground disturbance is going to be. Make it very clear where the impacts are and why. Figure 4, could use new icons to distinguish disturbed ground vs. not disturbed and to move it forward in the report so that reviewers see the picture earlier in the reading.	
PRDMP	Caltrans	Abra will look for a bridge PRDMP and provide an example to Dokken.	Complete
CSO/SHPO Clarification on FOE Language	Abra Spiciarich (Caltrans PQS)	To forward recent CSO/SHPO clarification on finding of effect language.	Complete
XPIR	Caltrans/Dokken	Amy and Abra to coordinate on any	

		remaining questions to finalize the XPIR. (see Amy's email 2/6/26).	

Meeting Topics/Notes:

Introduction: Roles and Responsibilities	Jenna began the meeting with introductions
Finding of No Adverse Effect for Historic	Alicia discussed the Finding of No Adverse Effect for Historic (FNAE) and Caltrans opinion on it. Going into the SHPO review with a new CSO as the last one has just retired. Caltrans expressed that to get a FNAE for a bridge replacement may be tricky. Amy asked if we could have a meeting with the new CSO to discuss the project and explain why the team believes it can be a FNAE. District 4 local assistance is very conscious of SHPO's time and Caltrans believes there is a risk of going to the SHPO without the final document. They may have a bad reaction to the title of the project. Caltrans is leaning towards submitting the FNAE but warning the team that the SHPO may not concur and may see it as an adverse effect. Caltrans cautioned that this may take time and comments kicked back.
Trigger word is "replacement"; change project name for NEPA purposes	Graham asked if it would be possible to just change the project name that SHPO sees. Thomas said that he thought it would be alright to call it a rehabilitation rather than a retrofit or replacement. Thomas will talk to Jeremy and ask what would be most appropriate rehabilitation or retrofit. The bridge will have a new number.
Historic Approach	Approach will be to go through the FNAE approach. If the name can be changed, it will help with internal compliance. Alicia requested consistency with the use of "restoration" or "rehabilitation" as well as keeping documents concise and to the point. Request for being good partners and being flexible with the navigation of this project.
Bridge Current Status	Jim reminded the team that the bridge is currently unsafe and does not have any traffic on it. The bridge is very important to the community and the County. They want to make sure that the project is complete, not only for safety but also because they value the stone bridge. County mentioned that they don't want the next earthquake to knock the bridge down.
No Build Alternative	Alicia recommended that the team look at the SER to see if multiple alternatives need to be considered in a FNAE. If not then do not add the No Build Alternative, if so then add it.
Archaeology	Thomas said that the cultural determination of a FNAE is not a "slam dunk". Abra explained that SHPO has given new guidance on how to pass for a no adverse effect. Do not just list the criteria that are in the FNAE listing. The SHPO does not want to see a list, they want to see specific project related reasons why there is no adverse effect.

XPI Comments	Abra and Amy will work together on the XPI comments to explain anything that was not clear. The XPI document needs to explain clearly where the ground disturbance is going to occur. Amy asked if anyone is still on the fence about the project being a FNAE. Abra said that the guidance for a FNAE will not change based on comments received. Thomas said that they have not brought this to the CSO yet. The direction now is to go ahead with FNAE but there will be other reviewers coming in so there is still a risk that a new reviewer may see something they didn't. The XPI needs to clarify where the testing was and where the proposed ground disturbance is going to be. Make it very clear where the impacts are and why. While discussing Figure 4, Abra requested an icon, color, or distinguishing label that says, "positive, but disturbed" to distinguish why items are disturbed or not to show that it would be a FNAE. Abra recommended putting the figure closer to the front of the document as it goes to the next level of review so that the reviewer can see the picture of what is happening sooner.
Section 4(f)	If FNAE, then no Section 4(f) needed; if it is a finding of adverse effect, will need to do an alternatives analysis and likely an environmental assessment. One thing to argue on Section 4(f) is if there is an option to build a bridge to the upstream or downstream. The home on the parcel next to the bridge has been demolished. Rich told the team that we will be able to document everything to ensure that our alternative would be the least impactful to all of the resources in the vicinity, since there is also archaeological resources there too that would be disturbed if a new bridge was constructed.
Next Steps	Jim requested an outline of the next steps in the process. Dokken will finalize the XPI with comments incorporated and GPA will start preparing the FNAE. Caltrans will review the XPIR and make sure it is consistent with the FNAE. Because this would be without standard conditions, you need a plan in place in case there is a discovery while out there: Post-Review Discovery and Monitoring Plan. Dokken would prepare the PRDMP and use the SER for this project. The FNAE will go to Caltrans for review and comment next. Abra requested more current citations in the PRDMP with the most up to date research—more in the last 10 year citations. Thomas recommended using an example that does not have phasing for the PRDMP approach.

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Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-975

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Mark Witsoe, Airport Manager

SUBJECT: Adoption of a Resolution Amending Fees at the Napa County Airport

RECOMMENDATION

Adopt a Resolution amending Sections 30.060, 30.090 and 30.100 of the airport fee schedule, effective July 1, 2026, increasing hangar and storage room fees by 1.9% and making other minor changes related to miscellaneous fees. (Fiscal impact: $14,930 Revenue; Airport Fund; Budgeted; Discretionary)

BACKGROUND

The Airport Enterprise Fund is financially self-sufficient, receiving no financial support from the County's General Fund. An amendment to the Airport Fee Schedule is requested in order to ensure the continued financial viability of the Airport Enterprise Fund. A summary of the requested amendment, as outlined in Exhibit A of the attached resolution, follows:

- Increases Sec. 30.060 Hangar Rental Fees and Sec. 30.090 Airport Storage Room Fees. The 1.9% increase to monthly rates, rounded to the nearest whole dollar, based on the June 2024 to June 2025 Consumer Price Index for Urban Wage Earners and Clerical Workers, will apply to county-owned hangars and storage rooms, along with privately owned portable hangars.
- Change in Description and Fee to Sec. 30.100 Miscellaneous Fees, update to remove drop-off fee and increase pick-up fee from $2 to $4.

The proposed increase to the hangar and storage room rates using the Consumer Price Index (CPI) will increase Airport revenues in Fiscal Year 2026-2027 by approximately $14,930. The rates for the subject hangars at the Napa County Airport have traditionally been within range of other comparable airports with only CPI increases being applied for many years. Additionally, the methodology used to calculate the increase is consistent with

the Airport's General Aviation Leasing/Rents and Fees Policy adopted by the Board.

Costs associated with utilities and the ongoing maintenance of the Airport's aging hangars continue to rise and periodic rent increases are needed to keep up with the rate of inflation. The proposed fee update and the Fiscal Year 2026-27 budget were presented to the Airport Advisory Commission on April 6, 2026 and the Commission recommended Board approval of the fee update and budget as drafted.

This item is specifically exempt from the voting requirements of Article XIIIC of the California Constitution because it is a charge imposed for entrance to or use of the County of Napa property or the purchase, rental or lease of County property (e.g., facility rental fees, room rental fees, equipment rental fees, on and off-street parking, tolls, franchise, park entrance, museum admission, tipping fees, golf green fees, et cetera).

Recommended Action:

Adopt a Resolution amending Section 30.060, 30.090 and 30.100 of the airport fee schedule, effective July 1, 2026, revising certain fees.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	It is included in the Fiscal Year 2026-27 recommended budget for the Airport- Operations Fund (Fund 5010; Subdivision 5010000).
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	The fee amendment will increase rents and fees by CPI and will result in additional annual revenue of approximately $14,930 during fiscal year 2026-2027.
Is the general fund affected?	No
Future fiscal impact:	Amending fees will assist the Airport in collecting an additional $14,930 per year until such time as the fees are amended again. The proposed fees have been reviewed by the Airport Advisory Committee and incorporated into the recommended budget for Fiscal Year 2026-27.
Consequences if not approved:	If not approved, the Napa County Airport would not be able to raise fees consistent with rising CPI, ultimately resulting in reduced ability to maintain the airport, including airport-owned hangars.
Additional Information	Strategic Initiative: Build Healthy, Connected Communities.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California

Code of Regulations 15273(a) (1) and (2) (State CEQA Guidelines) and therefore CEQA is not applicable.

RESOLUTION NO. _____

RESOLUTION OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, REVISING THE FEES COLLECTED BY THE NAPA COUNTY AIRPORT

WHEREAS, the Napa County Airport ("Airport") participates in the Federal Aviation Administration's ("FAA") Airport Improvement Program which requires compliance with thirty-nine Grant Assurances; and

WHEREAS, these FAA grant assurances require in part that airport sponsors "will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection;" and

WHEREAS, Section 4 of the Board adopted General Aviation Leasing/Rents Fees Policy requires the Airport to maintain a rent and fee structure consistent with these FAA Grant Assurances; and

WHEREAS, Government Code section 50474 authorizes airports to adopt charges and fees, and to collect funds from leases of airport property; and

WHEREAS, the County has developed a schedule of Airport fees and charges for the use of the airport and its facilities, taking into account the United States Department of Transportation Federal Aviation Administration (FAA) Policies regarding Airport Rates and Charges and the California State Controller's Office Division of Accounting and Reporting Standards and Procedures for Enterprise Funds; and

WHEREAS, FAA Policy 2.1 (Federal Register Vol. 61, No. 121, RIN 2120-AF90, Docket No. 27782) permits fees and charges to be set by ordinance, statute or resolution, regulation, or agreement; and

WHEREAS, adjustments to fees on an annual basis are necessary to ensure cost recovery is maintained and shall be indexed to established public sources, unless otherwise governed by statute; and

WHEREAS, County needs to amend miscellaneous fees.

NOW, THEREFORE, BE IT RESOLVED by the Napa County Board of Supervisors as follows:

1. The Board hereby approves and adopts the changes to the airport fee schedule, shown as being amended by underlining and by strike-out in Exhibit A, attached hereto and hereby incorporated by this reference.

2. The Board hereby directs the County Executive Officer or designee to integrate

these changes to the airport fee schedule into one or more documents or matrices memorializing all County fees approved by the Board.

3. The Board finds this resolution is exempt from the California Environmental Quality Act pursuant to Title 14, California Code of Regulations, section 15273(a)(1) and (2).

4. The changes to the fee schedule approved by this Resolution shall become effective July 1, 2026.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Napa County Board of Supervisors, State of California, at a regular meeting of the Board held on the 5th day of May 2026, by the following vote:

AYES: SUPERVISORS

NOES: SUPERVISORS

ABSTAIN: SUPERVISORS

ABSENT: SUPERVISORS

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Sabrina S. Wolfson* Deputy County Counsel Date: April 9, 2026	Date: Processed By: _____ Deputy Clerk of the Board	By: _____

EXHIBIT A

(attach redline of changes to Airport Fee Schedule)

PART 30

AIRPORT

EXHIBIT "A"

Sec. 30.010. General
Sec. 30.015. Standard Hourly Rates
Sec. 30.020. Parking Fees
Sec. 30.030. Fuel Flowage Fees
Sec. 30.040. Airport Landing Fees
Sec. 30.050. Tiedown Rental Fees
Sec. 30.060. Hangar Rental Fees
Sec. 30.070. Reserved
Sec. 30.080. Lease Execution Deposit
Sec. 30.090. Airport Storage Room Fees
Sec. 30.100. Miscellaneous Fees

Sec. 30.010. General

The fees set forth in this Part shall be paid to the Public Works Department, Airport Division.

Sec. 30.015. Standard Hourly Rates

Any request for services that is not described in this part shall be charged at the hourly rate set forth below with a ½-hour minimum for each separate work event. Time shall be billed to the nearest half hour after the first hour and rounded to the nearest dollar. Excess fees shall be refunded.

Standard Hourly Rate for Airport Administrative Staff (includes Airport Manager, Airport Assistant Manager, Administrative Analyst, & Airport Admin Assistant):	$140.00
Standard Hourly Rate for Airport Operations Staff (includes Senior Operations Worker & Operations Worker):	$90.00

Sec. 30.020. Parking Fees

Parking fees are assessed according to the maximum takeoff weight.

The following parking fees are established as overnight/ full 24-hour period.

(a)	0 – 5,000 lbs.	$10.00

The following parking fees are established for **any** portion of a 24- hour period.

(b)	5,001 – 12,500 lbs.	$15.50
(c)	12,501 lbs. -30,000 lbs.	$150.00
(d)	Above 30,000 lbs.	$250.00

Sec. 30.030. Fuel Flowage Fees

The following resale fees are established:

Fuel Flowage Fee for Jet A Fuel	$25.00 per 100 gal.
Fuel Flowage Fee for AvGas	$12.00 per100 gal.
Fuel Flowage Fee for Diesel	$12.00 per100 gal.
Fuel Flowage Fee for Mogas	$12.00 per100 gal.

Sec. 30.040. Airport Landing Fees

Landing fees for aircraft operations at the Napa County Airport shall be imposed according to the following terms:

(a) A Landing fee shall be assessed upon each landing of all air taxi, all commercial aircraft operations, all Part 380 Public Charter aircraft operations, and all transient (non-based) aircraft weighing 12,500 lbs. or more (except for private charter operations for based aircraft of any designated Napa County fixed base operators). The Airport Manager shall maintain an up-to-date list of all approved fixed base operators.

(b) For purposes of this section, an "air taxi operation" is defined as: An aircraft operator who conducts operations for hire or compensation in accordance with 14 CFR 135 (for safety purposes) or FAR Part 135 (for economic regulations/reporting purposes) in an aircraft with 30 or fewer passenger seats and a payload capacity of 7,500 pounds or less. An air taxi operates on an on-demand basis.

(c) For purposes of this section, a "commercial operation" is defined as: transportation of person(s), property, and/or mail for hire, compensation or profit.

(d) The landing fee shall be assessed according to the maximum landing weight of the particular aircraft, as listed in the Federal Aviation Administration, Advisory Circular 36-3H as amended, or as published by the aircraft manufacturer and verified by the Airport Manager.

(e) The following fees pursuant to weight shall be imposed per landing:

	WEIGHT	**FEE**
(1)	0 to 5,000 lbs.	$16.50
(2)	5,001 lbs. to 12,500 lbs.	$31.00
(3)	12,501 lbs to 15,000 lbs	$42.00
(4)	Above 15,000 lbs.	$42.00 + $3.50 per each additional 1,000 lbs.

Sec. 30.050. Tiedown Rental Fees

The following tiedown monthly rental fees are established:

WEIGHT	**Fee**
0 – 5,000 lbs.	$85.00

Sec. 30.060. Hangar Rental Fees.

Hangars owned by Napa County Airport shall be charged rental rates according to the following terms:

County-Owned Hangars

Hangar Numbers	Monthly Rental Fee
7-8 and 10-12	~~$233.00~~ $237.00
9	~~$209.00~~ $213.00
13-24	~~$280.00~~ $285.00
25-36	~~$308.00~~ $314.00
37-44	~~$357.00~~ $364.00
45-54	~~$474.00~~ $483.00

60 and 62-81	~~$308.00~~ $314.00
61	~~$335.00~~ $341.00
82	~~$414.00~~ $422.00
83	~~$354.00~~ $361.00
84	~~$428.00~~ $436.00
85	~~$446.00~~ $454.00
86-91	~~$363.00~~ $370.00
92 and 94	~~$477.00~~ $486.00
93 and 95	~~$411.00~~ $419.00
96-101 and 103	~~$363.00~~ $370.00
102	~~$490.00~~ $499.00
104	~~$416.00~~ $424.00
105	~~$370.00~~ $377.00
106	~~$402.00~~ $410.00
107-113	~~$312.00~~ $318.00
114	~~$394.00~~ $401.00
115	~~$365.00~~ $372.00
116	~~$501.00~~ $511.00
117	~~$510.00~~ $520.00
118-125 and 127	~~$427.00~~ $435.00
126	~~$501.00~~ $511.00

Other County-Owned Hangars (Executive)

Hangar Numbers	Monthly Rental Fee
A1 – A4	~~$1,275.00~~ $1,299.00

Shade Hangars

Hangar Numbers	Monthly Rental Fee
SO01 – SO12	$102.00
SN02 – SN10	$102.00
SN01 & SN11	$114.00
SP02 – SP10	$102.00
SQ01 – SQ12	$102.00
SP01 – SP11	$114.00

Ground Lease for Privately-Owned Portable Hangars

Hangar Number	Monthly Rental Fee
1	~~$99.00~~ $101.00
2	~~$309.00~~ $315.00
4	~~$62.00~~ $63.00

Sec. 30.070. [Reserved]

Sec. 30.080. Lease/Sublease Execution Deposit

In order to offset all applicable County costs associated with negotiating any lease, amendment to a lease, or other agreements with a term greater than one year, an applicant shall provide a non-interest bearing Lease/Sublease Execution Deposit. Actual costs expended by the County, including but not limited to any actual time and costs associated with the drafting, reviewing, negotiating, executing, and/or transferring of a lease or other long-term agreement, shall be charged against the deposited amount.

The amount of the initial deposit shall equal the lesser of the estimated cost of service or $5,000. If the remaining balance of the Lease/Sublease Execution Deposit falls below $500 or 10% of the initial Lease/Sublease Execution Deposit, whichever is higher, the Applicant shall be required to replenish the account as requested by the Airport Manager.

Any unused deposit amount shall be returned to the applicant. The County shall not perform services if the remaining deposit amount is not sufficient to reimburse the County for its costs, including staff time. Higher LED deposit rate can be established upon approval of the County Board of Supervisors.

Sec. 30.090. Airport Storage Room Fees

The following storage room monthly rental fees are established:

(a)	Storeroom #2	287 Sq. Ft.	~~$194.00~~ $198.00
(b)	Storeroom #3	208 Sq. Ft.	~~$143.00~~ $146.00
(c)	Storeroom #4	208 Sq. Ft.	~~$143.00~~ $146.00
(d)	Storeroom #5	527 Sq. Ft.	~~$364.00~~ $371.00
(e)	Storeroom #6	538 Sq. Ft.	~~$377.00~~ $384.00
(f)	Storeroom #7	140 Sq. Ft.	~~$96.00~~ $98.00
(g)	Storeroom #8	154 Sq. Ft.	~~$106.00~~ $108.00
(h)	Storeroom #9	627 Sq. Ft.	~~$430.00~~ $438.00
(i)	Storeroom #10	660 Sq. Ft.	~~$453.00~~ $462.00

Sec. 30.100. Miscellaneous Fees

(a)	Access Control remote openers	$30.00 each
	Keychain remote opener	$20.00 each
(b)	Conference Room rental fees	
	1. Non-Profits & governmental agencies	
	(i) First two hours	No Fee
	(ii) Each additional hour	$10.00 per hour
	2. For Profits	
	(i) Up to two hours	$100.00
	(ii) Each additional hour	$20.00 per hour
(c)	Replacement of County hangar lock	$40.00 each
(d)	Replacement of County hangar key	$10.00 each
(e)	Waiting List Subscription	$35.00 per year
(f)	Vehicle Parking	
	1. Daily Use (up to 10 hours)	No charge
	2. Overnight/Per day	$10.00 per vehicle
	3. Monthly Use Permit	$150 per month per vehicle
	4. Administrative Towing fee	$275.00 per vehicle
(g)	Maintenance of private leaseholds	
	1. Sweeping	$181.00/hour + employee costs*
	2. Mower	$48.00/hour + employee costs*
	3. Gutter Cleaning	$350.00/equipment hour + employee costs*
	4. Hangar Light Bulb Replacement (Replacement materials supplied by tenant)	$48.00/hour + employee costs*
	5. Boom Lift	$350.00/equipment + employee costs*
	6. Pressure Washing	$181.00/hour + employee costs*
	*Refer to Sec. 30.015. Standard Hourly Rates	
(h)	Special Event Fees	
	1. Administrative Fee	$1,000.00 per event day
	2. Employee costs during event	See Sec. 30.015.
	3. Other Departments (if necessary)	Estimated at time of event based on information from Other Departments.
(i)	Commercial Operator Annual Permit	$130.00 per year

(j)	Independent Aircraft Maintenance Operator (SASO) Permit	
	1. Piston Only	$200.00 per month
	2. Piston & Turbine	$400.00 per month
(k)	Aircraft Charter or Aircraft Management Operator (SASO) Permit	$500.00 per month
(l)	Independent Flight Training Operator (SASO) Permit	$200.00 per month
(m)	Commercial Transportation Permit	$12.50 per trip
	1. Air Operations Area (AOA)	~~$2.00~~ $4.00 per pickup~~/drop-off~~
	2. Non-Air Operations Area (non-AOA)	
(n)	Rideshare Transportation Permit pickup~~/drop-off~~ (Non AOA Access)	~~$2.00~~ $4.00 per
(o)	Unauthorized vehicle and aircraft parking	
	1. Unauthorized Vehicle	$50.00 per day
	2. Aircraft up to and including 12,500 lbs.	$50.00 per day
	3. Aircraft over 12,500 lbs.	$375.00 per day
(p)	Transaction Fees and Payments	
	1. ACH fee	No Charge per transaction
	2. Credit Card fee	Up to 3.5% of transaction total

PART 30

AIRPORT

EXHIBIT "A"

Sec. 30.010. General
Sec. 30.015. Standard Hourly Rates
Sec. 30.020. Parking Fees
Sec. 30.030. Fuel Flowage Fees
Sec. 30.040. Airport Landing Fees
Sec. 30.050. Tiedown Rental Fees
Sec. 30.060. Hangar Rental Fees
Sec. 30.070. Reserved
Sec. 30.080. Lease Execution Deposit
Sec. 30.090. Airport Storage Room Fees
Sec. 30.100. Miscellaneous Fees

Sec. 30.010. General

The fees set forth in this Part shall be paid to the Public Works Department, Airport Division.

Sec. 30.015. Standard Hourly Rates

Any request for services that is not described in this part shall be charged at the hourly rate set forth below with a ½-hour minimum for each separate work event. Time shall be billed to the nearest half hour after the first hour and rounded to the nearest dollar. Excess fees shall be refunded.

Standard Hourly Rate for Airport Administrative Staff (includes Airport Manager, Airport Assistant Manager, Administrative Analyst, & Airport Admin Assistant):	$140.00
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Parking fees are assessed according to the maximum takeoff weight.

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(c)	12,501 lbs. -30,000 lbs.	$150.00
(d)	Above 30,000 lbs.	$250.00

Sec. 30.030. Fuel Flowage Fees

The following resale fees are established:

Fuel Flowage Fee for Jet A Fuel	$25.00 per 100 gal.
Fuel Flowage Fee for AvGas	$12.00 per100 gal.
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(a) A Landing fee shall be assessed upon each landing of all air taxi, all commercial aircraft operations, all Part 380 Public Charter aircraft operations, and all transient (non-based) aircraft weighing 12,500 lbs. or more (except for private charter operations for based aircraft of any designated Napa County fixed base operators). The Airport Manager shall maintain an up-to-date list of all approved fixed base operators.

(b) For purposes of this section, an "air taxi operation" is defined as: An aircraft operator who conducts operations for hire or compensation in accordance with 14 CFR 135 (for safety purposes) or FAR Part 135 (for economic regulations/reporting purposes) in an aircraft with 30 or fewer passenger seats and a payload capacity of 7,500 pounds or less. An air taxi operates on an on-demand basis.

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Other County-Owned Hangars (Executive)

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Hangar Numbers	Monthly Rental Fee
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SN01 & SN11	$114.00
SP02 – SP10	$102.00
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Sec. 30.070. [Reserved]

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The amount of the initial deposit shall equal the lesser of the estimated cost of service or $5,000. If the remaining balance of the Lease/Sublease Execution Deposit falls below $500 or 10% of the initial Lease/Sublease Execution Deposit, whichever is higher, the Applicant shall be required to replenish the account as requested by the Airport Manager.

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(f)	Storeroom #7	140 Sq. Ft.	$98.00
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Sec. 30.100. Miscellaneous Fees

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	Keychain remote opener	$20.00 each
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	(i) First two hours	No Fee
	(ii) Each additional hour	$10.00 per hour
	2. For Profits	
	(i) Up to two hours	$100.00
	(ii) Each additional hour	$20.00 per hour
(c)	Replacement of County hangar lock	$40.00 each
(d)	Replacement of County hangar key	$10.00 each
(e)	Waiting List Subscription	$35.00 per year
(f)	Vehicle Parking	
	1. Daily Use (up to 10 hours)	No charge
	2. Overnight/Per day	$10.00 per vehicle
	3. Monthly Use Permit	$150 per month per vehicle
	4. Administrative Towing fee	$275.00 per vehicle
(g)	Maintenance of private leaseholds	
	1. Sweeping	$181.00/hour + employee costs*
	2. Mower	$48.00/hour + employee costs*
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	4. Hangar Light Bulb Replacement (Replacement materials supplied by tenant)	$48.00/hour + employee costs*
	5. Boom Lift	$350.00/equipment + employee costs*
	6. Pressure Washing	$181.00/hour + employee costs*
	*Refer to Sec. 30.015. Standard Hourly Rates	
(h)	Special Event Fees	
	1. Administrative Fee	$1,000.00 per event day
	2. Employee costs during event	See Sec. 30.015.
	3. Other Departments (if necessary)	Estimated at time of event based on information from Other Departments.
(i)	Commercial Operator Annual Permit	$130.00 per year

(j)	Independent Aircraft Maintenance Operator (SASO) Permit	
	1. Piston Only	$200.00 per month
	2. Piston & Turbine	$400.00 per month
(k)	Aircraft Charter or Aircraft Management Operator (SASO) Permit	$500.00 per month
(l)	Independent Flight Training Operator (SASO) Permit	$200.00 per month
(m)	Commercial Transportation Permit	$12.50 per trip
	1. Air Operations Area (AOA)	$4.00 per pickup
	2. Non-Air Operations Area (non-AOA)	
(n)	Rideshare Transportation Permit (Non AOA Access)	$4.00 per pickup
(o)	Unauthorized vehicle and aircraft parking	
	1. Unauthorized Vehicle	$50.00 per day
	2. Aircraft up to and including 12,500 lbs.	$50.00 per day
	3. Aircraft over 12,500 lbs.	$375.00 per day
(p)	Transaction Fees and Payments	
	1. ACH fee	No Charge per transaction
	2. Credit Card fee	Up to 3.5% of transaction total

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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-986

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Graham Wadsworth, P. E., Engineering Supervisor

SUBJECT: Amendment No. 7 to Agreement No. 240200B with Kimley-Horn to provide consultant services for the Napa Valley Vine Trail - Yountville through St. Helena Project, RDS 23-19.

RECOMMENDATION

Approve and authorize Amendment No. 7 to Agreement No. 240200B with Kimley-Horn and increase the maximum compensation from $4,180,629 to $4,834,092 to provide consultant services to provide an Extended Phase I Plan, Fieldwork, and Report for the Napa Valley Vine Trail segment from Yountville through St. Helena and approve a Budget Amendment for additional federal grant funding. (Fiscal Impact: $850,000 Expense; Not Budgeted; State - Other Funding; Discretionary)

[4/5 vote required]

BACKGROUND

The proposed project (Project) is to design and construct the Napa Valley Vine Trail (NVVT) adjacent to Highway 29 between California Drive or Madison Street in Yountville and Pratt Avenue in St. Helena. The Project would reduce greenhouse gas emissions and enhance accessibility and connectivity by promoting the use of transit, biking, and walking. The Project would also provide safe routes to schools, jobs, services, and recreation.

In 2022, Congressman Thompson included $4 million of Community Project Funding (CPF) in the federal fiscal year 2023-2024 Budget for the planning, engineering, and environmental work of over 10 miles of Class I and Class III multiuse path between the existing paths in Yountville and St. Helena. On September 12, 2023, the Board approved a $714,000 Funding Agreement with the Napa Valley Vine Trail Coalition (NVVTC) to reimburse the County for the design and environmental documents. In 2025, Congressman Thompson included $850,000 of additional CPF in the federal fiscal year 2026-2027 Budget to help complete the pre-construction work.

Based on the value engineering analysis of the 35% design estimate and alignment refinements, the total project

cost could be $50 million and Napa County and NVVTC are applying for federal and state grants.

On November 7, 2023, the Board of Supervisors approved Agreement No. 240200B with Kimley- Horn to complete the Project Initiation Document (PID) and Project Approval and Environmental Document (PA&ED) Phases of the Project (Tasks 1 through 7). In 2024 and 2025, the Board approved Amendments 1 through 6 for grant support, evaluating alternative alignments, preparing higher level environmental documents, and completing additional work required by Caltrans described in the attached resolution.

The original scope of services included preparing an Archeological Study Report (ASR); however, it did not include preparing an Extended Phase 1 (XP1) Plan for excavations to evaluate the extent of archeological resources along the 11-mile-long project alignment. Based on information in the ASR, Caltrans is requiring Napa County to excavate in areas of known archeological resources identified in the ASR as part of the National Environmental Policy Act studies required by Section 106 of the National Historic Preservation Act (NHPA) that requires federal agencies to consider the effects of their projects (undertakings) on historic properties, including archaeological sites. Kimley Horn staff submitted an amendment proposal to prepare an XP1 Plan, conduct fieldwork identified in the XP1 Plan, and report the findings and eligibility of artifacts for the National Register of Historic Places (NRHP) at an additional cost of $521,128 to the County.

Napa County, City of St. Helena, Caltrans, and NVVTC staff agreed to eliminate Alternative 0 Option C from the Project Description and Amendment 7 includes work to remove Option C from the environmental documents. Option C was a class 1 multi-use path along Charter Oak Avenue west of Highway 29 and on a new bridge over Sulphur Creek to the intersection of Oak Avenue at Mitchell Drive in St. Helena. Having one alignment on the existing pedestrian bridge over Sulphur Creek next to Highway 29 significantly reduced the cost of the XP1 scope and the Option C design, environmental, right-of-way, and construction costs.

If Kimley Horn's subconsultant finds eligible artifacts, then Caltrans will require an Extended Phase II (XPII) Plan, Fieldwork, and Report at an additional cost and Kimley Horn will submit another amendment request.

Archeological work is the task that takes the most time during the design phase of the project. With the additional $850,000 in federal funding, Staff recommends that the Board approve Amendment No. 7 to Agreement No. 240200B with Kimley-Horn to provide an Extended Phase I (XPI) Plan, Fieldwork, and Report.

Recommended Action:

1. Approve and authorize Amendment No. 7 to Agreement No. 240200B with Kimley-Horn for the Napa Valley Vine Trail segment from Yountville through St. Helena for an additional $653,463 for a new maximum of $4,834,092; and

2. Approve a budget adjustment to increase appropriations for Project 24012 - NV Vine Trail Yountville - St. Helena in the Roads Capital Improvement Fund (Fund 2040, Sub-Division 2040500) in account 52310 - Consulting Services by $850,000, offset by an increase in revenue of $850,000 in account 43790 - St - Other Funding from the Community Projects Grant. (4/5 vote required).

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary

Discretionary Justification:	Approving the amendment would authorize Kimley-Horn staff to prepare an XP1 Plan and Report to include in the NEPA EA and CEQA EIR.
Is the general fund affected?	No
Future fiscal impact:	The services provided with Amendment 7 will continue in fiscal year 2026-27. Funding for final design and permits will be needed in the future.
Consequences if not approved:	The County will not provide a XP1 Plan and Report to Caltrans, Caltrans will not adopt the Final Environmental Assessment, and Napa County will not be able to obtain federal grants for the construction.
Additional Information	In 2022, Congressman Thompson included $4 million of Community Project Funding (CPF) in the federal fiscal year 2023-2024 budget to complete the planning, engineering, and environmental work for the Project. On November 7, 2023, the Board approved a budget amendment to transfer $2.5 million from the Accumulated Capital Outlay (ACO) budget to Project 24012. On September 10, 2024, the Board approved a budget amendment to transfer $2,214,000 from the Capital Improvement Fund (CIF) budget to Project 24012. The CIF will be reimbursed in full as CPF and NVVTC funding is received. Strategic Initiative: Build Healthy, Connected Communities.

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. The proposed action merely approves entering into agreement to conduct detailed design for a potential future trail, which will only be constructed if funding is available, full CEQA review is conducted, and the trail is approved by all required public agencies. The County has not committed to approving this section of the Vine Trail or any potential Vine Trail alignment, or any other specific project that may result in a potentially significant physical impact on the environment.

Napa Valley Vine Trail - Yountville through St. Helena, RDS 23-19						
April 13, 2026						
Program 24012						
Budget Item	**Budget Item Amount**	**Board Appropriation Request Today**	**Board Appropriation to date**	**Appropriation Amount Spent to Date**	**Budget Amount % Spent to Date**	**Appropriation Amount Balance**
Construction (35% Estimate)	$30,000,000	$0	$0	$0	0%	$0
Construction Contingency (25%)	$7,500,000	$0	$0	$0	0%	$0
Design and Engineering:	$7,000,000	$850,000	$4,080,630	$3,530,862	50%	$549,768
Design and Engineering Contingency (10%)	$700,000	$0	$300,000	$0	0%	$300,000
Lands and Temporary Construction Easements	$300,000	$0	$0	$0	0%	$0
Construction Management and Construction Administration	$4,500,000	$0	$0	$0	0%	$0
County and Caltrans Project Management/Administration (PE+ROW+CE)	$1,000,000	$0	$320,370	$302,142	30%	$18,228
Special Inspections and Fees	$10,000	$0	$3,000	$778	8%	$2,222
CM/CA/INSP Contingency (5%)	$275,500	$0	$0	$0	0%	$0
Permits/ Post Construction Maintenance/ Reporting	$120,000	$0	$10,000	$5,000	4%	$5,000
TOTAL	**$51,405,500**	**$850,000**	**$4,714,000**	**$3,838,782**		**$875,218**
Prepared by Graham Wadsworth, P.E.						

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AMENDMENT NO. 7 TO

NAPA COUNTY AGREEMENT NO. 240200B

PROFESSIONAL SERVICES AGREEMENT

THIS AMENDMENT NO. 7 TO AGREEMENT NO. 240200B (Amendment No. 7) is made and entered into as of this 5th day of May, 2026, by and between NAPA COUNTY, a political subdivision of the State of California (COUNTY) and Kimley-Horn and Associates, Inc., a North Carolina Corporation whose business address is 2121 S. El Camino Real, Suite 550, San Mateo, CA 94430, hereinafter referred to as "CONTRACTOR." COUNTY and CONTRACTOR are collectively referred to in this Amendment No. 7 as "Parties."

RECITALS

WHEREAS, COUNTY and CONTRACTOR entered into Agreement No. 240200B (Agreement) on November 7, 2023, for CONTRACTOR to prepare environmental and bid documents, assist with right-of-way acquisition, and provide other professional services related to a segment between Yountville and St. Helena of the Napa Valley Vine Trail (Vine Trial), a cycling and pedestrian pathway; and

WHEREAS, the services to be provided by CONTRACTOR are divided into twelve tasks, only the first seven of which (Task Nos. 1-7) are funded and authorized by COUNTY to commence; and

WHEREAS, the Parties amended the Agreement on December 28, 2023, to allow CONTRACTOR to prepare plat maps, for use in discussions with property owners about obtaining access for the Vine Trail, work which is currently included in Task No. 9; and

WHEREAS, the Parties amended the Agreement on April 9, 2024, to allow CONTRACTOR to support preparing a Safe Streets and Roads for All grant application, collect bicycle and pedestrian counts for grant applications, value engineer the cost estimate, perform additional utility mapping, and prepare alternatives exhibits for use in discussions with property owners along the Vine Trail; and

WHEREAS, the Parties amended the Agreement on May 24, 2024, with a budget increase of $178,111.68 to allow CONTRACTOR to support preparing an environmental impact report (EIR) for the Project instead of the mitigated negative declaration (MND) in the Agreement; and

WHEREAS, the Parties amended the Agreement on September 10, 2024, to allow CONTRACTOR to support preparation of an Active Transportation Infrastructure Investment Program (ATIIP) grant application, perform additional traffic data collection and property boundary work, participate in stakeholder meetings, expand the Natural Environment Study and wetland survey for an alternative alignment, revise the Area of Potential Effect Map to comply

with new Caltrans requirements, design additional railroad crossings, and prepare the 65% plans, specifications and estimate (Task 10); and

WHEREAS, the Parties amended the Agreement on May 20, 2025, to allow CONTRACTOR move part of the budget for the 65% plans, specifications and estimate (Task 10) to complete additional engineering and environmental studies, and change the NEPA document from a Categorical Exclusion (CE) to an Environmental Assessment (EA) to include Alternative Alignment 4 (mostly Tasks 4, 5 and 6); and

WHEREAS, the Parties amended the Agreement on November 18, 2025, to allow CONTRACTOR move the budget for the Final Environmental Document (Task 7) and the budgets for two subconsultants performing work across multiple tasks to the budgets for Data Collection (Task 2), Engineering Studies and Project Report (Task 4), and Environmental Studies and Draft Environmental Documents (Task 5) in support of design and environmental studies related to a scope change at the Bale Slough crossing; and

WHEREAS, the Parties desire to amend the Agreement to allow CONTRACTOR to prepare an XP1 Plan and Report for inclusion in the NEPA EA and CEQA EIR (Task 5.2); and

WHEREAS, this amendment will increase the Maximum Amount of the Agreement to $4,834,091.61 and will not extend the Agreement's term; and

WHEREAS, COUNTY and CONTRACTOR now wish to amend the Agreement to update the scope of work and move the compensation rates between tasks.

TERMS

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby amend Agreement No. 240200B as follows:

1. Paragraph 2 "Scope of Work" is hereby amended to read in full as follows:

Scope of Work. CONTRACTOR shall provide COUNTY those services set forth in Exhibit "A," Exhibit "A-1," Exhibit "A-2," Exhibit "A-3," Exhibit "A-4," Exhibit "A-5," and Exhibit "A-6" attached hereto, in accordance with the RFP and CONTRACTOR's proposal, incorporated by reference herein. Because the funds necessary to complete the project have not been secured, the Scope of Services for this Agreement currently consists only of Tasks 1 through 6 as set forth in CONTRACTOR's proposal, excluding any optional tasks, preparation of the plat maps described in Task 9, preparation of an EIR, preparation of the 65% PS&E in Task 10, and additional grant support in Task 12. COUNTY and CONTRACTOR intend to amend this Agreement to add the remaining tasks as funding for the services becomes available. CONTRACTOR shall perform the services in accordance with the "schedule of work" set forth in CONTRACTOR's proposal, as adjusted by the dates COUNTY and CONTRACTOR amend the Agreement to add the remaining tasks in CONTRACTOR's proposal.

2. Paragraph 3 "Compensation" is hereby amended to read in full as follows:

Compensation.

(a) Rates. In consideration of CONTRACTOR's fulfillment of the promised work, COUNTY shall pay CONTRACTOR at the hourly billing rates set forth in Exhibit "B," Exhibit "B-1," Exhibit "B-2," Exhibit "B-3," Exhibit "B-4," Exhibit "B-5," and Exhibit "B-6" attached hereto and incorporated by reference herein.

(b) Expenses. Travel and other expenses will be reimbursed by COUNTY upon submission of an invoice in accordance with Paragraph 4 at the rates and/or in accordance with the provisions set forth in Exhibit "B," Exhibit "B-1," Exhibit "B-2," Exhibit "B-3," Exhibit "B-4," and Exhibit "B-5."

(c) Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall not exceed FOUR MILLION, EIGHT HUNDRED AND TWENTY-FOUR THOUSAND, AND NINETY-ONE DOLLARS AND SIXTY-ONE CENTS ($4,824,091.61), consisting of FOUR MILLION, SIX HUNDRED AND FIFTY-SIX THOUSAND, ONE HUNDRED AND FOURTY DOLLARS AND TWELVE CENTS ($4,656,140.12) for Tasks 1 through 6, the plat maps described in Task 9, and the 65% design in Task 10, and ONE HUNDRED AND SEVENTY-SEVEN THOUSAND, NINE HUNDRED AND FIFTY-ONE DOLLARS AND FOURTY-NINE CENTS ($177,951.49) for expenses; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered and reimbursable expenses actually incurred.

(d) Annual Appropriation of Funds. CONTRACTOR acknowledges that the term of this Agreement may extend over multiple County fiscal years, and that compensation under this Agreement is contingent on the Board of Supervisors appropriating funding for this Agreement for those fiscal years. This Agreement may be terminated at the end of the fiscal year for which sufficient funding is not appropriated and authorized. COUNTY is not obligated to pay CONTRACTOR, nor is CONTRACTOR obligated to provide further services, if sufficient funds have not been appropriated and authorized by the Board of Supervisors.

3. This Amendment No. 7 represents all the changes to the Agreement agreed to by the parties. No other enforceable oral representations or other agreements have been made by the parties except as specifically stated herein. All other provisions of the Agreement not addressed in this Amendment No. 7 shall remain in full force and effect.

4. This Amendment No. 7 may be executed in counterparts, which when taken together, shall constitute a single signed original as though all parties had executed the same page.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 7 to Napa County Agreement 240200B as of the date written on the first page of this Amendment.

KIMLEY-HORN AND ASSOCIATES, INC.

DocuSigned by:
By: Michael L. Mowery
C8A5B0C74CCB4AA...
MIKE MOWERY
Sr. Vice President

Signed by:
By: John Pulliam
21C0A49EFE2E415...
JOHN PULLIAM, Assistant Secretary

NAPA COUNTY, a political subdivision of the State of California

By: _____
AMBER MANFREE, Chair
Board of Supervisors

APPROVED AS TO FORM
Office of County Counsel

By: *Ryan FitzGerald* (e-sign)
Deputy County Counsel

Date: April 20, 2026

APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS

Date: _____

Processed by:

_____
Deputy Clerk of the Board

ATTEST: NEHA HOSKINS
Clerk of the Board

By: _____

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RDS 23-19 NVVT Y to SH RFP Scope of Services (Amendment 7)

Exhibit A-6

This amendment includes scope of services related to additional work requested by Caltrans on the Archeology Survey Report (ASR), additional work related to preparing and getting Caltrans approval for an Extended Phase 1 (XP1) testing plan, and the corresponding XP1 fieldwork and report preparation. A budget is included to cover the potential need to contract with and include Native American monitoring of the XP1 fieldwork. This amendment also includes time for Kimley-Horn to oversee this work and also for the design team to coordinate with Caltrans and Pacific Legacy related to the scope of XP1 testing necessary. This amendment includes engineering, permitting, and traffic control support for XP1 testing. This amendment includes time to remove Alternative 0 Option C from relevant environmental studies, since this Alternative alignment over Sulfur Creek is no longer under consideration and its continued inclusion in the project would require significant XP1 testing. Finally, this amendment restores budgets needed for Tasks 7 and 9.

Budget additions to fund this amendment are as follows:

- Task 5 – Environmental Studies and Draft Env Documents: $61,730.31
- Subconsultant Pacific Legacy: $382,501.88
- Subconsultant Traffic Management International: $24,449
- Subconsultant Budget for Option C Removal: $8,000
- Subconsultant Budget for Native American Monitoring: $80,000
- Task 7 – Final Environmental Document: $43,862.15
- Task 9 – Right-of-Way Acquisitions: $2,919.77
- Subconsultant ARWS: $50,000

Total additional amount for Amendment 7: $653,463.11

The following scope changes for this amendment are as follows:

TASK 5 – ENVIRONMENTAL STUDIES AND DRAFT ENVIRONMENTAL DOCUMENTS

TASK 5.2.6 – Archeological Survey Report

Pacific Legacy will perform additional Caltrans-requested work for the ASR including a geoarchaeological sensitivity section and related maps.

TASK 5.2.8 – Historic Property Survey Report

Pacific Legacy will proceed with preparing a larger and more complex HPSR than originally scoped, as required by the project scope.

Task 5.2.6.1 – Extended Phase 1 (XP1)

Pacific Legacy will prepare a XP1 testing plan, including addressing Caltrans comments. The original XP1 testing plan scope included five (5) locations, and this scope expands that to include eleven (11) locations, along with GIS analysis of design elements, geoarchaeological identification of areas of high sensitivity requiring testing, and resources specific research to focus testing efforts for sites within the APE. Scope includes multiple meetings with Pacific Legacy and Kimley-Horn to clarify location specific ground disturbance to inform XPI testing plan to clarify depth and breadth of subsurface disturbance due to design uncertainties of the 35% plan design stage. Scope also includes additional project management meetings and coordination, and one round of review and revisions to the XP1 plan.

XP1 Fieldwork: Per the XPI Proposal, XPI investigations will take place at 11 locations using a combination of manual excavation and mechanical coring. XPI testing locations include nine previously identified archaeological sites, three locations of proposed deep construction related excavation with large footprint (greater than signpost holes), two locations in archaeologically sensitive landforms adjacent to perennial creeks. The fieldwork budget assumes five 5-day rotations for a team of five for the manual excavations and eight days of mechanical coring over two rotations by a team of two.

- Native American Coordination – Assumes all contracting and the majority of consultation efforts will be completed by the County or Caltrans. This task includes time for PLI to coordinate with a tribal monitor regarding the specifics and schedule of XPI fieldwork that may be monitored.
- XPI fieldwork scope includes prefield coordination to cover prefield activities including USA marking and ticket management, mobilization and demobilization, and travel and field logistics.
- XPI lab work –includes core analysis at PLI laboratory, wet screening, basic inventory level cataloging of cultural materials, basic preparation for reburial/return to tribes/client.
- ODCs include – travel costs (per diem, lodging), vehicle rental, coring rig subcontractor, AMS dating for materials from core.

XP1 Reporting: Reporting will follow the requirements and guidelines of Caltrans' Standard Environmental Reference Volume 2 Cultural Resources, Exhibit 5.3 Extended Phase I Report Format and Content Guide. The report will include sections describing the project, site context, scope of work, study results, summary and conclusions, and will include figures and graphics. DPR 523 site record updates will be prepared for each investigated resource, site records will be included as an Exhibit to the report. The results of this study will inform the project impacts for the draft EA. We assume the report will have two rounds of review and comment.

Assumptions for XPI Fieldwork and Reporting

- Manual excavation will be completed by field crew of five archaeologists (one field director and four experienced archaeologists).
- Manual excavation can be completed in five 5-day rotations.

- Manual excavation will consist of a maximum 104 shovel probes excavated to 60 cm plus 10 ft. deep hand auger.
- Assume 8 days of coring for locations of deep disturbance (greater than 10 ft.).
- Mechanical coring will be completed by a team of two including Senior Geoarchaeologist and an archaeologist.
- Coring will be completed in nine days of field work including travel over two rotations (one 4 day and one 5 day- rotation).
- All cultural materials will be redeposited on the site.
- No materials will be prepared for curation.
- Informal field inventory will be prepared, no formal catalog.
- Lab processing for cores only, any cultural materials recovered will be redeposited on site.
- No cultural materials will be collected (unless part of a deep core).
- Kimley-Horn will provide all necessary permits (Encroachment, Railroad).
- Permissions to Enter (PTE) for access to private property will be provided by Client.
- Two rounds of XPI report review, with minimal comments.
- Site record (DPR 523) updates will be made for the nine previously identified resources included in the XPI.
- Up to two DPR 523 form site records will be prepared for newly identified resources.
- No or very minimal changes to APE and ADI.
- No resources will be evaluated for the NRHP or the CRHR.
- Site Evaluations, Phase II Testing and associated documents, FOE, ESA Action Plan, PRDMP are not included in this cost.

Task 5.2.6.2 – Engineering, Permitting, and Traffic Control for XP1 Fieldwork

Kimley-Horn staff will support the XP1 fieldwork and associated traffic control work by coordinating with, and if necessary, acquiring encroachment permits from Caltrans, Napa Valley Wine Train, and Napa County for work within their jurisdictions. We assume that the existing Caltrans encroachment permit will permit the XP1 fieldwork, including any needed traffic control work, and that we will work with Caltrans to update the permit as needed to reflect this additional work. We assume that Caltrans standard shoulder closure traffic plans will be sufficient for their traffic control plan requirements.

We will contract with and manage the traffic control subconsultant, Traffic Management International, to have them perform traffic control work to support the XP1 testing, up to their maximum budget.

Our team will identify private property access needs and provide this information to the County and the Napa Valley Vine Trail Coalition. We assume that the County and coalition will take the lead on contracting private property owners to gain access for XP1 testing. Kimley-Horn will support these efforts, with up to 4 hours of work, to prepare exhibits for owners if required to gain their approval.

RDS 23-19 NVVT Y to SH RFP Scope of Services (Amendment 7)

Traffic Control: Traffic Management International (TMI) will provide traffic control services to support the XP1 testing. We have developed a budget for TMI assuming that up to fifteen (15) days of shoulder closures may be required, and that up to three (3) days of Lane Shift work may be required. This provides for a total TMI budget of $22,226. We assume that CMS boards will not be required by Caltrans. This assumption is based on Pacific Legacy needing up to 25 days to complete their testing work.

Native American Monitoring: Budget is included for a potential Native American subconsultant to providing monitoring during ground disturbance. This cost assumes that fieldwork, lodging, per diem, and mileage would be part of a future contract with a Native American subconsultant. The $80,000 budget is an estimate, and actual costs may be greater.

Task 5.2 Deliverables

- XP1 Testing Plan and Report

TASK 7 – FINAL ENVIRONMENTAL DOCUMENTS

Amendment 6 reallocated the entire budget from Task 7 into other tasks. Amendment 7 replaces that budget to fully fund Task 7.

TASK 9 – RIGHT-OF-WAY ACQUISITIONS

Amendment 6 reallocated $50,000 of budget from subconsultant ARWS into other tasks. Amendment 7 replaces that budget to fully fund ARWS.

This amendment funds Kimley-Horn's original Task 9 budget of $2,919.77 which was not included in the original contract.

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Exhibit B-6

Napa Valley Vine Trail - Yountville through St. Helena, RDS 23-19

Agreement 240200B with Kimley-Horn
Amendment 7 Summary

Task	Description	Amount
1	Project Management for the PA&ED Phase	$ -
2	Data Collection	
3	PSR-PDS - Project Initiation Document	$ -
4	Engineering Studies and Project Report	
5	Environmental Studies and Draft Environmental Documents	$ 61,730.31
6	Circulate Draft Environmental Document (DED)	$ -
7	Final Environmental Document	$ 43,862.15
8	Project Management for the ROW, PSE and DSDC Phases	$ -
9	Right-of-Way Acquisitions	$ 2,919.77
10	Plans, Specifications and Estimates (PS&E)	$ -
11	Design Services During Construction	$ -
12	Local Assistance Procedures Manual Compliance/Funding Assistance	$ -
	Other Direct Costs	$ -
	Subconsultants - additional	$ 544,950.88
	Subconsultants - reduction	$ -
	Optional Task 5.2.7	$ -
	Amendment 7 Total	**$ 653,463.11**
	Fee through Amendment 6	$4,180,628.50
	Fee with Amendment 7	$ 4,834,091.61

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COUNTY OF NAPA
Napa Valley Vine Trail

Exhibit B-6

Amendment 7 - XP1 and Alt C Removal

191.24%	Overhead%	Name	Kimley-Horn and Associates, Inc.													
			John Pulliam		Peter Meyerhofer	Sr. Professional IV	Sr. Professional III	Sr. Professional II	Sr. Professional I	Professional II	Professional I	Analyst	Technical Support	Project Support	TOTAL HOURS	TOTAL COST
190.79%	Overhead% w/o FCCM	Category/Title	Project Manager	Deputy PM / Engineering Lead	Principal-in-Charge/ Tech Advisor											
10%	Fee%	Direct Rate	$113.37	$66.26	$92.50	$137.46	$119.70	$100.34	$82.72	$67.03	$56.97	$46.21	$34.11	$46.68		
		Billing Rate	$363.15	$212.24	$296.30	$440.31	$383.42	$321.41	$264.97	$214.71	$182.49	$148.02	$109.26	$149.52		
Task 1	**Project Management for the PA&ED Phase (13 Months)**															$ -
1.1	Coordination and Meetings															$ -
1.2	Management & Administration															$ -
1.3	Project Controls															$ -
Task 2	**Data Collection**															$ -
2.1	Data Collection & Review															$ -
2.1.1	Additional Data Collection & Review (New Task)															$ -
2.2	Bicycle and Traffic Data Collection															$ -
2.3	Supplemental Surveys															$ -
2.3.1	Additional Supplemental Suveys (New Task)															$ -
2.3.2	Additional Supplemental Suveys (Bale Slough)															$ -
2.4	Geometric Refinements															$ -
Task 3	**Project Study Report-Project Development Support (PSR-PDS) - Project Initiation Document**															$ -
3.1	Preliminary Engineering															$ -
3.1.2	Additional Preliminary Engineering															$ -
3.2	PSR/PDS Attachments and Supplemental Documents (TEPA/ PEAR)															$ -
3.2.1	Location map, TPIS, CSDD, Layouts, Risk Register, Capital Outlay Support Costs, ROW															$ -
3.3	PSR/PDS															$ -
Task 4	**Engineering Studies and Project Report**															$ -
4.1	Bicycle and Traffic Studies															$ -
4.1.1	Additional Bicycle and Traffic Studies															$ -
4.1.2	Additional Traffic Analysis (6 Intersections and Alt 4)															$ -
4.2	Geometric Layouts, Typical Sections and Profiles															$ -
4.2.1	Additional Geometric Layouts, Typical Sections and Profiles (New)															$ -
4.3	Engineering Studies															
4.3.1	DSDD															$ -
4.3.2	Storm Water Data Report															$ -
4.3.3	Preliminary Drainage Report															$ -
4.3.4	Highway Planting Concepts (n/a)															$ -
4.3.5	Right of way Impact Map & Data Sheet															$ -
4.3.6	Utility Mapping and Exhibits															$ -
4.3.7	EPVR (OPTIONAL TASK-See below)															
4.3.8	Pavement Design and Materials Report (OPTIONAL TASK-See below)															
4.3.9	Transportation Management Plan															$ -
4.3.10	Traffic Safety Analysis Report															$ -
4.3.11	Cost Estimate (11 Page)															
4.3.11.1	Additional Cost Estimate (New Task)															$ -
4.3.12	Hydromodification Report (OPTIONAL TASK-See below)															
4.3.13	VMT Memo (OPTIONAL TASK-See below)															
4.3.14	Structures Advanced Planning Studies (APS)															$ -
4.3.15	Hydrology and Hydraulics Study (Bale Slough)															$ -
4.4	Project Study Limit Maps															$ -
4.4.1	Additional Project Study Limit Maps (New Task)															$ -
4.5	Geotechnical Studies and Preliminary Report															$ -
4.6	Draft Project Report															$ -
4.7	Project Report															$ -
4.8	Supplemental Project Report (New Task)															$ -

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COUNTY OF NAPA
Napa Valley Vine Trail

Amendment 7 - XP1 and Alt C Removal

		Kimley-Horn and Associates, Inc.													
191.24%	Overhead%	Name	John Pulliam		Peter Meyerhofer	Sr. Professional IV	Sr. Professional III	Sr. Professional II	Sr. Professional I	Professional II	Professional I	Analyst	Technical Support	Project Support	TOTAL HOURS	TOTAL COST
190.79%	Overhead% w/o FCCM	Category/Title	Project Manager	Deputy PM / Engineering Lead	Principal-in-Charge/ Tech Advisor											
10%	Fee%	Direct Rate	$113.37	$66.26	$92.50	$137.46	$119.70	$100.34	$82.72	$67.03	$56.97	$46.21	$34.11	$46.68		
		Billing Rate	$363.15	$212.24	$296.30	$440.31	$383.42	$321.41	$264.97	$214.71	$182.49	$148.02	$109.26	$149.52		
Task 5	**Environmental Studies and Draft Environmental Documents**		**50**				**2**	**18**	**66**	**44**	**10**	**48**	**1**	**7**	**246**	**$ 61,730.31**
5.1	Public & Agency Scoping/Meeting															$ -
5.2	Environmental Technical Studies															
5.2.1	Community Impact Assessment (CIA)															$ -
5.2.2	Section 4(f) Evaluation (Assume De Minimis)															$ -
5.2.3	Natural Environment Study															$ -
5.2.3.1	Expanded Natural Environmental Study															$ -
5.2.3.2	Natural Environment Study Revisions (Bale Slough)															$ -
5.2.4	Wetland Delineation Report															$ -
5.2.4.1	Expanded Wetlands Delineation															$ -
5.2.5	Biological Assessment															$ -
5.2.5.1	Botanical Assessment															$ -
5.2.6	Archaeological Survey Report															$ -
5.2.6.1	Extend Phase 1 (XP1)		40					10	50	16		24		2	142	$ 38,275.17
5.2.6.2	Engineering, Permitting, and Traffic Control for XP1 Fieldwork		6				2	8		20		8	1		45	$ 11,104.59
5.2.7	Historical Resources Evaluation Report															$ -
5.2.8	Historic Property Survey Report															$ -
5.2.9	Location Hydraulic Study Report															$ -
5.2.10	Water Quality Assessment Report															$ -
5.2.11	Paleontology Identification Report (n/a)															$ -
5.2.12	Hazardous Waste Initial Site Assessment															$ -
5.2.13	Air Quality & Greenhouse Gas Analysis Report															$ -
5.2.14	Visual Impact Assessment (Minor)															$ -
5.2.15	Noise Memorandum															$ -
5.2.16	Energy Study (n/a)															$ -
5.2.17	Additional APE Revisions															$ -
5.2.18	Farmlands Form NRCS-CPA-106															$ -
5.2.19	Remove Alternative C from Env Documents		4						16	8	10	16		5		$ 12,350.54
5.3	Draft Environmental Document															
5.3.1	First Admin DED															$ -
5.3.2	Second Admin DED															$ -
5.3.3	DED															$ -
5.4	Env Meetings and Coordination															$ -
5.5	Arborist Review and Recommendations															$ -
Task 6	**Circulate Draft Environmental Document (DED)**															**$ -**
6.1	Notices of Availability of DED															$ -
6.2	DED Publication and Circulation															$ -
6.3	Public Education & Engagement															$ -
6.3.1	Stakeholder List development															$ -
6.3.2	Stakeholder Presentations (up to 7)															$ -
6.3.3	Stakeholder Meetings (up to 7)															$ -
6.3.4	Outreach Content and Graphics (up to 7 rounds)															$ -
6.3.5	Stakeholder Meeting Summaries (up to 7)															$ -
6.4	Public Comment and Response															$ -
6.5	Draft EA															$ -
Task 7	**Final Environmental Document**															**$ 43,862.15**
7.1	Final Environmental Document (FED)															$ 14,930.45
7.2	Completed Environmental Document/Determination															$ 14,787.79
7.3	Final EA															$ 14,143.91
Task 8	**Project Management for the ROW, PSE and DSDC Phases (18 Months to Final PS&E)**															**$ -**
8.1	**Project Management**															
8.1.1	Conduct Project Management and Control															$ -
8.1.2	Develop & Maintain a Quality Control /															$ -
8.1.3	Conduct Project Administration															$ -
Task 9	**Right-of-Way Acquisitions**															**$ 2,919.77**
9.1	Right-of-Way Engineering															$ -
9.2	Right-of-Way Appraisal & Acquisition															$ -

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COUNTY OF NAPA
Napa Valley Vine Trail

Amendment 7 - XP1 and Alt C Removal

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10%	Fee%

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Task 10	**Plans, Specifications and Estimates (PS&E)**														$ -
10.1	Prepare Base Maps and Plan Sheets for PS&E														$ -
10.2	Updated Traffic Data Analysis														$ -
10.3	Obtain Permits, Licenses, Agreements and Certifications (PLACs)														$ -
10.4	Prepare Pathway PS&E (65% and 95%)														$ -
10.4.1	Draft PS&E (65%)														$ -
10.4.2	Pre-Final PS&E (95%)														$ -
10.5	Environmental Mitigation														$ -
10.6	Structures PS&E (65% and 95% submittals)														
10.6.1	Draft Structures PS&E (65%)														$ -
10.6.2	Pre-Final Structures PS&E (95%)														$ -
10.7	Circulate, Review and Prepare Final PS&E Package														$ -
Task 11	**Design Services During Construction**														$ -
11.1	Advertising and Bid Support														$ -
11.2	Design Support During Construction														$ -
Task 12	**Local Assistance Procedures Manual Compliance/Funding Assistance**														$ -
12.1	Preliminary Engineering Phase														$ -
12.2	Right-of-Way Phase														$ -
12.3	Construction Phase														$ -
	TOTAL HOURS	**50**				**2**	**18**	**66**	**44**	**10**	**48**	**1**	**7**	**246**	
	Subtotal Labor:	**$18,157.28**				**$766.84**	**$5,785.35**	**$17,487.88**	**$9,447.23**	**$1,824.86**	**$7,104.93**	**$109.26**	**$1,046.67**		**$ 108,512.23**
	Other Direct Costs														**$ -**
	Escalation (Not included since no increase in labor fee)														
	Mileage/Travel/Meals														
	Outside Printing														
	Overnight Delivery/Fed Ex/Courier														
	Traffic Counts/Data Collection														
	Potholing Budget - G.D.Nielson Construction Inc. (DBE)														
	Subconsultants														**$ 544,950.88**
	Associated Right of Way Services, Inc. (ARWS)														$ 50,000.00
	JRP Historical Consulting, LLC														
	LSA, Associates, Inc.														
	Pacific Legacy, Inc.														$ 382,501.88
	Parikh Consultants (DBE)														
	RSA+ Engineers														
	Arborist (Placeholder)														
	River Focus														
	VSCE														
	Subconsultant Budget for Alt C Removal														$ 8,000.00
	Traffic Management International (including 10% mark-up)														$ 24,449.00
	Subconsultnat Budget for Native American Monitoring														$ 80,000.00
	TOTAL COST:														**$ 653,463.11**

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		SUBCONSULTANT NAME											
	Name	Hannah Ballard	Scott Strimling	Charon Stoesser	Graham Dalldorf	Aleck Tan	Federico Poggiali	Shauna Mundt	Elena Reese	Matthew Morton	Victoria Luckinbill		
160.93%	Overhead %	Task Order Manager	Contract Manager	Production Assistant	Geoarchaeologist	GIS	Archaeologist	Senior Archaeologist	Historian	Archaeologist	Archaeologist	Total Hours	Total Costs
10%	Fee%	$64.00	$77.00	$36.00	$53.50	$43.00	$42.00	$45.00	$44.00	$30.00	$25.50		
	Billing Rate	$183.69	$221.01	$103.33	$153.56	$123.42	$120.55	$129.16	$126.29	$86.11	$73.19		
Task 1	**Project Management for the PA&ED Phase**	**24**	**6**	**6**	**16**	**0**	**0**	**16**	**0**	**0**	**0**	**68**	**$ 10,878.17**
1.1	Coordination and Meetings											0	$ -
1.2	Management & Administration	24	6	6	16			16				68	$ 10,878.17
1.3	Project Controls											0	$ -
Task 2	**Data Collection**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
2.1	Data Collection & Review											0	$ -
2.2	Bicycle and Traffic Data Collection											0	$ -
2.3	Supplemental Surveys											0	$ -
2.4	Geometric Refinements											0	$ -
Task 3	**Engineering Studies and Project Study**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
3.1	Bicycle and Traffic Studies											0	$ -
3.2	Geometric Layouts, Typical Sections and Profiles											0	$ -
3.3	Engineering Studies											0	$ -
3.4	Project Study Limit Maps											0	$ -
3.5	Geotechnical Studies and Preliminary Report											0	$ -
3.6	Draft Project Study Report / Project Report											0	$ -
3.7	Project Study Report / Project Report											0	$ -
Task 4	**Environmental Studies and Draft Environmental**	**112**	**0**	**6**	**316**	**232**	**164**	**455**	**472**	**532**	**0**	**2289**	**$ 282,307.21**
4.1	Public & Agency Scoping/Meeting											0	$ -
4.2	Environmental Technical Studies											0	$ -
	ASR/HPSR/XP1 Proposal (overage)	32			80	48	64	80		48		352	$ 46,268.11
	XP1 Fieldwork	28		6	126	32	16	243	472	436		1359	$ 159,527.38
	Prepare Draft XP1 Report	32			70	126	68	92		32		420	$ 55,013.70
	Revise to 2nd Draft and Final XP1 Reports	20			40	26	16	40		16		158	$ 21,498.02
4.3	Draft Environmental Document											0	$ -
Task 5	**Circulate Draft Environmental Document (DED)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
5.1	Notices of Availability of DED											0	$ -
5.2	DED Publication and Circulation											0	$ -
5.3	Public Education & Engagement											0	$ -
4.5	Public Comment and Response											0	$ -
Task 6	**Final Environmental Document**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
6.1	Final Environmental Document (FED)											0	$ -
6.2	Completed Environmental Document/Determination											0	$ -
Task 7	**Project Management for the ROW, PSE and DSDC Phases**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
7.1	Project Management											0	$ -
7.1.1	Conduct Project Management and Control											0	$ -
7.1.2	Develop & Maintain a Quality Control /											0	$ -
7.1.3	Conduct Project Administration											0	$ -
Task 8	**Right-of-Way Acquisitions**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
8.1	Right-of-Way Engineering											0	$ -
8.2	Right-of-Way Appraisal & Acquisition											0	$ -
8.3												0	$ -
8.4												0	$ -
8.5												0	$ -
Task 9	**Plans, Specifications and Estimates (PS&E)**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
9.1	Prepare Base Maps and Plan Sheets for PS&E											0	$ -
9.2	Updated Traffic Data Analysis											0	$ -
9.3	Obtain Permits, Licenses, Agreements and											0	$ -
9.4	Prepare Pathway PS&E (65% and 95%)											0	$ -
9.4.1	Draft PS&E (65%)											0	$ -
9.4.2	Pre-Final PS&E (95%)											0	$ -
9.5	Environmental Mitigation											0	$ -
9.6	Structures PS&E (65% and 95% submittals)											0	$ -
9.6.1	Draft Structures PS&E (65%)											0	$ -
9.6.2	Pre-Final Structures PS&E (95%)											0	$ -
9.7	Circulate, Review and Prepare Final PS&E Package											0	$ -
Task 10	**Design Services During Construction**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
10.1	Advertising and Bid Support											0	$ -
10.2	Design Support During Construction											0	$ -
Task 11	**Local Assistance Procedures Manual**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**$ -**
11.1	Preliminary Engineering Phase											0	$ -
11.2	Right-of-Way Phase											0	$ -
11.3	Construction Phase											0	$ -
	TOTAL HOURS	**136**	**6**	**12**	**332**	**232**	**164**	**471**	**472**	**532**	**0**	**2357**	
	Subtotal Labor:	**$24,982.48**	**$1,326.05**	**$1,239.94**	**$50,981.03**	**$28,633.41**	**$19,770.14**	**$60,834.52**	**$59,608.94**	**$45,808.87**	**$0.00**		**$ 293,185.38**
	Other Direct Costs												**$ 89,316.50**
	Lodging (GSA rates)												$ 28,536.00
	Per Diem (GSA rate)												$ 11,822.00
	Vehicle Rental												$ 3,221.00
	Vehicle Fuel												$ 2,175.00
	Mileage												$ 362.50
	Coring Rig												$ 40,000.00
	AMS Date												$ 3,200.00
	TOTAL COST:												**$ 382,501.88**

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-987

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Frank Lucido, Engineering Manager

SUBJECT: Award Construction Contract and Approve a Budget Amendment for the "South Campus Building 4 HVAC Upgrades Rebid" Project, PW 23-10.

RECOMMENDATION

Award a $3,293,900 construction contract to Lawson Mechanical Contractors, LLC and approve a Budget Amendment in the amount of $4,450,180 for South Campus Building 4 HVAC Upgrades project rebid. (Fiscal Impact: $4,450,180 Expense; Capital Improvement Project Fund; Budget Reallocation; Discretionary)

[4/5 vote required]

BACKGROUND

The Air Handler Units 1, 2, and 10 in Building 4, the hydronic boiler system, and their control system have exceeded their useful service lives and will be replaced as part of this project. Construction is anticipated to commence in June 2026 and be continue until April 2027. This project will implement a Project Labor Agreement which is intended to support a stable workforce, reduce the risk of work disruptions, and help ensure the project is completed safely, on schedule, and with a qualified local workforce. Some electrical work is sole sourced to assure compatibility with the existing Siemens interface. The project was readvertised on March 24, 2026 and bids were opened on April 14, 2026 with the results listed below:

Lawson Mechanical Contractors, LLC	Sacramento, CA	$3,293,900
Turnkey HVAC	Hayward, CA	$3,320,676
Intech Mechanical Company LLC	Roseville, CA	$3,491,800
Matrix HG, Inc	Concord, CA	$3,511,590

Staff reviewed the bids, and recommends awarding the contract to Lawson Mechanical Contractors, LLC of Sacramento, CA for their low bid of $3,293,900 which is lower than the Engineer's construction cost estimate of $3,655,000. The total project budget, including engineering design, construction management, project management, inspections, and construction contingency is $5,100,796. In addition to previous appropriations totaling $650,616, a budget adjustment of $4,450,180 from the Capital Improvement Projects (CIP) Fund is requested. Lawson Mechanical Contractors, LLC is not a local vendor; however, the Public Contract Code requires that the construction contract be awarded to the lowest responsible and responsive bidder, regardless of whether the low bidder is local or not. Staff reached out to the local construction contractor community by advertising the request for bids in the Napa Valley Register and the Solano-Napa Builder's Exchange, and by posting on the County's OpenGov website. Staff also sent "Notices to Contractors" to the local construction community.

It is recommended that the Board awards the construction contract to Lawson Mechanical Contractors, LLC for their low base bid of $3,293,900, authorize the Chair to sign the construction contract agreement, and approve a budget amendment reallocating funds from a project that was discontinued.

Requested Actions:

1. Award of Contract to Lawson Mechanical Contractors, LLC of Sacramento, CA for their low base bid of $3,293,900, for the South Campus Building 4 HVAC Upgrades Project and authorize the Chair to sign the construction contract; and

2. Approve a Budget Amendment to reallocate previously approved budget to a different capital project.

a. Reverse Transfers-out (57900) from Accumulated Capital Outlay (Fund 3000, Sub-Division 3000000) of $4,450,180 and the related Transfers-in (49900) to the Facilities Master Plan Project (Fund 3000, Sub-Division 3000560, Project 23045); reduce the budgeted appropriations in Project 23045 accordingly, and

b. Reallocate Transfers-out (57900) appropriations from the Accumulated Capital Outlay (Fund 3000, Sub-Division 3000000) and increase Transfers-in (49900) for the South Campus Building 4 HVAC Upgrades Project (Fund 3000, Sub-Division 3000504, Project 23018); increase Project 23018 appropriations for Construction Services (52360) by $4,052,680, Engineer Services (52145) by $64,827 and Consulting Services (52310) by $332,673.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	This project will provide needed repairs to a county facility with the use of appropriations previously budgeted for a project that was discontinued.
Is the general fund affected?	No
Future fiscal impact:	Construction will begin in fiscal year 2025-26 and remaining project funds and budgeted appropriations will be carried forward to fiscal year 2026-27 for completion of the project.

Consequences if not approved:	The building will continue to incur damages and eventually become unusable.
Strategic Initiative:	Elevate County Service and Workforce Excellence

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.

County of Napa
Public Works Department

BUDGET SUMMARY: SOUTH CAMPUS BUILDING 4 HVAC UPGRADES PROJECT: PW 23-10 (Project 23018)						
						5/5/2026
Budget Item	**Budget Item Amount**	**Request Today**	**Board Appropriation To Date**	**Appropriation Amount Spent to Date**	**Appropriation % Spent to Date**	**Appropriation Amount Balance**
Construction Contract	$3,293,900	$3,293,900	$0	$0	0%	$0
20% Construction Contingency	$658,780	$658,780	$0	$0	0%	$0
Design and Engineering	$423,130	$0	$423,130	$193,084	46%	$230,047
Design and Engineering Contingency	$42,313	$0	$42,313	$0	0%	$42,313
County Project Management/Administration	$200,000	$64,827	$135,173	$66,019	49%	$69,154
Construction Management	$332,673	$332,673	$0	$0	0%	$0
Abatement, Carpet and Special Inspections	$150,000	$100,000	$50,000	$0	0%	$50,000
TOTAL	$5,100,796	**$4,450,180**	$650,616	$259,102	0%	$391,514

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-995

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Leigh Sharp, Deputy Director of Public Works

SUBJECT: Approve Agreement No. 260345B for Napa County Public Works' Fleet Division to provide on-call vehicle maintenance and minor repair services to Napa County Office of Education.

RECOMMENDATION

Approve and authorize Agreement No. 260345B with Napa County Office of Education to allow Napa County Public Works' Fleet Division to perform on-call vehicle maintenance and minor repair services for a 5-year period that may be extended for an additional 5-years with maximum compensation of $5,000 per fiscal year. (Fiscal Impact: $5,000 Revenue; Fleet Operations Division; Budgeted; Discretionary)

BACKGROUND

Napa County Public Works' Fleet Division has been providing as-needed, on-call vehicle maintenance and minor repair services to Napa County Office of Education (NCOE) for over a decade. Services typically include oil and other fluid changes and minor repairs, and NCOE has provided compensation to the County for those services. To date, this service has been done without an approved Professional Service Agreement. Approval of Agreement No. 260345B will allow Napa County's Fleet Division to continue providing limited fleet maintenance service to NCOE vehicles as the division is able and available. The Agreement will be effective on the date of execution and will expire 5 years later with an option to extend the agreement for an additional 5-years. The Agreement authorizes NCOE's Executive Director and the County's Chief Executive Officer to authorize the 5-year extension, provided that no other terms or conditions are being amended.

Requested Action:

Approve and authorize the Chair to sign Agreement No. 260345B with Napa County Office of Education to allow Napa County's Fleet Division to perform on-call vehicle maintenance and minor repair services for a 5-year period that may be extended for an additional 5-years with maximum compensation of $5,000 per fiscal

year.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Revenue is budgeted in Fleet Operations (Fund 4100, Subdivision 4100000)
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Providing services to NCOE as division staff is able and available provides support to another public agency and provides Napa County with revenue.
Is the general fund affected?	No
Future fiscal impact:	Anticipated revenue will be budgeted in future fiscal years.
Consequences if not approved:	Fleet Division will not provide services to NCOE and will not receive revenue for such services.
Additional Information	Strategic Initiative: Elevate County Service and Workforce Excellence.

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.

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NAPA COUNTY AGREEMENT NO. 260345B
NAPA COUNTY OFFICE OF EDUCATION NO. _____

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made and entered into in Napa County, California, this ____ day of _____, 2026, ("Effective Date") by and between Napa County, a political subdivision of the State of California, hereinafter referred to as "County," and NAPA COUNTY OFFICE OF EDUCATION (hereinafter "NCOE"), a local public agency formed pursuant to Education Code section 1000 et seq.

RECITALS

A. NCOE is authorized to contract with any public agency for necessary personnel, facilities, and equipment to carry out and affect its functions and responsibilities.

B. NCOE has need of specific Fleet services for its independent operations which County is willing and able to provide under the terms and conditions set forth hereinbelow.

For good and valuable consideration, the sufficiency of which is acknowledged, County and NCOE agree as follows:

AGREEMENT

ARTICLE I – SCOPE OF SERVICES

1. Scope of Services. . County, through its Department of Public Works, Fleet/Equipment Pool Division, shall provide NCOE the following fleet services, subject to NCOE abiding by County policies and procedures governing such services:

On an as-needed basis and upon written request of NCOE, the Napa County Department of Public Works, Division of Fleet/Equipment Pool Services, shall perform a variety of vehicle maintenance and minor repair tasks as the division is able and available. Such work shall be requested by NCOE through direct request to the Fleet Manager. County shall provide a cost estimate for each request and shall receive written authorization from NCOE to proceed prior to undertaking any work. Email is an acceptable form of written authorization.

ARTICLE II – DURATION OF AGREEMENT

2.1 Term of the Agreement. The term of this Agreement shall begin on the Effective Date entered on page 1 of this Agreement. This Agreement shall expire 5 year(s) after the Effective Date unless terminated earlier in accordance with this Article. The term of this Agreement may be extended for one additional 5-year extension in a writing signed by NCOE's Executive

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Director and the County's Chief Executive Officer, provided that no other terms or conditions are being amended.

2.2 Termination. This Agreement may be terminated prior to the expiration date by either party providing the other party with sixty (60) days advance written notice.

ARTICLE III – COMPENSATION

3.1 Amount of Compensation. NCOE shall pay County, as follows:

3.1.1 Rates. In consideration of County's fulfillment of the promised services and personnel, NCOE shall reimburse County for the actual costs (including the costs of labor, equipment, and incidental travel/transportation) incurred by County and a 10% markup for supply, part, and material costs incurred by County in providing these services. County shall charge the fully burdened hourly rates for staff performing the work according to the time they spend on the work being performed.

3.1.2 Maximum Amount. Notwithstanding paragraph 3.1.1, the maximum payments under this Agreement shall not exceed a total of FIVE THOUSAND DOLLARS ($5,000.00) per fiscal year OR per contract year]; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually provided and reimbursable expenses actually incurred.

3.2 Payment Process. Reimbursement for the costs of services, related supplies, and authorized travel incurred by County under this Agreement shall be made only upon presentation by the performing County department or division to NCOE of an itemized billing invoice in a form acceptable to the Executive Director of NCOE and to the Napa County Auditor which indicates, at a minimum, an itemization of the services and supplies provided and the costs of any NCOE requested travel in a manner provided in Section 3.1 above. If the Executive Director of NCOE requires further information regarding the invoice, County shall make a good faith effort to provide such information, including documentation that the Executive Director requests to justify the invoice charges. County shall submit such invoices monthly to the Executive Director of NCOE who shall review each invoice for compliance with the requirements of this Agreement and shall, within ten (10) working days of receipt, either approve or disapprove the invoice in light of such requirements. If the invoice is approved, the Executive Director of NCOE shall direct reimbursement be made by journal entry from the NCOE operations fund to the account designated by the submitting County department or division within ten (10) working days.

ARTICLE IV – INSURANCE

County shall maintain insurance coverage consistent with the County's program of self-insurance including: (a) comprehensive general liability; (b) comprehensive automobile liability; (c) directors and officers liability; (d) blanket fidelity and public official bonds; (e) workers'

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compensation; (f) property and related programs providing coverage for loss or damage to equipment and other personal property used in the course and scope of the functions of NCOE; and (g) Master Crime.

ARTICLE V – INDEMNIFICATION

To the fullest extent permitted by law, County and NCOE shall each defend, indemnify and hold harmless each other as well as their respective officers, agents and employees who perform any services or duties under this Agreement from any claims, loss or liability, including without limitation, those for personal injury (including death) or damage to property, arising out of or connected with any aspect of the performance by that party or its officers, agents, or employees, of the services or obligations required of that party under this Agreement.

ARTICLE VI – COMPLIANCE WITH LAWS

6.1 Compliance with Laws. In providing the services required by this Agreement, County shall observe and comply with all applicable federal, state and local laws, ordinances, codes, and regulations.

6.2 Reserved.

ARTICLE VII – GENERAL PROVISIONS

7.1 Access to Records/Retention. NCOE shall have access to any books, documents, papers and records of County which are directly pertinent to the subject matter of this Agreement for the purpose of making audit, examination, excerpts and transcriptions. Except where longer retention is required by any federal or state law, County shall maintain all required records for seven (7) years after NCOE makes final reimbursement for any of the services provided hereunder and all pending matters are closed, whichever is later. County shall cooperate with NCOE in providing all necessary data in a timely and responsive manner to comply with all NCOE reporting requirements.

7.2 Notices. All notices required or authorized by this Agreement shall be in writing and shall be delivered in person or by deposit in the United States mail, by certified mail, postage prepaid, return receipt requested. Any mailed notice, demand, request, consent, approval, or communication that either party desires to give the other party shall be addressed to the other party at the address set forth below. Either party may change its address by notifying the other party of the change of address. Any notice sent by mail in the manner prescribed by this paragraph shall be deemed to have been received on the date noted on the return receipt or five days following the date of deposit, whichever is earlier.

NCOE	**County**
Napa County Office of Education 2121 Imola Ave	Napa County Public Works Department Attn: Fleet Division

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Napa, CA 94559

1195 Third Street, Suite 310
Napa, CA 94559

7.3 Independent Contractors. County shall perform this Agreement as an independent contractor. County and its officers, agents and employees are not, and shall not be deemed, NCOE employees for any purpose, including workers' compensation and employee benefits. County shall determine, at its own risk and expense, the method and manner by which duties imposed on County in general and its officers, agents and employees in particular by this Agreement shall be performed. NCOE shall not deduct or withhold any amounts whatsoever from the reimbursement paid to the County, including, but not limited to amounts required to be withheld for state and federal taxes or employee benefits. County alone shall be responsible for all such payments.

7.4 Waiver. Waiver by either party of any breach or violation of any requirement of this Agreement shall not be deemed to be a waiver of any such breach in the future, or of the breach of any other requirement of this Agreement.

7.5 Assignments and Delegation. Neither party may delegate its obligations hereunder, either in whole or in part, without the prior written consent of the other party; provided, however, that obligations undertaken by County pursuant to this Agreement may be carried out by means of subcontract, provided such subcontracts are approved in writing by NCOE, meet the requirements of this Agreement as they relate to the service or activity under subcontract, and include any other provision that NCOE may require. No subcontract shall terminate or alter the responsibilities of either party pursuant to this Agreement. NCOE may not assign its right hereunder, either in whole or in part, without prior written consent of the County.

7.6 Authority to Contract. NCOE and County each warrant hereby that they are respectively legally permitted and otherwise have the authority to enter into and perform this Agreement.

7.7 Third Party Beneficiaries. Nothing contained in this Agreement shall be construed to create any rights in third parties and the parties do not intend to create such rights.

7.8 Attorney's Fees. In the event that either party commences legal action of any kind or character to either enforce the provisions of this Agreement or to obtain damages for breach thereof, the prevailing party in such litigation shall be entitled to all costs and reasonable attorney's fees incurred in connection with such action.

7.9 Amendment/Modification. Except as otherwise provided herein, this Agreement may be modified or amended only in writing and with the prior written consent of both parties. Except where otherwise provided in this Agreement only NCOE, through its Chair or, where permitted by law and NCOE policy, through its Superintendent, in the form of an amendment of this Agreement, may authorize extra or changed work if beyond the scope of services prescribed by

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this Agreement. Failure of County to secure such authorization in writing in advance of performing any such extra or changed work shall constitute a waiver of any and all rights to a corresponding adjustment in the reimbursement maximum or rates and no reimbursement shall be due and payable for such extra work.

7.10 Interpretation. The headings used herein are for reference. The terms of the Agreement are set out in the text under the headings. This Agreement shall be governed by the laws of the State of California. The venue for any legal action filed by either party in state Court to enforce any provision of this Agreement shall be Napa County, California. The venue for any legal action filed by either side in federal court to enforce any provision of this Agreement lying within the jurisdiction of the federal courts shall be the Northern District of California. The appropriate venue for arbitration, mediation or similar legal proceedings under this Agreement shall be Napa County, California; however, nothing in this sentence shall obligate either party to submit to mediation or arbitration any dispute arising under this Agreement.

7.11 Severability. If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.

7.12 Entire Agreement. This Agreement contains the entire and complete understanding of the parties and supersedes any and all other agreements, oral or written, with respect to the provision of administrative services under this Agreement.

IN WITNESS WHEREOF, this Agreement is executed by County, acting by and through the Chair of the Board of Supervisors, and by NCOE through its duly authorized officer(s).

NAPA COUNTY OFFICE OF EDUCATION

DocuSigned by:
By Kelly Bucy 4/2/2026
7B907C5BABCF4C8...
KELLY BUCY, CBO and Associate Superintendent

NAPA COUNTY, a political subdivision of the State of California

By_____
Amber Manfree, Chair of the Board of Supervisors

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APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Sabrina S. Wolfson* Deputy County Counsel Date: March 20, 2026	Date: _____ Processed By: _____ Deputy Clerk of the Board	By:_____

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-836

TO: Board of Supervisors

FROM: Oscar Ortiz, Sheriff-Coroner

REPORT BY: Erin Corry, Staff Services Analyst II

SUBJECT: Amendment No. 2 to Agreement 220022B with CJ's Police K-9's

RECOMMENDATION

Approve and authorize Amendment No. 2 of Agreement No. 220022B with CJ's Police K-9's for canine (K-9) and K-9 handler-related services. (Fiscal Impact: $90,000 Expense; General Fund; Budgeted; Discretionary)

BACKGROUND

Sheriff's Office implemented its K-9 program in the 1960's. Sheriff's Office K-9 Units are assigned a myriad of tasks, such as drug enforcement, search and rescue, criminal apprehension, bomb detection and public relations. Sheriff's Office K-9 units have proven to be a successful and important law enforcement tool that can serve as a deterrent and de-escalate a situation through their presence alone.

Sheriff's Office K-9 program is successful due to the training provided by CJ's Police K-9's. The head trainer and owner, Chip Johnson, has been providing California POST mandated K-9 training, K-9 working dogs, supplies, boarding, and other related services to the Sheriff's Office for 19 years. Two new K-9s were purchased earlier this fiscal year due to the retirement of two K-9s has resulted in additional training & supply expenses, causing our currently encumbered funds to be insufficient.

Requested Action:

Approve and authorize Amendment No. 2 of Agreement No. 220022B with CJ's Police K-9's to increase the maximum compensation rate to $85,000 for the provision of K-9 supplies and handler-related services.

FISCAL IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Sheriff's Office (Org 1360000)

Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	CJ's Police K-9's has been a part of Sheriff's Office K-9 program for the last 19 years, and the maximum compensation increase would allow for continuation of crucial training between handlers and canines.
Is the general fund affected?	Yes
Future fiscal impact:	Appropriations will be budgeted accordingly in future fiscal years.
Consequences if not approved:	If this agreement is not approved, Sheriff's Office will be unable to complete California POST-mandated K-9 Unit training.

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.

SECOND AMENDMENT TO NAPA COUNTY AGREEMENT NO. 220022B

PROFESSIONAL SERVICES AGREEMENT

THIS SECOND AMENDMENT TO AGREEMENT NO. 220022B is made and entered into in Napa County, California, this 5th day of May, 2026, by and between Napa County, a political subdivision of the State of California, hereinafter referred to as "County," and Charles Johnson, doing business as CJ's Police K-9's, whose business address is 402 Indian Springs, Novato, CA 94947, hereinafter referred to as "CONTRACTOR."

RECITALS

WHEREAS, on July 1, 2021, COUNTY and CONTRACTOR executed Napa County Agreement No. 220022B, (the Agreement) for specialized services, as authorized by Government Code section 31000, in order to provide K-9 and K-9 handler related services; and

WHEREAS, on July 1, 2024, COUNTY and CONTRACTOR executed Amendment No. 1 to the extend the term and adjust the compensation rates; and

WHEREAS, the parties would now like to amend the Agreement to increase the maximum compensation.

TERMS

NOW, THEREFORE, COUNTY and CONTRACTOR hereby agree to amend the Agreement in the manner as set forth below.

1. Section 3 of the Agreement, Compensation, is amended to read in full as follows:

"Compensation.

(a) Rates. In consideration of CONTRACTOR's fulfillment of the promised work, COUNTY shall pay CONTRACTOR at the rates set forth in Exhibit "B-2," attached hereto and incorporated by reference herein.

(b) Expenses. No travel or other expenses will be reimbursed by COUNTY.

(c) Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall be a total of EIGHTY- FIVE THOUSAND dollars ($85,000) for professional services per fiscal year; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered and reimbursable expenses actually incurred.

2. All other terms and conditions of the Agreement, except as amended herein, shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, this Agreement is executed by the parties hereto as of the date first above written.

CJ's Police K-9's

By _____
CHARLES JOHNSON, K-9 Trainer

"CONTRACTOR"

NAPA COUNTY, a political subdivision of the State of California

By _____
AMBER MANFREE, Chair of the Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *S. Darbinian* Deputy County Counsel Date: April 27, 2026	Date: _____ Processed By: _____ Deputy Clerk of the Board	By: _____

EXHIBIT "B-2"

COMPENSATION

SERVICES & SUPPLIES	RATES
Training: Bi-weekly Maintenance	$1,300 per session
Training: Private K-9 & Handler	$800 per session
Training: K-9 & SWAT (single day)	$600 per session
Training: Weekly K-9 Program	$800 per session
Training: Dual Purpose Narcotics Academy (new dogs)	$4,500-$6,500 per 5-week course
Training: Dual Purpose Explosives Academy (new dogs)	$6,500 per 5-week course
K-9 Boarding	$60 per night
K-9 Food	$52-$100 per bag
K-9 Misc. Supplies (bite suits, collars, leashes, etc.)	At Cost per item
K-9 Working Dog	$8,500-$17,000 per dog

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-993

TO: Board of Supervisors

FROM: Oscar Ortiz, Sheriff-Coroner

REPORT BY: Erin Corry, Staff Services Analyst II

SUBJECT: Transfer of Capital Asset Off Highway Vehicles to San Joaquin Sheriff's Office

RECOMMENDATION

Approve and authorize the transfer of three capital asset Off Highway Vehicles (OHV) to San Joaquin County Sheriff's Office. (No Fiscal Impact; Discretionary)

BACKGROUND

The Sheriff's Office Off-Highway Motor Vehicle (OHV) Team provides law enforcement services to the public and protected lands in Napa County, including Knoxville. These areas are commonly used by off-road vehicles, campers, and trespassers. These areas are inaccessible to conventional patrol vehicles and can present natural obstacles that can delay emergency response times. The OHV Team utilizes a sport utility vehicle, off-road motorcycles, and utility task vehicles (UTV) to respond to calls for service in these areas.

Due to personnel safety concerns with the operation of off-road motorcycles purchased with OHV grant funds, the OHV Team is retiring its fleet of motorcycles and transitioning to the use of a side-by-side UTV. Since the off-road motorcycle capital assets (Asset No. 100789, 100811, & 101793) are being retired, the Sheriff's Office proposes transferring them through the State of California Department of Parks and Recreation OHV Grant Program to the San Joaquin Sheriff's Office.

In accordance with Title 14, CCR, Section 4970.20(e), Grantees must obtain written approval from the OHV State Parks Division prior to disposition of any equipment purchased with grant funds. On March 12, 2026, the OHV State Parks Division, approved the request to transfer the motorcycles to the San Joaquin Sheriff's Office where they will be operated for OHV patrol. In the attached memo, the San Joaquin Sheriff's Office will assume full responsibility of the motorcycles upon completion of the transfer.

Requested Actions:

1. Declare certain items of capital asset property as surplus and no longer required for Sheriff's Office use.

2. Authorize removal of capital assets from Sheriff's Office inventory.
3. Authorize the transfer of these capital assets to the San Joaquin Sheriff's Office for OHV enforcement through the standards of the State Parks grant.

FISCAL IMPACT

Is there a Fiscal Impact? No

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.

OFFICE OF

SHERIFF

INTER OFFICE MEMO

To: Sgt. Erik Olson, Napa County Sheriff's Office Date: 3/13/26

From: Sgt. David Gherardi

Subject: Transfer of 3 OHV Motorcycles for OHV purposes

This memo is to acknowledge the transfer of three (3) Honda XR650L motorcycles from the Napa County Sheriff's Office to the San Joaquin County Sheriff's Office for off-highway vehicle enforcement through the standards of the State Parks grant. The San Joaquin County Sheriff's Office will take on full responsibility of the motorcycles upon completion of the transfer. The motorcycles are described as:

- 2017 Honda XR650L VIN# JH2RD0613HK500141, License Plate # 3008865 Mileage 3028
- 2021 Honda XR650L VIN# JH2RD0615MK900065, License Plate # 3013156 Mileage 1531
- 2022 Honda XR650L VIN# JH2RD0615NK100108, License Plate # 02L53 Mileage 1253

Docusign Envelope ID: F84C24CC-9CBF-4B31-9F33-68D407DE82E4

EQUIPMENT DISPOSITION REQUEST

In accordance with Title 14, CCR Section 4970.20(e), Grantees must obtain written approval from the OHMVR Division prior to disposition of any Equipment/Heavy Equipment purchased with Grant funds.

Depending on which Grant year Equipment or Heavy Equipment was purchased, the specific definition of Equipment or Heavy Equipment may vary. Check the applicable Grant year regulations to confirm the threshold for reportable Equipment or Heavy Equipment.

Generally, if Equipment or Heavy Equipment is listed on your Project Cost Estimate as an "Equipment" line item, a Grantee is required to obtain approval prior to disposition.

Only Equipment or Heavy Equipment purchased with Grant funds past their useful life and/or are unsafe to operate may be requested for disposition.

NOTE: *One Request per piece of Equipment. Disposition Request is not final without OHMVR Division approval*

GRANTEE / EQUIPMENT INFORMATION

Project Number: G19-03-35-L01	
Grantee: Napa County Sheriff's Office	**Contact Person:** Erik Olson
Email: erik.olson@countyofnapa.org	**Phone Number:** (707) 529-9171
Location of Equipment: Spanish Flat Corporation Yard (4300 Spanish Flat Loop Road, Napa, CA 94558)	
Manufacturer: Honda	**Model:** XR650L
VIN: JH2RD0615MK900065	**Year:** 2021
Purchase Date: 5/13/21	**Purchase Price: $** $7,676
Condition: Good	**Miles/Hours:** 1531
Estimated Value: $ Kelley Blue Book Listing Price $5,397, Kelley Blue Book Trade in Value $3,715	

Reason for disposition of Equipment/Heavy Equipment:

NOTE: *Attach pictures of Equipment/Heavy Equipment, or police report if Equipment/Heavy Equipment is stolen*

Our Office is beginning the process of retiring our Honda Dual Sports and looking to transition to a side by side as a result of numerous serious injuries team members have sustained from falls over the years. This 2021 Honda XR650L (acquired within the G19-03-35-L01 Project Agreement) is up to date on service and is in good condition.

Docusign Envelope ID: F84C24CC-9CBF-4B31-9F33-68D407DE82E4

How will the Equipment/Heavy Equipment be disposed:

We are looking for your guidance on how you'd like us to proceed. Should State Parks or another LE agency like to take possession of this bike, we would be happy to help facilitate the transfer. If there is no interest in the bike, perhaps a dealership trade could be worked with the purchase of a new side by side ("Match" or "Request" if awarded within G27 Project Application to help supplement the overall cost), equipment upgrades and/or PPE.

CERTIFICATION: *I represent and warrant that I have full authority to execute this request on behalf of the Grantee. I declare under penalty of perjury that the information provided on this form and any accompany documents are true and correct to the best of my knowledge.*

Authorized Representative Date

OHMVR DIVISION REVIEW

OHMVR Grants Compliance:

The 2021 Honda 650L is being transferred to San Joaquin's Sheriff's Office. As indicated above, Napa County wanted to transfer the bike to another agency. The 2021 650L will be removed from Napa County's Inventory in the OHV program. San Joaquin would be responsible for the motorcycle moving forward.

Recommend Approve Request	Yes☒	No ☐
Reviewed by (name and title):	Paul Hart, OHV Compliance Supervisor	

OHMVR Division:

Transfer approved. Bikes remain as Grant Funded equipment and can only be used for OHV Recreation patrol. Bikes may not be used for regular patrol on OHVs. San Joaquin must keep bikes in service and cannot submit disposition forms to replace until the bikes are no longer in usable condition.

Request Approved	Yes ☒	No ☐

Grants Manager DocuSigned by: Jennifer Grady EB116C86AF0443B... Date 3/12/2026

Rev. (New 1/22)

Docusign Envelope ID: 85640AB9-DE0D-4B75-B070-ABCDB9F602A6

EQUIPMENT DISPOSITION REQUEST

In accordance with Title 14, CCR Section 4970.20(e), Grantees must obtain written approval from the OHMVR Division prior to disposition of any Equipment/Heavy Equipment purchased with Grant funds.

Depending on which Grant year Equipment or Heavy Equipment was purchased, the specific definition of Equipment or Heavy Equipment may vary. Check the applicable Grant year regulations to confirm the threshold for reportable Equipment or Heavy Equipment.

Generally, if Equipment or Heavy Equipment is listed on your Project Cost Estimate as an "Equipment" line item, a Grantee is required to obtain approval prior to disposition.

Only Equipment or Heavy Equipment purchased with Grant funds past their useful life and/or are unsafe to operate may be requested for disposition.

NOTE: *One Request per piece of Equipment. Disposition Request is not final without OHMVR Division approval*

GRANTEE / EQUIPMENT INFORMATION

Project Number: G21-03-35-L01	
Grantee: Napa County Sheriff's Office	**Contact Person:** Erik Olson
Email: erik.olson@countyofnapa.org	**Phone Number:** (707) 529-9171
Location of Equipment: Spanish Flat Corporation Yard (4300 Spanish Flat Loop Road, Napa, CA 94558)	
Manufacturer: Honda	**Model:** XR650L
VIN: JH2RD0615NK100108	**Year:** 2022
Purchase Date: 11/17/22	**Purchase Price: $** $8,899
Condition: Good	**Miles/Hours:** 1253
Estimated Value: $ Kelley Blue Book Listing Price $5,774, Kelley Blue Book Trade in Value $3,975	

Reason for disposition of Equipment/Heavy Equipment:

NOTE: *Attach pictures of Equipment/Heavy Equipment, or police report if Equipment/Heavy Equipment is stolen*

Our Office is beginning the process of retiring our Honda Dual Sports and looking to transition to a side by side as a result of numerous serious injuries team members have sustained from falls over the years. This 2022 Honda XR650L (acquired within the G21-03-35-L01 Project Agreement) is up to date on service and is in good condition.

Docusign Envelope ID: 85640AB9-DE0D-4B75-B070-ABCDB9F602A6

How will the Equipment/Heavy Equipment be disposed:

We are looking for your guidance on how you'd like us to proceed. Should State Parks or another LE agency like to take possession of this bike, we would be happy to help facilitate the transfer. If there is no interest in the bike, perhaps a dealership trade could be worked with the purchase of a new side by side ("Match" or "Request" if awarded within G27 Project Application to help supplement the overall cost), equipment upgrades and/or PPE.

CERTIFICATION: *I represent and warrant that I have full authority to execute this request on behalf of the Grantee. I declare under penalty of perjury that the information provided on this form and any accompany documents are true and correct to the best of my knowledge.*

Authorized Representative Date

OHMVR DIVISION REVIEW

OHMVR Grants Compliance:

The 2022 Honda 650L is being transferred to San Joaquin's Sheriff's Office. As indicated above, Napa County wanted to transfer the bike to another agency. The 2022 650L will be removed from Napa County's Inventory in the OHV program. San Joaquin would be responsible for the motorcycle moving forward.

Recommend Approve Request	Yes ☒	No ☐
Reviewed by (name and title):	Paul Hart, OHV Compliance Supervisor	

OHMVR Division:

Transfer approved. Bikes remain as Grant Funded equipment and can only be used for OHV Recreation patrol. Bikes may not be used for regular patrol on OHVs. San Joaquin must keep bikes in service and cannot submit disposition forms to replace until the bikes are no longer in usable condition.

Request Approved	Yes ☒	No ☐

Grants Manager DocuSigned by: Jennifer Grady EB116C86AF0443B... Date 3/12/2026

Docusign Envelope ID: F84C24CC-9CBF-4B31-9F33-68D407DE82E4

EQUIPMENT DISPOSITION REQUEST

In accordance with Title 14, CCR Section 4970.20(e), Grantees must obtain written approval from the OHMVR Division prior to disposition of any Equipment/Heavy Equipment purchased with Grant funds.

Depending on which Grant year Equipment or Heavy Equipment was purchased, the specific definition of Equipment or Heavy Equipment may vary. Check the applicable Grant year regulations to confirm the threshold for reportable Equipment or Heavy Equipment.

Generally, if Equipment or Heavy Equipment is listed on your Project Cost Estimate as an "Equipment" line item, a Grantee is required to obtain approval prior to disposition.

Only Equipment or Heavy Equipment purchased with Grant funds past their useful life and/or are unsafe to operate may be requested for disposition.

NOTE: *One Request per piece of Equipment. Disposition Request is not final without OHMVR Division approval*

GRANTEE / EQUIPMENT INFORMATION

Project Number: G16-03-35-L01	
Grantee: Napa County Sheriff's Office	**Contact Person:** Erik Olson
Email: erik.olson@countyofnapa.org	**Phone Number:** (707) 529-9171
Location of Equipment: Spanish Flat Corporation Yard (4300 Spanish Flat Loop Road, Napa, CA 94558)	
Manufacturer: Honda	**Model:** XR650L
VIN: JH2RD0613HK500141	**Year:** 2017
Purchase Date: 10/17/17	**Purchase Price: $** $7,327
Condition: Good	**Miles/Hours:** 3028
Estimated Value: $ Kelley Blue Book Listing Price $4,390, Kelley Blue Book Trade in Value $3,015	

Reason for disposition of Equipment/Heavy Equipment:

NOTE: *Attach pictures of Equipment/Heavy Equipment, or police report if Equipment/Heavy Equipment is stolen*

Our Office is beginning the process of retiring our Honda Dual Sports and looking to transition to a side by side as a result of numerous serious injuries team members have sustained from falls over the years. This 2017 Honda XR650L (acquired within the G16-03-35-L01 Project Agreement) is up to date on service and is in good condition.

Docusign Envelope ID: F84C24CC-9CBF-4B31-9F33-68D407DE82E4

How will the Equipment/Heavy Equipment be disposed:

We are looking for your guidance on how you'd like us to proceed. Should State Parks or another LE agency like to take possession of this bike, we would be happy to help facilitate the transfer. If there is no interest in the bike, perhaps a dealership trade could be worked with the purchase of a new side by side ("Match" or "Request" if awarded within G27 Project Application to help supplement the overall cost), equipment upgrades and/or PPE.

CERTIFICATION: *I represent and warrant that I have full authority to execute this request on behalf of the Grantee. I declare under penalty of perjury that the information provided on this form and any accompany documents are true and correct to the best of my knowledge.*

Authorized Representative Date

OHMVR DIVISION REVIEW

OHMVR Grants Compliance:

The 2017 Honda 650L is being transferred to San Joaquin's Sheriff's Office. As indicated above, Napa County wanted to transfer the bike to another agency. The 2017 650L will be removed from Napa County's Inventory in the OHV program. San Joaquin would be responsible for the motorcycle moving forward.

Recommend Approve Request	Yes ☒	No ☐
Reviewed by (name and title):	Paul Hart	

OHMVR Division:

Transfer approved. Bikes remain as Grant Funded equipment and can only be used for OHV Recreation patrol. Bikes may not be used for regular patrol on OHVs. San Joaquin must keep bikes in service and cannot submit disposition forms to replace until the bikes are no longer in usable condition.

Request Approved	Yes ☒	No ☐

Grants Manager DocuSigned by: Jennifer Grady EB116C86AF0443B... Date 3/12/2026

Rev. (New 1/22)

Auditor-Controller

1195 Third Street - Room B10
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4551
Fax: (707) 226-9065

Tracy A. Schulze
Auditor-Controller

Capital Asset Inventory Certification

136 - Sheriff

March 11, 2026

Date Acquired	Asset	Tag	Asset Description	Location	Cost	Accumulated Depreciation	Current Book Value	
6/30/2018	100789	28115	Honda Motorcycle XR650L	Sheriff	7,327.00	7,327.00	0.00	2017 Honda XR650L Bike No. 5 VIN# JH2RD0613HK500141, License Plate # 3008865, Mileage 3028
6/30/2021	100811	27903	Motorcycle	Sheriff	8,365.98	6,903.71	1,462.27	2021 Honda XR650L Bike No. 2 VIN# JH2RD0615MK900065, License Plate # 3013156, Mileage 1531
11/17/2022	101793	101793	Dual Sport Motorcycle	Sheriff	8,899.00	4,746.13	4,152.87	2022 Honda XR650L Bike No. 1 VIN# JH2RD0615NK100108, License Plate # 02L53, Mileage 1253

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SUITE 310
NAPA, CA 94559
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Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-162

TO: Board of Supervisors

FROM: J.R. Rogers, Fire Administrator

REPORT BY: J.R. Rogers, Fire Administrator

SUBJECT: Wildfire Preparedness Presentation

RECOMMENDATION

Receive a presentation on Wildfire Preparedness from the Napa County Fire Department and a report from the County Coordinator on Fire Safe Councils. (No Fiscal Impact)

BACKGROUND

Receive a presentation from the Napa County Fire Department with an overview of operational preparedness for the 2026 fire season, including staffing, resource coordination, and readiness efforts.

Shari Gardner, representing the Napa Communities Firewise Foundation, will present the annual report on Fire Safe Councils, including community engagement and wildfire preparedness activities.

Fire Administrator J.R. Rogers will also provide an update on the 2026 fuels reduction plan, including planned vegetation management projects and ongoing mitigation efforts with Napa County funding.

PROCEDURAL REQUIREMENTS

1. Reports
2. Public Comment
3. No Action Required

FISCAL IMPACT

Is there a Fiscal Impact?	No
Additional Information	Strategic Initiative: Champion Environmental Sustainability and Resilience

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 157378 (State CEQA Guideline) and, therefore, CEQA is not applicable.

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SUITE 310
NAPA, CA 94559
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Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1083

TO: Board of Supervisors

FROM: Ryan J. Alsop, Chief Executive Officer

REPORT BY: Andrew M. Mize, Legislative & Policy Analyst

SUBJECT: Proposed City of American Canyon Annexations

RECOMMENDATION

Approve and authorize three agreements related to the proposed annexation by the City of American Canyon of the Paoli-Watson Affected Territory and Hess-Laird Affected Territory that would effectively extend the City's border north to a portion of South Kelly Rd: (1) Agreement No. 260377B, an Urban Limit Line and Regional Housing Needs Allocation Agreement with the City of American Canyon; (2) Agreement No. 260379B, a Tax Sharing Agreement with the City of American Canyon and the American Canyon Fire Protection District for the Hess-Laird Affected Territory; and Agreement No. 260378B, a Tax Sharing Agreement with the City of American Canyon for the Paoli-Watson Lane Affected Territory. (No Fiscal Impact.)

BACKGROUND

The City of American Canyon ("American Canyon") proposes to annex two territories, known respectively as the Paoli-Watson Lane Affected Territory ("Paoli-Watson") and the Hess-Laird Affected Territory ("Hess-Laird"). Approval of three agreements by the American Canyon City Council, the American Canyon Fire Protection District ("ACFPD"), and this Board, is required prior to the Napa County Local Agency Formation Commission (LAFCo)'s consideration of the annexation applications, which is scheduled for June 1, 2026.

The agreements consist of:

(1) An Urban Limit Line ("ULL") and Regional Housing Needs Allocation ("RHNA") Agreement (Agreement No. 260377B) between the County and American Canyon, which would transfer a portion of the County's future RHNA obligations to American Canyon beginning in 2031 in exchange for the County's consent to American Canyon's expansion of its current ULL to include the Hess-Laird properties and American Canyon's annexation of those properties.

(2) Two property tax revenue sharing agreements, one for each territory:

(A) A property tax revenue sharing agreement (Agreement No. 260378B) for Paoli-Watson between American Canyon and Napa County [1] that retains for Napa County 50% of the County's existing share of the one

percent (1%) property tax rate increment ("County Tax Increment") for the territory and allocates the remaining 50% of the County Tax Increment to American Canyon; and

(B) A property tax revenue sharing agreement (Agreement No. 260379B) for Hess-Laird between American Canyon, ACFPD, and Napa County that retains for Napa County 47.5% of the County Tax Increment for the territory and allocates 47.5% of the County Tax Increment to American Canyon and the remaining 5% to ACFPD.

Upon transfer in 2031 of a specified portion of Napa County's RHNA allocation to American Canyon in accordance with the ULL/RHNA Agreement, the property tax allocations under both agreements will shift. American Canyon will thereafter receive 75% of the County Tax Increment for Paoli-Watson and Napa County will receive 25%. Similarly, American Canyon will receive 70% of the County Tax Increment for the Hess-Laird property and Napa County will receive 25%; ACFPD will maintain its existing 5% share. [2]

The American Canyon City Council approved the three agreements on April 21, 2026; the ACFPD approved the Hess-Laird Tax Sharing Agreement on April 28, 2026. Should this Board approve the agreements today, the annexation applications could be considered by LAFCo at its June 1, 2026 meeting.

Requested Actions:

1. Approve the ULL and RHNA Agreement (Agreement No. 260377B) between the County and American Canyon;

2. Approve the property tax revenue sharing Agreement (Agreement No. 260378B) between the City of American Canyon and Napa County for Paoli-Watson; and

3. Approve the property tax revenue sharing Agreement (Agreement No. 260379B) between the City of American Canyon, the American Canyon Fire Protection District, and Napa County for Hess-Laird.

Notes:

[1] Paoli-Watson is already within ACFPD's boundary, and ACFPD is therefore not a party to the Paoli-Watson revenue sharing agreement.

[2] Should future RHNA transfers not occur for any reason following the initial 2031 RHNA transfer, including due to future statutory or regulatory changes, property tax shares will revert under the Tax Sharing Agreements to their initial allocations of 50% / 50% for Paoli-Watson and 47.5% / 47.5% / 5% for Hess-Laird.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Approval of the agreements will provide mutual benefit to Napa County, the City of American Canyon, and residents of the affected territories.

Future fiscal impact:	The future fiscal impact, should the annexations occur, will be a reduction in the County's share of the property tax revenues for the affected areas, offset in whole or in part by reduced costs associated with reductions in the County's RHNA obligations.
Consequences if not approved:	The proposed annexations will not proceed.
Additional Information	Strategic Initiative: Build Healthy, Connected Communities.

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.

American Canyon Agreement No. ____
Napa County Agreement No. _260377B_

Urban Limit Line and Regional Housing Needs Allocation Agreement

This Urban Limit Line and Regional Housing Needs Allocation Agreement ("Agreement") is entered into and effective as of _____, 2026 (the "effective date") by and between the County of Napa, a political subdivision of the state of California ("County") and the City of American Canyon, a municipal corporation ("City") (collectively, "Parties").

RECITALS

A. The Parties recognize the importance of agricultural preservation and open space in Napa County and desire to preserve agricultural lands in Napa County so as to maintain a viable agriculture-based economy, preserve open space, prevent urban sprawl, and direct growth and development into cities and to implement the planned development of the City.

B. The Parties acknowledge the intent of County Measures P and J to concentrate urban tourist and retail development in existing cities, and the City General Plan policy of creating an open space boundary around City development.

C. The Parties have a successful history of achieving mutual goals and shared interests including that certain "2008 Agreement Between the County of Napa and the City of American Canyon (County Agreement No. 7070/City Agreement No. 2008-93)" ("2008 Agreement"), which among other things, sets forth a mutually agreed upon urban growth boundary for the City, and that certain "2003 Agreement Between the County of Napa and the City of American Canyon (County Agreement No. 6151/City Agreement No. 2003-78)"("2003 Agreement"), which, among other things, transferred certain housing obligations from the County to the City in exchange for the County's support of amendments to the City's sphere of influence.

D. In order to meet the County's Regional Housing Needs Allocation ("RHNA") as determined by the Association of Bay Area Governments ("ABAG") for future Housing Element revisions and in order to achieve certification of its housing element from the California Department of Housing and Community Development ("HCD"), County desires to transfer a portion of its RHNA to the City, including housing for acutely low, extremely low, very low, low, moderate, and above moderate income households.

E. City is willing to assist County in meeting its RHNA obligations in exchange for the County's support of pending applications before the Napa County Local Agency Formation Commission ("LAFCO") and in recognition that developable land and available sewer and water service are limited in the unincorporated area of Napa County, and that annexations may remove limited developable land from the unincorporated area.

F. LAFCO has received a landowner application dated March 12, 2026 for the "Hess-Laird Affected Territory ", consisting of approximately 281 acres and collectively comprising APNs 057-090-065 & -066 as described and depicted in Exhibit B attached hereto and incorporated herein by reference ("HLAT"). The application proposes to amend City's and the American Canyon Fire Protection District's ("District") Spheres of Influence to include the HLAT and to annex the HLAT into the jurisdictional boundaries of the City and the District (collectively, the "HLAT Reorganization").

G. The properties comprising the HLAT are outside the City's Urban Limit Line (ULL).

H. Parties desire to expand the City's ULL to include the properties comprising the HLAT.

I. The Parties acknowledge the obligations under this Agreement shall not in any way affect either party's existing, certified 6th Housing Element Revision or housing obligations.

J. The Parties acknowledge their mutual long-standing desire to improve the regional-serving transportation network in southern Napa County by extending Newell Drive north and South Kelly Road south to create a continuous parallel route to State Highway 29 as described in the respective General Plans.

K. The Parties support for the HLAT Reorganization and expansion of City's ULL will create new opportunities to improve the regional-serving transportation network in southern Napa County.

L. This Agreement sets forth the Parties' agreement concerning the HLAT Reorganization.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Urban Limit Line. "**Urban Limit Line" ("ULL") shall mean the City's existing urban growth boundary adopted by its City Council in 2008 by Resolution 2008-106 and referenced in Exhibit D of the 2008 Agreement and shown in Exhibit "A" attached hereto and incorporated herein by reference.

2. **Expansion of ULL.** To facilitate the HLAT Reorganization, City may expand its ULL to include the properties that comprise the HLAT as more fully depicted in Exhibit "B" attached hereto and incorporated herein by reference in accordance with the terms and conditions set forth herein. The Parties acknowledge and agree that nothing in this Agreement shall be construed as County's support for, or to require the County's support for, any future expansion of the City ULL other than the expansion required for the HLAT Reorganization.

3. **Support for LAFCO Application.** Parties shall support the HLAT Reorganization. The Parties acknowledge and agree that nothing in this Agreement shall be construed as County's support for, or to require the County's support for, any future annexations of parcels to the City or any future amendments to the City's sphere of influence other than the HLAT Reorganization.

4. **Property Tax Sharing**. Concurrently herewith, Parties shall enter into a separate property tax sharing agreement pursuant to Revenue and Taxation Code Section 99 that allocates property tax revenue generated by the properties comprising the HLAT after they are annexed to City and the District between the County, City and District ("Tax Sharing Agreement"). The Tax Sharing Agreement shall become operative upon the recordation of the LAFCO Executive Officer's Certificate of Completion for the HLAT Reorganization unless such Certificate is the subject of a legal challenge, in which case the Tax Sharing Agreement shall become operative upon a final court decision determining the Certificate is valid.

5. **County RHNA Assignment to City**. As consideration for County's consent to expansion of the ULL and annexation of the HLAT, starting with the Seventh Revision of the Parties' Housing Elements, as required by Government Code Section 65888, and for each subsequent required Housing Element revision thereafter, Parties shall jointly apply to ABAG or any subregion of which the Parties are a member, as applicable, upon ABAG or the subregion's adoption of a final RHNA, to reduce the County' s RHNA allocation, and increase the City's RHNA allocation, by the applicable percentage listed in the table below across all income categories, as provided for and in conformance with the requirements of Government Code section 65584. 07, or successor statute.

Housing Element Revision	Approximate Timeframe	County RHNA Assigned to City (%)
7th	2031-2039	15%
8th	2039-2047	15%
9th	2047-2055	10%
Future	2055-beyond	10%

The City and County shall take all steps reasonably necessary to comply with Government Code section 65584.07 and any other transfer statutes, as applicable, to implement this Agreement, including but not limited to, providing the appropriate documentation to ABAG, any subregion, or any other agency, as required. The Parties agree to work together to obtain ABAG or subregion approval and any other approval where required to effectuate this Agreement. City further agrees that it will utilize the revised RHNA that includes the transfer of RHNA contemplated by this Agreement in preparing the City's Housing Element for the Seventh Housing Element revision and each Housing Element revision thereafter.

While this Agreement shall become effective as of the Effective Date, the City's obligation to be assigned future County RHNA obligations shall not become operative unless and until the recordation of the LAFCO Executive Officer's Certificate of Completion for the HLAT Reorganization unless such Certificate is the subject of a legal challenge, in which case the transfer of RHNA obligations shall become operative upon a final court decision determining the Certificate is valid. If the transfer of RHNA obligations from the County to the City is not approved by ABAG or is adjudicated invalid by a final decision of a court of competent jurisdiction, then the remainder of this Agreement, the property tax sharing agreement pursuant to Revenue and Taxation Code Section 99 Tax Sharing Agreement, and the HLAT Reorganization shall remain in place.

6. **No Change to RHNA for Sixth Housing Element Revision**. This Agreement does not affect or change either party's current certified General Plan Housing Element or RHNA for the Sixth Housing Element Revision.

7. **Southern Napa County Regional Transportation Network**. This Agreement, along with the Tax Sharing Agreement, and LAFCO approvals are intended to facilitate urban development, including the provision of new regional-serving transportation networks – namely the extension of Newell Drive and South Kelly Road. Although the

preliminary alignment of the future transportation network is depicted in Exhibit "C" as being entirely within the expanded City ULL, nothing in this Agreement shall be constructed to prevent portions of the final alignment from being outside the ULL if the Parties determine that to be in the best interest of the public. To the fullest extent permitted by law, City shall condition future development within the expanded City ULL to provide right-of-way for the extensions on Newell Drive and South Kelly Road.

8. **Additional Terms and Conditions**:

a. **Hold Harmless by County.** To the fullest extent permitted by law, County agrees to defend, indemnify and hold harmless City, its elected officials, officers, employees and agents and successors and assigns of each of them (collectively, "County Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments including, without limitation, reasonable attorneys' fees arising from or in any way connected with any claims against the City for damages or violation of any law resulting from any act, omission, or other action taken by the County in performance of its duties under this Agreement.

b. **Hold Harmless by City.** To the fullest extent permitted by law, City agrees to defend, indemnify and hold harmless County, its elected officials, officers, employees and agents and successors and assigns of each of them (collectively, "City Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments including, without limitation, reasonable attorneys' fees arising from or in any way connected with any claims against the County for damages or violation of any law resulting from any act, omission, or other action taken by the City in performance of its duties under this Agreement or to implement the HLAT Reorganization, including any actions taken by City to expand the ULL.

c. **Ongoing Duties and Responsibilities.** In addition to the Parties' duties and responsibilities as described above, the Parties acknowledge and agree to perform the following on an ongoing basis during the term of this Agreement:

i. Coordination with LAFCO. Parties will coordinate as needed with LAFCO to address matters contained in this Agreement relating to matters within LAFCO's jurisdiction.

ii. Coordination with ABAG, any Subregion, and HCD. Parties will coordinate as needed with ABAG or any subregion of which the Parties are members,

as applicable, and HCD to address matters in this Agreement relating to the assignment of County's RHNA to the City, HCD's certification of the parties' Housing Elements, and related matters.

d. **Warranty of Legal Authority.**

i. City warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder, including expansion of the ULL to include the HLAT. If City is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be void.

ii. County warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If County is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be void.

e. **Assignment/Delegation.** Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

f. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the valid or enforceable portion thereof and the remaining provisions of this Agreement will remain in full force and effect except to the extent removal of the invalid portion would materially and adversely impact one or more parties' consideration for entering into this Agreement. The Parties agree that if this Agreement or the ULL expansion to include the HLAT is adjudicated void by a final decision of a court of competent jurisdiction, the HLAT Reorganization shall not be invalidated; unless a final decision of a court of competent jurisdiction rules otherwise.

g. **Waiver.** Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.

h. **Reserved**.

i. **Notices.** Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or

sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:

City of American Canyon:
City Manager:
4381 Broadway Street, Suite 201
American Canyon, California 94503

With Copy to:
City Attorney
Colantuono Highsmith & Whatley P.C.
790 E. Colorado Blvd., Suite 850
Pasadena, CA 91101

County of Napa:
Chief Executive Officer
Napa County
1195 Third Street, Suite 310
Napa, CA 94559

With Copy to:
Napa County Counsel
County of Napa
1195 Third Street, Suite 301
Napa, CA 94559

Changes may be made to addresses where notices are to be delivered by giving notice pursuant to this provision.

j. **Entire Agreement.** This Agreement, including any documents expressly incorporated by reference whether or not attached thereto, constitutes the entire agreement between the parties relating to HLAT Reorganization and supersedes all previous agreements, promises, representations, understandings, and negotiations, whether written or oral, among the parties with respect to the HLAT Reorganization. This Agreement supersedes Sections III.A and III.G of the 2008 Agreement only to the extent such provisions would prohibit City's expansion of the ULL to include the HLAT and the HLAT Reorganization. Except as provided in the preceding sentence, the 2008 Agreement shall remain in full force and effect. This Agreement may be executed in counterparts, each of which shall constitute an original.

k. **Amendment.** This Agreement may only be amended in writing by an amendment authorized by the City Council and County Board of Supervisors.

l. **Recitals Adopted.** The parties hereby agree to and adopt the Agreement recitals as portions of the Agreement.

m. **Termination**. If LAFCO does not approve the HLAT Reorganization within two (2) years of the Effective Date, the County may terminate this Agreement with thirty (30) days prior written notice to the other party effective on the date set forth in the notice. The City reserves the right to terminate its application for the HLAT Reorganization in the event of a third party challenge of any type to the HLAT Reorganization, and thereby terminate this Agreement. The Parties may also terminate this Agreement by mutual consent.

n. **Joint Defense in Event of Third Party Challenges to the Agreement.** Subject to Section 8 (a) and (b) above, in the event of a third party challenge of any type to this Agreement, the parties agree to jointly defend the validity and implementation of the Agreement.

o. **Extension of Dates by Mutual Agreement.** The dates provided for the performance of any of the terms of this Agreement may be changed and/or extended by mutual written agreement of the parties.

[Signatures on following page.]

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the effective date written above.

COUNTY OF NAPA

By: _____.
Amber Manfree, Chair of Board of Supervisors

Approved as to Form:

By: _____ Sabrina Wolfson for
Sheryl L. Bratton, County Counsel

Attest:

By: _____
Neha Hoskins, Napa Clerk of the Board of Supervisors

CITY OF AMERICAN CANYON

Pierre Washington, Mayor

By: _____

Approved as to Form:
Teresa L. Highsmith, City Attorney

By: _____

Attest: Teresa Geilfuss, American Canyon City Clerk

By: _____.

Ex. A – Legal Description of Existing ULL

EXHIBIT D (From 2008 Agreement)

Legal Description - Proposed Urban Limit Line for American Canyon, CA

AREA #1:

A portion of Township 4 North, Range 3, 4, and 5 West, Mount Diablo Base and Meridian (and also being shown on the attached plat entitled "Plat of Description - Proposed American Canyon, CA. Urban Limit Line" attached hereto, for illustrative purposes only, as EXHIBIT "D-1"), more particularly described as follows:

BEGINNING at a t-bar and tag stamped "R.C.E. 6250", marking the westernmost corner of Parcel B-1, as shown on the map entitled "Survey and Division of the Madigan Ranch in Napa County and Solano County, California", filed December 17, 1971 in Book 3 of Parcel Maps at Page 67-68 in the office of the County Recorder of Napa County, California, all further references to filing or recording being made to said Napa County Recorder unless otherwise stated for purposes of this description; said Point of Beginning being a point on the Napa - Solano County line; thence westerly along said Napa - Solano County line 9460± feet to the southwest corner of Parcel A as shown on the map entitled "Final Map of Napa Meadows Unit 8" filed July 27, 2000 in Book 22 of Record Maps at Page 10-15 in the office of the County Recorder of Napa County, California; thence northerly along the extended westerly line of Parcels A, C & B as shown on said "Final Map of Napa Meadows Unit 8" 1900± feet to the southeast corner of the lands known as "Napa Meadows Unit 7" as shown on the map entitled "Final Map of Napa Meadows Unit 7" filed October 26, 2000 in Book 22 of Record Maps at Page 27-33 in the office of the County Recorder of Napa County, California; thence westerly and northwesterly along the southerly and extended westerly lines of said "Napa Meadows Unit 7" to a t-bar and tag stamped "R.C.E. 6250" at the easterly terminus of a line labeled "N87°45'00"W 187.83'" marking a point on the easterly line of the lands of Pauline Burastero, et al, as shown on the map entitled "Record of Survey of the lands of American Canyon Sanitary Land Fill Co., Inc., and the lands of Pauline Burastero, et al" filed May 31, 1974 in Book 18 of Surveys at Page 71; thence westerly, northerly and westerly along the lines of said lands of Pauline Burastero, et al 9700± feet to a ¾" iron pipe stamped "R.C.E. 3389" marking the northwest corner thereof, said point being also the southwest corner of the 58.49 acre parcel of land described in the Judgment and Final Order of Condemnation filed February 15, 2006 and recorded as Document No. 2006-0005485; thence northerly and easterly along the lines of said 58.49 acre parcel of land 2016± feet to a ¾" iron pipe stamped "R.C.E. 11649" marking the southwest corner of Parcel 1 as shown on the map entitled "Parcel Map of the lands of Louis 0. Wurz Jr., et al and Covenant Presbyterian Church of Napa" filed December 1, 1986 in Book 15 of Parcel Maps at Page 20; thence northerly along the westerly line of said Parcel 1, 2280± feet to the northwest corner thereof, said northwest corner being also the southwest corner of Parcel One as shown on the map entitled "Parcel Map of the Lands of Napa Mill Development Company..." filed October 12, 2006 in Book 25 of Parcel Maps at Page 29-32; thence northerly along the West line of said Parcel One 575± feet to the southerly right of way line of Green Island Road; thence westerly along said southerly right of way line of Green Island Road 1510± feet to the intersection with the extended westerly line of the lands of All Technical Engineering & Construction, Inc, as shown on the map entitled "Record of Survey of the lands of All Technical Engineering & Construction, Inc.", filed October 6, 1978 in Book 20 of Surveys at Page 88; thence northerly along the extended westerly line of said lands of All Technical Engineering & Construction, Inc. 1820± feet to the southerly line of the lands described in the Grant Deed filed October 11, 2005 and recorded as Document No. 2005-0041461; thence northwesterly and northeasterly along said lands 2010± feet to the northwest corner thereof; thence northeasterly along the northerly line of said lands 282± feet to the northeast corner thereof; thence southerly along the easterly line of said lands 545± feet to the northwest corner of the lands described in the Grant Deed filed September 7, 2006 and recorded as Document No. 2006-0031319; thence northeasterly along the northerly line of said lands 4510± feet to the northeastern corner thereof; said

corner being a point on the southwesterly right of way line of the Napa Valley Branch of the Southern Pacific Railroad right of way; thence southeasterly along said southwesterly right of way line 1510± feet to the intersection with the extended southerly line of the lands of S.N.W.M.A. as shown on the map entitled "Record of Survey of South Napa Waste Management Authority..." filed February 25, 1997 in Book 31 of Surveys at Page 8-10; thence northeasterly along said southerly line 1250± feet to the southerly right of way line of Kelly Road South, as shown on the same map entitled "Record of Survey of South Napa Waste Management Authority..."; thence northeasterly along said southerly right of way line 850± feet to the westerly right of way line of State Highway 29; thence southerly along said westerly right of way line 350± feet to the northeast corner of the lands described in the Grant Deed filed August 16, 2007 and recorded as Document No. 2006-0028706; thence westerly along the northerly line of said lands 225± feet to the northwestern corner thereof; said northwestern corner being also the northeastern corner of the lands described in the Grant Deed filed November 13, 1961 and recorded in Book 640 at Page 583; thence westerly along the northerly line of said lands 208± feet to the northwestern corner thereof ; thence southerly 208± feet to the southwesterly corner thereof; thence easterly 208± feet to the southeasterly corner thereof, said southeasterly corner being also a point on the westerly line of the aforementioned lands described in the Grant Deed filed August 16, 2007 and recorded as Document No. 2006-0028706; thence southerly along said westerly line 468± feet to the southwestern corner thereof; thence easterly along the extended southerly line of said lands 380±feet to a point on the easterly right of way line of State Highway 29, said easterly right of way line of State Highway 29 being also the westerly line of Parcel C as shown on the map entitled "Parcel Map of the lands of Security Owners Corporation..." filed August 24, 1995 in Book 21 of Parcel Maps at Page 50-51; thence southerly along said westerly line of Parcel C 3460± feet to the southwestern corner thereof; thence easterly along the southerly line of said Parcel C 2500± feet to the southeastern corner thereof, said southeastern corner being also a point on the westerly line of Parcel One as described in the Corporation Grant Deed filed December 31, 1997 and recorded as Document No. 1997-031470; thence northerly along said westerly line 375± feet to the northwestern corner thereof; thence easterly along the northerly line of said Parcel One 1678± feet to the northeastern corner thereof; thence southerly along the extended easterly line of said Parcel One 3580± feet to the a point on the northerly line of the lands of John D. & Lorrayne D. Cantoni as shown on the map entitled "Record of Survey of the lands of John D. & Lorrayne D. Cantoni" filed April 23, 1980 in Book 21 of Surveys at Page 69; thence leaving said northerly line 2200± feet to a nail and tag stamped "R.C.E. 15390" in a corner post at the northerly terminus of a line labeled "N40°13'46"E 2463.39'" on said map; thence southwesterly along the last mentioned line 1300± feet to the point of intersection with the northerly extension of the line labeled "N9°56'50"W 1007.63'" shown on the map entitled "Record of Survey of the lands of Amcan Land Holdings Inc..." filed February 18, 1999 in Book 32 of Surveys at Page 34; thence southerly along said extended line labeled "N9°56'50"W 1007.63'" 3460± feet to the southerly terminus thereof, said line terminus being also a point on the easterly line of Parcel One as described in the Grant Deed filed January 25, 2007 and recorded as Document No. 2007-0002762; thence southeasterly along said easterly line 2600± feet to a point on the southerly line of said Parcel One, said point being also the northwest corner of the lands of Palm, marked by a ½" rebar and tag stamped "L.S. 4510" as shown on the map entitled "Parcel Map of the lands of a portion of the lands of Mary C. Avilla" filed December 10, 1986 in Book 15 of Parcel Maps at Page 23-24; thence southerly along the extended westerly line of said lands of Palm 350± feet to the southerly right of way line of American Canyon Road; thence westerly along said southerly right of way line of American Canyon Road 170± feet to a t-bar and tag stamped "R.C.E. 6250", marking the northeastern corner of Parcel B, as shown on the map entitled "Survey and Division of the Madigan Ranch in Napa County and Solano County, California", filed December 17, 1971 in Book 3 of Parcel Maps at Page 67-68; thence southwesterly, northeasterly, southerly and southwesterly along the eastern line of said Parcel B 5100± feet to a t-bar and tag stamped "R.C.E. 6250", marking the westernmost corner of Parcel B-1 as shown on said map entitled "Survey and Division of the Madigan Ranch in Napa County and Solano County, California", said point being the TRUE POINT OF BEGINNING.

AREA #2 :

BEING that 62.779 acre parcel designated "American Canyon County Water District" as shown on the map entitled "Record of Survey of the lands of American Canyon Sanitary Land Fill Co., Inc., and the lands of Pauline Burastero, et al" filed May 31, 1974 in Book 18 of Surveys at Page 71 in the office of the County Recorder at Napa County, California.

AREA #4 :

A portion of the lands of Pauline Burastero, et al as the same is shown on the map entitled "Record of Survey of the lands of American Canyon Land Fill Co. ...and of the lands of Pauline Burastero, et al" filed May 31, 1974 in Book 18 of Surveys at Page 71 in the office of the Recorder of Napa County, California, more particularly described as follows:

BEGINNING at a ¾" iron pipe tagged "R.C.E. 3389" marking the northeast corner of the lands of Pauline Burastero, et al as shown on the map entitled "Record of Survey of the lands of American Canyon Land Fill Co. ...and of the lands of Pauline Burastero, et al" filed May 31, 1974 in Book 18 of Surveys at Page 71 in the office of the Recorder of Napa County, California; thence along the northerly line of said lands of Burastero N 89°14'40" W 1318.94 feet to an angle point on said northerly line; thence leaving said northerly line S 3°46'32" E 790.22 feet to a point on the northerly right of way line of Eucalyptus Drive; thence along said northerly right of way line of Eucalyptus Drive S 89°46'10" E 1365.83 feet to the intersection of the northerly right of way line of Eucalyptus Drive with the easterly line of said lands of Burastero; thence along the easterly line of the lands of Burastero N 7°16'00" W 782.90 feet to the POINT OF BEGINNING.

Ex. B – Legal Description and Plat Map of HLAT

HESS WINERY AND LAIRD PROPERTY ANNEXATION
TO THE CITY OF AMERICAN CANYON AND THE
AMERICAN CANYON FIRE PROTECTION DISTRICT

GRAPHIC DESCRIPTION

All that certain real property situate in a portion of Sections 12 and 13, Township 4 North, Range 4 West, Mount Diablo Baseline and Meridian, in the County of Napa, State of California, described as follows:

Being a portion of Parcels B and C as said Parcels are shown and so designated on Parcel Map No. 4827, recorded August 24, 1995, filed in book 21 of Parcel Maps, at page 50, in the office of the County Record of Napa County, more particularly described as follows:

Beginning at an angle point on the Eastern boundary line of the existing District boundary, said point being the Southeast corner of said Parcel C;

Thence, along said District boundary, (1) North 89°30’19” West 2220.39 feet;

Thence, leaving said District boundary along the Southern line of said Parcel C, (2) North 00°36’40” East 47.77 feet;

Thence, continuing along said Southern line of Parcel C, (3) North 89°23’20” West 261.35 feet.

Thence, further continuing along said Southern line of Parcel C, (4) North 46°02’51” West 40.22 feet to a point on said Eastern District boundary;

Thence, along said Eastern District boundary the following seven courses:

1. (5) North 02°42'22" West 359.52 feet;
2. (6) North 05°23'19" West 444.68 feet;
3. (7) North 00°29'28" East 2,922.03 feet;
4. (8) South 89°23'20" East 5.04 feet;
5. (9) North 00°36'40" East 545.83 feet;
6. (10) North 18°21'54" East 136.14 feet;
7. (11) North 57°34'07" East 70.28 feet;

Thence, leaving said District boundary and continuing along the easterly line of that certain right of way and easement for County Road, Highway purposes, and Utility purposes recorded August 11, 1995, under Series Number 1995 017420 of Official Records of Napa County, the following four courses:

1. (12) North 78°56'03" East 108.86 feet;
2. (13) Northwesterly along the arc of a non-tangent 330.00 foot radius curve to the left, from which the center of said curve bears North 02°33'47" West, through a central angle of 87°33'55", an arc distance of 504.34 feet;
3. (14) North 00°07'42" West 272.84 feet;
4. (15) Along the arc of a tangent 555.00 foot radius curve to the right, through a central angle of 32°23'12", an arc distance of 313.72 feet to a point on said District Boundary.

Thence, along said District boundary, (16) North 32°17'35" East 313.02 feet;

Thence, leaving said District boundary, (17) South 89°41’36” East 720.74 feet to the Northeast corner of said Parcel B;

Thence, along the Eastern line of said Parcel B, (18) South 00°32’08” West 1,600.00 feet to a point on the Northern line of said Parcel C;

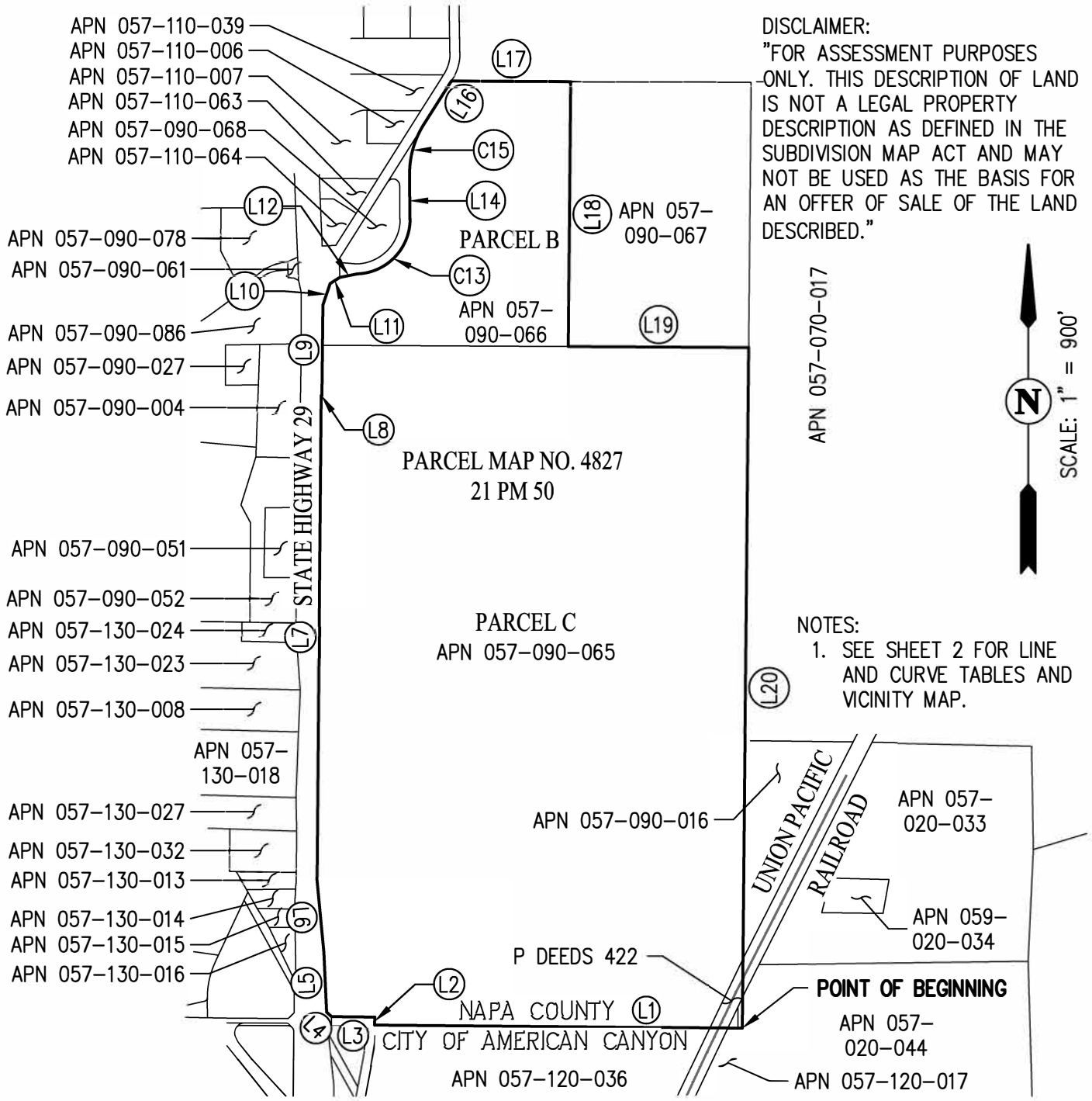
Thence, along said Northern line, (19) South 89°41’36” East 1089.01 feet to the Northeast corner of said Parcel C;

Thence, along the Eastern line of said Parcel C, (20) South 00°32’08” East 4110.82 feet to the **Point of Beginning**.

Excepting therefrom any portion of said lands lying within the 100’ wide strip of land to the California Pacific Railroad Company as described in that grant deed filed in book P of Deeds, at page 422, Napa County records.

Containing 281.67 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.



DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER OF SALE OF THE LAND DESCRIBED."

NOTES:
1. SEE SHEET 2 FOR LINE AND CURVE TABLES AND VICINITY MAP.

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ANNEXATION TO THE CITY OF AMERICAN CANYON
AND THE AMERICAN CANYON FIRE PROTECTION DISTRICT
AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

PRELIMINARY

MARCH 27, 2025

SHEET 1 OF 2

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°30'19"W	2220.39'
L2	N00°36'40"E	47.77'
L3	N89°23'20"W	261.35'
L4	N46°02'51"W	40.22'
L5	N02°42'22"W	359.52'
L6	N05°23'19"W	444.68'
L7	N00°29'28"E	2922.03'
L8	S89°23'20"E	5.04'
L9	N00°36'40"E	545.83'
L10	N18°21'54"E	136.14'
L11	N57°34'07"E	70.28'
L12	N78°56'03"E	108.86'
L14	S00°07'42"E	272.84'
L16	N32°17'35"E	313.02'
L17	S89°41'36"E	720.74'
L18	S00°32'08"W	1600.00'
L19	S89°41'36"E	1089.01'
L20	S00°32'08"W	4110.82'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C13	330.00'	87°33'55"	504.34'
C15	555.00'	32°23'12"	313.72'

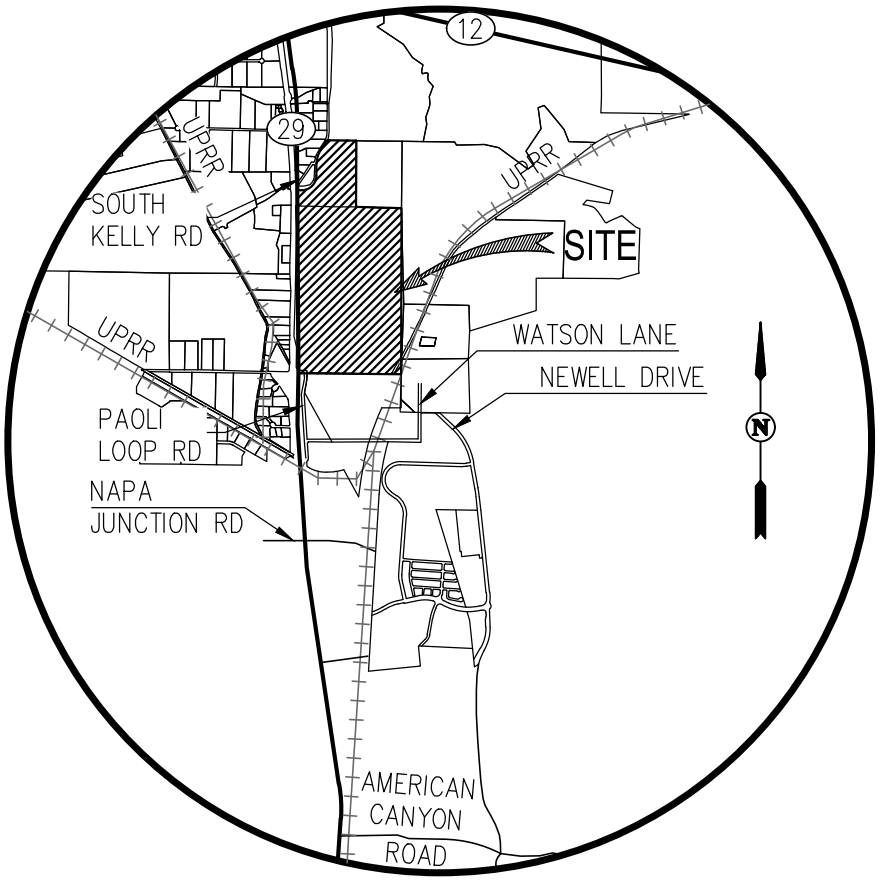


EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ANNEXATION TO THE CITY OF AMERICAN CANYON
AND THE AMERICAN CANYON FIRE PROTECTION DISTRICT
AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

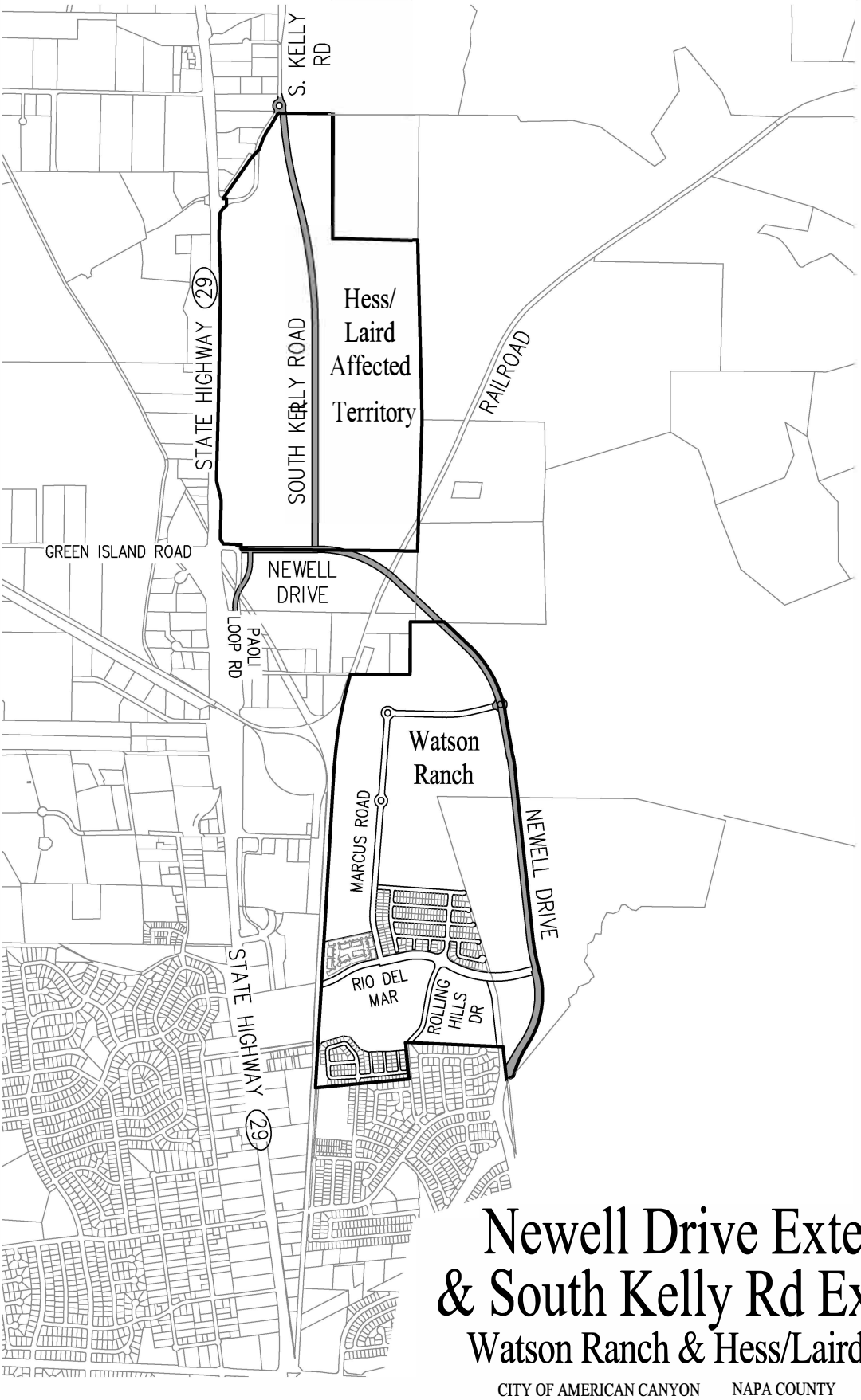
MARCH 27, 2025

SHEET 2 OF 2

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM

Exhibit C – Preliminary Alignment of Newell Drive and South Kelly Road



Newell Drive Extension & South Kelly Rd Extension

Watson Ranch & Hess/Laird Property

CITY OF AMERICAN CANYON NAPA COUNTY CALIFORNIA

DATE: MARCH 2023 SCALE: 1" = 2,000'

cbg
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

G:\1217-061\ACAD\EXHIBITS\NEWELL DRIVE EXTENSION\A. NEWELL DR EXT AND SOUTH KELLY RD EXT.DWG

American Canyon Agreement No. ____
Napa County Agreement No. _260378B_
Property Tax Sharing Agreement

for the

Paoli-Watson Lane Affected Territory

This Property Tax Sharing Agreement (this "Agreement") is made and entered into as of _____, 2026 ("Effective Date") by and between the County of Napa, a political subdivision of the state of California ("County") ; and the City of American Canyon, a municipal corporation ("City")(collectively, "Parties").

RECITALS

A. The Local Agency Formation Commission of Napa County ("LAFCO") has received an application from the City for annexation of the "Paoli-Watson Lane Affected Territory" (PWLAT), consisting of approximately 74.6 acres and collectively comprised of the following fifteen (15) APNs as more fully depicted in Exhibit "A":

1. 057-120-014
2. 057-120-015
3. 057-120-017
4. 057-120-034
5. 057-120-036
6. 057-120-047
7. 057-120-048
8. 057-120-049
9. 057-120-028
10. 057-120-041
11. 057-120-045
12. 057-120-050

13. 057-120-051

14. 057-180-014

15. 057-180-015

B. Pursuant to Section 99 of the Revenue and Taxation Code, the governing bodies of all local agencies whose service area or service responsibilities will be altered by a proposed jurisdictional change shall negotiate and determine by resolution the amount of property tax revenues to be exchanged between and among such local agencies.

C. The City Council of the City of American Canyon and the Board of Supervisors of the County of Napa, pursuant to Revenue and Taxation Code Section 99, subdivision (b)(5), have determined the amount of property tax revenues to be exchanged as a result of the proposed jurisdictional changes.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Annexation Effective Date. The property tax allocation set forth in Section 2 below shall commence on the date the LAFCO Executive Officer's Certificate of Completion is recorded consistent with applicable law, including the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000. *et seq.*, but in no event prior to approval of the PWLAT annexation by LAFCO ("Annexation Effective Date"). If litigation is filed challenging the validity of the PWLAT annexation, the Annexation Effective Date shall be tolled until the litigation and any appeals are concluded. If litigation should result in a final judgement that the PWLAT annexation is invalid, including exhaustion of any appeals, then this Agreement shall have no further force or effect.

2. Allocation of Property Taxes. Subject to Section 4, beginning on the Annexation Effective Date, the County shall retain fifty percent (50%) of the County's existing share of the one percent (1%) property tax rate increment from the PWLAT as calculated by the County Auditor ("County Tax Increment"); and the City shall be allocated fifty percent (50%) of the County Tax Increment (ie. "50%/50% allocation").

3. Property Tax Revenue. The property taxes revenue subject to this Agreement shall mean "ad valorem real property taxes," as the phrase is used in Section 25.5(b) of Article XIIIA of the California Constitution, excluding certain property tax revenue set forth in Revenue and Taxation Code Section 95(c), that is collected from the PWLAT.

4. ULL/RHNA Agreement.

a. Concurrently herewith, the City and County have executed a separate "Urban Limit Line and Regional Housing Needs Allocation Agreement (ULL/RHNA Agreement)" authorizing the City to expand the American Canyon ULL in exchange for the City's agreement to accept a percentage of the County's RHNA in perpetuity, commencing with the Seventh Housing Element Revision.

b. The parties agree City share of the County Tax Increment shall further increase from that amount shown in Section 2 upon approval of the transfer of the specified portion of the County's RHNA to the City, commencing with the Seventh Housing Element Revision (2031-2039) and continuing for each subsequent Housing Element Revision in perpetuity, in accordance with the ULL/RHNA Agreement. Beginning on the effective date of the Seventh Housing Element Revision that includes the transfer of the specified portion of the County's RHNA to the City, in lieu of the allocation in Section 2, the City shall be allocated Seventy-Five percent (75%) of the County Tax Increment; and the County shall retain the remaining Twenty-Five percent (25%) of the County Tax Increment. This "75%/25% allocation" shall continue so long as the transfer of the specified portion of the County's RHNA is included in each subsequent Housing Element Revision in accordance with the ULL/RHNA Agreement. If any future Housing Element Revision does not include the transfer of the County's RHNA to the City by the applicable percentage set forth in the ULL/RHNA Agreement for any reason, including a change in law, the "75%/25% allocation" of County Tax Increment in this Section shall cease and the "50%/50% allocation" of County Tax Increment shall be implemented in accordance with Section 2.

5. Additional Terms and Conditions:

a. Compliance with Revenue and Taxation Code section 99. Whenever applicable, the parties will take the necessary steps required by section 99 of the Revenue and Taxation Code to implement this Agreement, including adoption of the requisite resolutions.

b. Indemnification. To the fullest extent permitted by law, each party agrees to defend, indemnify, and hold harmless the other parties, their elected and appointed officials, officers, employees and agents from and against any and all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments including, without limitation, reasonable attorneys' fees

(collectively, "Claims") against the other parties for damages or violation of any law arising from or in any way connected with any act, omission, or other action taken by that party in performance of its duties under this Agreement.

c. Warranty of Legal Authority Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If any party is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be void.

d. Assignment/Delegation. Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

e. Severability. In the event any provision of this Agreement or the ULL/RHNA Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the valid or enforceable portion thereof and the remaining provisions of this Agreement and the ULL/RHNA Agreement will remain in full force and effect except to the extent removal of the invalid portion would materially and adversely impact one or more parties' consideration for entering into this Agreement and the ULL/RHNA Agreement.

f. Waiver. Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.

g. Reserved.

h. Notices. Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:

City of American Canyon:
City Manager:
4381 Broadway Street, Suite 201
American Canyon, California 94503

With Copy to:
City Attorney
Colantuono Highsmith & Whatley P.C.

790 E. Colorado Blvd., Suite 850
Pasadena, CA 91101

County of Napa:
Chief Executive Officer
Napa County
1195 Third Street, Suite 310
Napa, CA 94559

With Copy to:
Napa County Counsel
County of Napa
1195 Third Street, Suite 301
Napa, CA 94559

Changes may be made in addresses to where notices are to be delivered by giving notice pursuant to this provision.

i. Entire Agreement. This Agreement and the ULL/RHNA Agreement, including any documents expressly incorporated by reference whether or not attached thereto, constitutes the entire agreement between the parties relating to the annexation of, and allocation of County Tax Increment for, the PWLAT and supersedes all previous agreements, promises, representations, understandings, and negotiations, whether written or oral, among the parties with respect to the annexation of, and allocation of County Tax Increment for, the PWLAT. This Agreement may be executed in counterparts, each of which shall constitute an original.

j. Amendment. This Agreement may only be amended in writing by an amendment authorized and executed by the City and County.

k. Recitals Adopted. The Recitals are incorporated by reference into this and are a part of this Agreement.

l. Joint Defense in Event of Third Party Challenges to the Agreement. In the event of a third party challenge of any type to this Agreement, the parties agree to jointly defend the validity and implementation of this Agreement.

m. Dispute Resolution.

i. If any dispute arises regarding the interpretation or application of this Agreement or any determination or calculation thereunder, the

Parties agree upon the request of any of them to meet and attempt to resolve the same amicably for a period not to exceed thirty (30) days.

ii. If the dispute is not otherwise resolved, and absent the need for emergency relief or to meet a statute of limitations, the Parties agree to enter into mediation before initiating litigation. The Parties shall mutually agree upon a mediator and each party shall pay one third (1/3) the cost of the mediator and bear their own costs for the mediation. The mediation shall be completed within sixty (60) days of notice of the intent to undergo mediation. If the mediation is not completed within sixty (60) days of notice, a party may initiate litigation. The Parties shall act in good faith and with due diligence to timely complete the mediation.

iii. If litigation is commenced before mediation due to one of the reasons mentioned above, the Parties agree to immediately commence and complete mediation within sixty (60) days of the commencement of litigation as evidenced by the filing in court of a formal complaint, petition, or similar document.

n. Copy to Interested Persons. The Clerk of the Board shall immediately forward a copy of this Agreement to the Auditor-Controller for the County, the Clerk the City, and the Executive Officer of LAFCO.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the effective date written above.

COUNTY OF NAPA

By: _____
Amber Manfree, Chair of Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: Sabrina S. Wolfson Deputy County Counsel Date: April 29, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By: _____

CITY OF AMERICAN CANYON

Pierre Washington, Mayor

By: _____

Approved as to Form:

Teresa L. Highsmith, City Attorney

By: _____

Attest: Teresa Geilfuss, American Canyon City Clerk

By: _____.

Exhibit A – Map of Paoli-Watson Lane Territory

ATTACHMENT 2

PAOLI/WATSON LOCATION MAP

Imagery provided by Microsoft Bing and its licensors © 2022.

19-08743 Amercn Cyn, Paoli Lp Annx EIR

American Canyon Agreement No. ____
Napa County Agreement No. _260379B_
American Canyon Fire Protection District Agreement No. ____

Property Tax Sharing Agreement

for the

Hess-Laird Affected Territory

This Property Tax Sharing Agreement (this "Agreement") is made and entered into as of _____, 2026 ("Effective Date") by and between the County of Napa, a political subdivision of the state of California ("County") the City of American Canyon, a municipal corporation ("City"), and the American Canyon Fire Protection District, a Subsidiary Special District ("ACFPD") (collectively, "Parties").

RECITALS

A. The Local Agency Formation Commission of Napa County ("LAFCO") has received a landowner application dated March 12, 2026 for the "Hess-Laird Affected Territory (HLAT)," consisting of approximately281 acres and collectively comprising APNs 057-090-065 & -066 as described and depicted in Exhibit A attached hereto and incorporated herein by reference ("HLAT"). The application proposes to amend the City's and the American Canyon Fire Protection District's ("District") Spheres of Influence to include the HLAT and to annex the HLAT into the jurisdictional boundaries of the City and the District (collectively, the "HLAT Reorganization").

B. The properties comprising the HLAT are currently outside the American Canyon Urban Limit Line (ULL).

C. Concurrently herewith, the City and County will execute a separate "Amended and Restated Urban Limit Line and Regional Housing Needs Allocation Agreement (ULL/RHNA Agreement)" that will permit the City to expand its ULL to include properties in the HLAT in exchange for the City's agreement to accept a percentage of the County's RHNA in perpetuity, commencing with the Seventh Housing Element Revision.

D. Pursuant to Section 99 of the Revenue and Taxation Code, the governing bodies of all local agencies whose service area or service responsibilities will be altered by a proposed jurisdictional change shall negotiate and determine by resolution the amount of property tax revenues to be exchanged between and among such local agencies.

E. The City Council of the City of American Canyon, the Board of Directors of the American Canyon Fire Protection District, and the Board of Supervisors of the County of Napa, pursuant to Revenue and Taxation Code Section 99, subdivision (b)(5), have determined the amount of property tax revenues to be exchanged as a result of the proposed jurisdictional changes.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Annexation Effective Date. The property tax allocation set forth in Section 2 below shall commence on the date the LAFCO Executive Officer's Certificate of Completion is recorded consistent with applicable law, including the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Section 56000. *et seq.,* but in no event prior to approval of the HLAT Reorganization by LAFCO ("Annexation Effective Date"). If litigation is filed challenging the validity of the HLAT Reorganization, the Annexation Effective Date shall be tolled until the litigation and any appeals are concluded. If litigation should result in a final judgement that the HLAT Reorganization is invalid, including exhaustion of any appeals, then this Agreement shall have no further force or effect.

2. Allocation of Property Taxes.

a. Beginning on the Annexation Effective Date, the ACFPD shall be allocated one hundred percent (100%) of the County's Structural Fire tax increment as calculated by the Napa County Auditor-Controller ("County Auditor"). This allocation shall not be subject to change based on Section 4.

b. Subject to Section 4, beginning on the Annexation Effective Date, the City shall be allocated Forty-Seven and a half percent (47.5%) of the County's share of the one percent (1%) property tax rate increment from the HLAT as calculated by the County Auditor ("County Tax Increment"); the ACFPD shall be allocated Five percent (5%) of County Tax Increment; and the County shall retain the remaining Forty-Seven and a half percent (47.5%) of the County Tax Increment (i.e. "47.5%/5%/47.5% allocation").

3. Property Tax Revenue. The property taxes revenue subject to this Agreement shall mean "ad valorem real property taxes," as the phrase is used in Section 25.5(b) of Article XIIIA of the California Constitution, excluding certain property tax revenue set forth in Revenue and Taxation Code Section 95(c), that is collected from the HLAT.

4. ULL/RHNA Agreement.

a. Concurrently herewith, the City and County shall enter a separate "Urban Limit Line and Regional Housing Needs Allocation Agreement (ULL/RHNA Agreement)" authorizing the City to expand the American Canyon ULL to include properties in the HLAT in exchange for the City's agreement to accept a percentage of the County's RHNA in perpetuity, commencing with the Seventh Housing Element Revision. The ACFPD shall not be a party to the ULL/RHNA Agreement.

b. The parties agree the City share of the County Tax Increment shall increase from that amount shown in Section 2 upon approval of the transfer of the specified portion of the County's RHNA to the City, commencing with the Seventh Housing Element Revision (2031-2039) and continuing for each subsequent Housing Element Revision in perpetuity, in accordance with the ULL/RHNA Agreement. Beginning on the effective date of the Seventh Housing Element Revision that includes the transfer of the specified portion of the County's RHNA to the City in accordance with the ULL/RHNA Agreement, in lieu of the allocation in Section 2b the City shall be allocated Seventy percent (70%) of the County's share of the County Tax Increment; the ACFPD shall be allocated Five percent (5%) of County Tax Increment; and the County shall retain the remaining Twenty-Five percent (25%) of the County Tax Increment. This "70%/25%/5% allocation" shall continue so long as the transfer of the specified portion of the County's RHNA is included in each subsequent Housing Element Revision. If any future Housing Element Revision, does not include the transfer of the County's RHNA to the City by the applicable percentage set forth in the ULL/RHNA Agreement for any reason, including a change in law, the "70%/5%/25% allocation" of County Tax Increment in this Section shall cease and the "47.5%/5%/47.5% allocation" of County Tax Increment shall be implemented in accordance with Section 2b.

5. Additional Terms and Conditions:

a. Compliance with Revenue and Taxation Code section 99. Whenever applicable, the parties will take the necessary steps required by section 99 of the Revenue and Taxation Code to implement this Agreement, including adoption of the requisite resolutions.

b. Indemnification. To the fullest extent permitted by law, each party agrees to defend, indemnify, and hold harmless the other parties, their elected and appointed officials, officers, employees and agents from and against any and all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, proceedings and judgments including, without limitation, reasonable attorneys' fees (collectively, "Claims") against the other parties for damages or violation of any law arising from or in any way connected with any act, omission, or other action taken by that party in performance of its duties under this Agreement.

c. Warranty of Legal Authority Each party warrants and covenants that it has the present legal authority to enter into this Agreement and to perform the acts required of it hereunder. If any party is found to lack the authority to perform the acts required of it hereunder or is prevented from performing the acts by a court of competent jurisdiction, this Agreement shall be void.

d. Assignment/Delegation. Neither party hereto shall assign, or transfer any benefit or obligations of this Agreement without the prior written consent of the other, and no assignment shall be of any force or effect whatsoever unless and until the other party shall have so consented.

e. Severability. In the event any provision of this Agreement or the ULL/RHNA Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, the valid or enforceable portion thereof and the remaining provisions of this Agreement and the ULL/RHNA Agreement will remain in full force and effect except to the extent removal of the invalid portion would materially and adversely impact one or more parties' consideration for entering into this Agreement and the ULL/RHNA Agreement.

f. Waiver. Any waiver (express or implied) by either party of any breach of this Agreement shall not constitute a waiver of any other or subsequent breach.

g. Re-Opener. In the event City approves development proposals for properties within the HLAT for uses that exceed the ACPFD's financial ability to provide services, then the City and AFFPD will work together to augment revenue sources available to the ACFPD which may include the reallocation of City's share of County Tax Increment to the ACFPD to support delivery of ACFPD services, but regardless, the County will retain 25% of the County Tax Increment and have no obligation to support ACFPD or reallocate any of its remaining County Tax Increment.

h. Notices. Whenever notice is to be given, it shall be in writing and delivered by personal, overnight express or courier service, with a written receipt, or sent by registered or certified mail in a sealed envelope, postage prepaid, return receipt requested and addressed as follows:

City of American Canyon:
City Manager:
4381 Broadway Street, Suite 201
American Canyon, California 94503

With Copy to:

City Attorney
Colantuono Highsmith & Whatley P.C.
790 E. Colorado Blvd., Suite 850
Pasadena, CA 91101

County of Napa:
Chief Executive Officer
Napa County
1195 Third Street, Suite 310
Napa, CA 94559

With Copy to:
Napa County Counsel
County of Napa
1195 Third Street, Suite 301
Napa, CA 94559

American Canyon Fire Protection District:
Fire Chief
911 Donaldson Way E
American Canyon, CA 94503

With Copy to:
District Legal Counsel
350 Cambridge Ave, Suite 125
Palo Alto , CA 94306

Changes may be made in addresses to where notices are to be delivered by giving notice pursuant to this provision.

i. Entire Agreement. This Agreement and the ULL/RHNA Agreement, including any documents expressly incorporated by reference whether or not attached thereto, constitutes the entire agreement between the parties relating to the annexation of, and allocation of County Tax Increment for, the HLAT and supersedes all previous agreements, promises, representations, understandings, and negotiations, whether written or oral, among the parties with respect to the annexation of, and allocation of County Tax Increment for, the HLAT. This Agreement may be executed in counterparts, each of which shall constitute an original.

j. Amendment. This Agreement may only be amended in writing by an amendment authorized and executed by the City, County and ACFD.

k. Recitals Adopted. The Recitals are incorporated by reference into this and are a part of this Agreement.

l. Joint Defense in Event of Third Party Challenges to the Agreement. In the event of a third party challenge of any type to this Agreement, the parties agree to jointly defend the validity and implementation of this Agreement.

m. Dispute Resolution.

i. If any dispute arises regarding the interpretation or application of this Agreement or any determination or calculation thereunder, the Parties agree upon the request of any of them to meet and attempt to resolve the same amicably for a period not to exceed thirty (30) days.

ii. If the dispute is not otherwise resolved, and absent the need for emergency relief or to meet a statute of limitations, the Parties agree to enter into mediation before initiating litigation. The Parties shall mutually agree upon a mediator and each party shall pay one third (1/3) the cost of the mediator and bear their own costs for the mediation. The mediation shall be completed within sixty (60) days of notice of the intent to undergo mediation. If the mediation is not completed within sixty (60) days of notice, a party may initiate litigation. The Parties shall act in good faith and with due diligence to timely complete the mediation.

iii. If litigation is commenced before mediation due to one of the reasons mentioned above, the Parties agree to immediately commence and complete mediation within sixty (60) days of the commencement of litigation as evidenced by the filing in court of a formal complaint, petition, or similar document.

n. Copy to Interested Persons. The Clerk of the Board shall immediately forward a copy of this Agreement to the Auditor-Controller for the County, the Clerks of the ACFD and the City, and the Executive Officer of LAFCO.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the effective date written above.

COUNTY OF NAPA

By: _____
Amber Manfree, Chair of Board of Supervisors

APPROVED AS TO FORM Office of County Counsel By: Sabrina S. Wolfson Deputy County Counsel Date: April 29, 2026	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS Date: _____ Processed By: _____ Deputy Clerk of the Board	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors By:_____

CITY OF AMERICAN CANYON

Pierre Washington, Mayor

By: _____

Approved as to Form:

Teresa L. Highsmith, City Attorney

By: _____

Attest: Teresa Geilfuss, American Canyon City Clerk

By: _____.

AMERICAN CANYON FIRE PROTECTION DISTRICT

Pierre Washington, Board Chair

By: _____

Approved as to Form:

William D. Ross, District Legal Counsel

By: _____

Attest: Cliff Campbell, Assistant Fire Chief/District Clerk

By: _____.

Exhibit A – Map of Hess-Laird Affected Territory

LINE TABLE		
NO	BEARING	LENGTH
L1	N89°30'19"W	2220.39'
L2	N00°36'40"E	47.77'
L3	N89°23'20"W	261.35'
L4	N46°02'51"W	40.22'
L5	N02°42'22"W	359.52'
L6	N05°23'19"W	444.68'
L7	N00°29'28"E	2922.03'
L8	S89°23'20"E	5.04'
L9	N00°36'40"E	545.83'
L10	N18°21'54"E	136.14'
L11	N57°34'07"E	70.28'
L12	N78°56'03"E	108.86'
L14	S00°07'42"E	272.84'
L16	N32°17'35"E	313.02'
L17	S89°41'36"E	720.74'
L18	S00°32'08"W	1600.00'
L19	S89°41'36"E	1089.01'
L20	S00°32'08"W	4110.82'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C13	330.00'	87°33'55"	504.34'
C15	555.00'	32°23'12"	313.72'

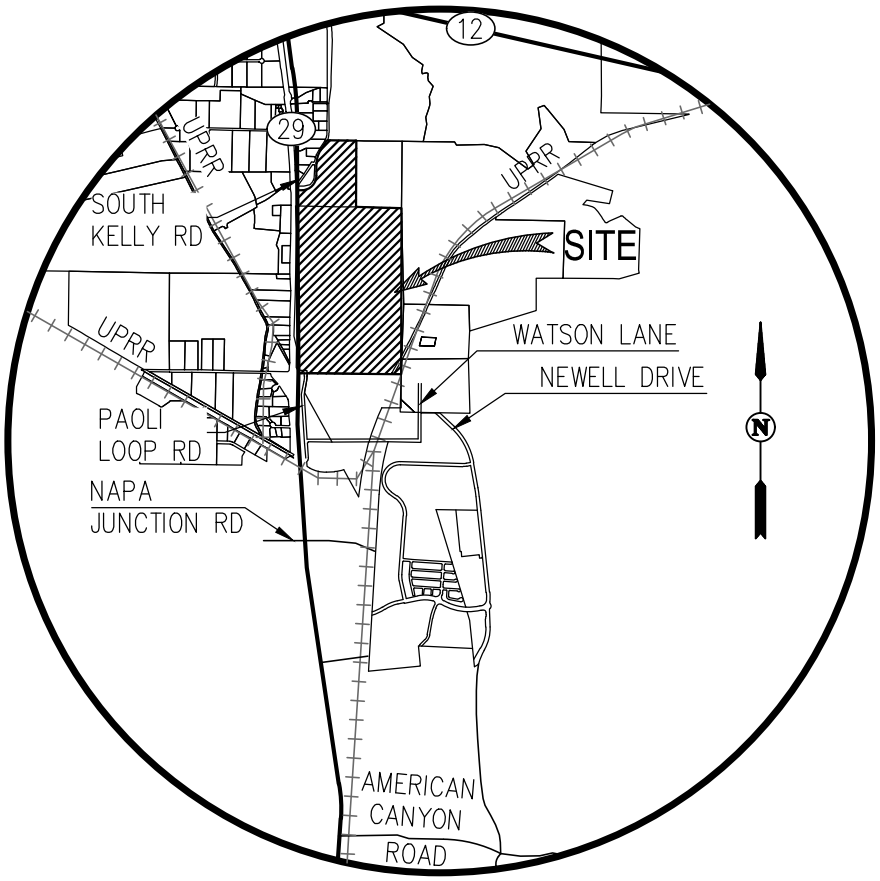


EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

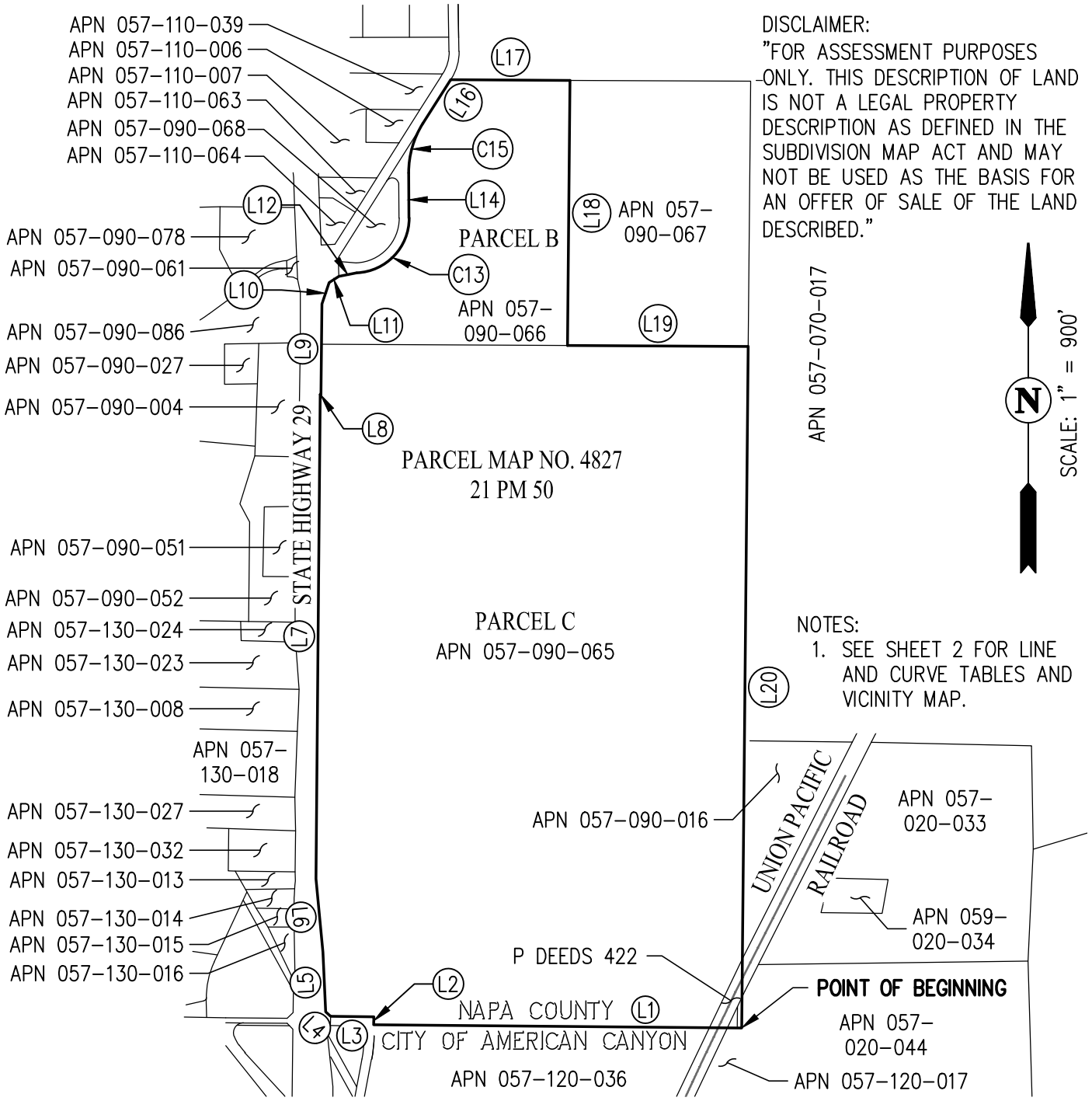
ANNEXATION TO THE CITY OF AMERICAN CANYON
AND THE AMERICAN CANYON FIRE PROTECTION DISTRICT
AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

MARCH 27, 2025

SHEET 2 OF 2

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM



DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER OF SALE OF THE LAND DESCRIBED."

NOTES:
1. SEE SHEET 2 FOR LINE AND CURVE TABLES AND VICINITY MAP.

EXHIBIT B

PLAT TO ACCOMPANY LEGAL DESCRIPTION

ANNEXATION TO THE CITY OF AMERICAN CANYON
AND THE AMERICAN CANYON FIRE PROTECTION DISTRICT
AMERICAN CANYON, NAPA COUNTY, CALIFORNIA

PRELIMINARY

MARCH 27, 2025

SHEET 1 OF 2

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916)788-4456
WWW.CBANDG.COM

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-903

TO: Board of Supervisors

FROM: Christine Briceño, Chief Human Resources Officer

REPORT BY: Joy Cadiz, Staff Services Manager

SUBJECT: 2025 Vacancies, Recruitment and Retention Efforts

RECOMMENDATION

Receive a presentation on the status of Napa County vacancies, and recruitment and retention efforts for the 2025 calendar year. (No Fiscal Impact)

BACKGROUND

Assembly Bill No. 2561, which became effective on January 1, 2025, added Section 3502.3 to the Government Code. This legislation mandates public agencies, such as Napa County, conduct a public hearing before their governing board at least once per fiscal year, prior to the adoption of the final budget, to present the status of vacancies and recruitment and retention efforts. Furthermore, recognized employee organizations have the right to present during this hearing. Human Resources informed the Deputy Sheriff's Association, Napa County Probation Professionals Association, and Napa Association of Public Employees of this hearing and their opportunity to present. This presentation fulfills the requirements of Government Code Section 3502.3.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it Mandatory or Discretionary?	Mandatory
Consequences if not approved:	The County will not be following the Government Code.
Additional Information	County Initiative: Elevate County Service and Workforce Excellence

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.

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-347

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Leigh Sears, Concessions Manager

SUBJECT: Lake Berryessa Concessions Agreement and Update

RECOMMENDATION

Receive a status update on each of the Napa County controlled resorts; and approve Agreement No. 8708 with Wild Haven LLC to conduct environmental studies, site investigations, prepare environmental documents, and enter into negotiations for a long-term agreement for development and operations of resort concessions at the Spanish Flat Resort area. (No Fiscal Impact, Discretionary)

BACKGROUND

In 1957, the Federal Bureau of Recreation (BOR) completed the Monticello Dam. The BOR issued 50 year leases and oversaw operation of 7 resorts during this period. When those leases expired most of the resorts were closed and their infrastructure was removed. The BOR made several attempts to contract with new operators for the resorts but ultimately were not successful. Without the resorts operating, this area's economy suffered dramatically. In the interest of mitigating this damaging situation, Napa County volunteered to take over the process of redeveloping some of the resorts. Napa County signed a Managing Partnership Agreement (MPA) with the BOR in 2020, allowing the County to proceed with a process to obtain developers to develop sites on a 55-year lease agreement. The MPA covered a total of 7 sites, 4 of which came under Napa County's control.

Pursuant to the Managing Agreement, the County issued Request for Proposals (RFP) for resort concession areas at Lake Berryessa for Steele Canyon, Spanish Flat, Monticello Shores and Berryessa Point.

Steele Canyon:

Napa County is in a signed ENA with a local developer (Tim Wilkens) in collaboration with Camp Margaritaville and is in the design/environmental phase. The developer has stated that he is in need of a much longer lease in order to obtain financing for the development and has been discussing this with the BOR and their superiors in Washington, DC. The developer has stated that he cannot proceed with his project if he

cannot obtain the longer lease. Little definitive progress has been made to date, and therefore the status of the ENA may be subject to change in the near future.

In the meantime, the site remains open. It is operated by a local business owner under an interim contract with Napa County. The site focuses on camping, RV camping and boat launching.

Berryessa Point:

This site is currently being marketed for a long term concessionaire.

Monticello Shores:

Panoramic Advisors have spent the past months doing a deep dive on diligence items including scope, infrastructure and architectural designs.

Spanish Flat:

Request for approval of ENA between Napa County and Wildhaven Napa LLC for long term resort-marina development and operations as requested in this Board item.

In the meantime this site remains open and operating. It is operated by a local business owner under an interim contract with Napa County. The site focuses on dirt camping, RV camping and boat launching.

Requested action: Approve and authorize Agreement No.8708 with Wild Haven LLC for the Spanish Flat Resort area.

FISCAL IMPACT

Is there a Fiscal Impact?	No
Is it currently budgeted?	No
Is it Mandatory or Discretionary?	Discretionary
Discretionary Justification:	Long-term concession agreements are needed to attract private investment in the resort areas and improve recreational opportunities for residents and visitors
Is the general fund affected?	No
Future fiscal impact:	County will receive increased revenue from operation of the resort area if a long-term agreement is reached.
Consequences if not approved:	County will not realize the private investment needed to improve the resort area.
Additional Information	Strategic Initiative: Build Healthy, Connected Communities

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: For Spanish Flat Resort, the activities contemplated by the Agreement are either not a project subject to CEQA pursuant to CEQA Guidelines sections 15060(c)(3) and 15378, or consist of information gathering and investigations categorically exempt from CEQA pursuant to CEQA Guidelines section 15306.

NAPA COUNTY AGREEMENT NO. 8708

EXCLUSIVE NEGOTIATION AGREEMENT
LAKE BERRYESSA CONCESSIONS

THIS EXCLUSIVE NEGOTIATION AGREEMENT (the "**Agreement**") is made and entered into effective as of _____, 2026 (the "**Effective Date**"), by and between Napa County, a political subdivision of the State of California, ("**County**") and California Camping Company, LLC, with offices located at 113 Tamal Vista Drive, San Rafael CA 94901 (**"Concessionaire"**) who for valuable consideration, agree as follows:

Article 1 – Negotiation

1.1 Background. The United States constructed Monticello Dam and Lake Berryessa and associated diversion facilities and canals located in Solano, Yolo, and Napa Counties pursuant to the Reclamation Project Act of 1939, and acquired ownership of certain lands for the purpose of constructing, operating, and maintaining said facilities. The United States Bureau of Reclamation ("**BOR**") and the County entered into Managing Agreement Number 20-LC-20-2623 (Napa County Agreement No. 200285B) dated March 9, 2020, for the administration, operation, maintenance and development of public recreation facilities, protection of natural and cultural resources, and provision of public health and safety at Lake Berryessa. County issued Request for Proposals No. CEO112001 for resort concession areas at Lake Berryessa ("**RFP**") on November 24, 2020. The firm that submitted the winning proposal for the Spanish Flat resort property, as described in Exhibit "A" to the Managing Agreement (the "**Property**"), decided not to proceed with a project, and County has since been operating the Property through interim concession contracts. Concessionaire has submitted a proposal dated February 9, 2026, to develop and operate the Property. The Parties wish to enter into this Agreement to facilitate continued negotiations, environmental analysis, site investigation and due diligence of the Property for purposes of resort concessions as detailed in the RFP (the "**Project**") in accordance with the terms and conditions set forth herein.

1.2 Good Faith Negotiations. The County and Concessionaire agree for the period set forth below, to negotiate diligently and in good faith, pursuant to this Agreement, to prepare a Disposition and Development Agreement or other management or concessionaire agreement ("**DDA**") to be entered into between the County and Concessionaire with respect to the Property, generally as set forth in the proposal submitted by Concessionaire. The County agrees to negotiate exclusively with Concessionaire with respect to the Property during the Negotiation Period set forth below.

1.3 Period of Negotiations. The Parties agree to negotiate a DDA for the Property for a twenty-eight (28) month period ("**Negotiation Period**"), commencing on the Effective Date. The schedule for various tasks needed to conclude negotiations of a DDA, which shall occur concurrently with negotiations, is set forth in Paragraph 2.6 of this Agreement. If the Parties have not reached agreement on a DDA by the end of 28 months, then this Agreement shall automatically terminate. Concessionaire shall have no further rights regarding the Property, and the County shall be free to negotiate with any other persons or entities with regard to such

Property. The Negotiation Period (consisting of the Investigation and Approval Periods described below) may be extended by Concessionaire one time by six (6) months by delivering written notice thereof to the County, but any further extensions will require the mutual written agreement of the Parties. The Negotiation Period shall consist of two periods, an Investigation Period and an Approval Period.

1.3.1 The "**Investigation Period**" shall be four (4) months starting on the Effective Date. The County shall use reasonable efforts to assist Concessionaire in obtaining copies of all written reports, studies, investigations, information or material in the BOR's possession or control and not previously delivered to Concessionaire relating to the condition or development of the Property (the "**Documents**"). By way of example, without limitation, the term "Documents" shall refer to surveys, topographic maps, engineering plans and specifications, soil boring tests, soils analysis, environmental reports, water table analysis, pending litigation and/or claims, and related correspondence. During the term of this Agreement, Concessionaire shall have full access to inspect the Property, perform all testing, and inspect all records relating to the Property, without unreasonably interfering with ongoing concessions activity or BOR operations. During the Investigation Period, the Concessionaire has the right to terminate this Agreement for any reason or no reason whatsoever. If Concessionaire terminates this Agreement, Concessionaire will repair any damage to the Property caused by such investigations in a timely manner and in a good workmanship manner.

1.3.2 The "**Approval Period**" shall be twenty-four (24) months commencing from the end of the Investigation Period, to complete the environmental analysis documents in accordance with the California Environmental Quality Act ("**CEQA**") and the National Environmental Policy Act ("**NEPA**") and secure all necessary permits, licenses, governmental approvals, including rezoning, if necessary, approval to extend utilities to the boundary of the Property, and all other governmental approvals, permits and licenses required for Concessionaire to commence and complete the development of the Property (the "**Governmental Approval**"). Concessionaire will use commercially reasonable efforts to obtain the Governmental Approvals. However, during the Approval Period Concessionaire has the right to terminate this Agreement for any reason or no reason whatsoever.

1.3.3 In the event either Party's performance is delayed due to causes which are outside the control of both Parties and their subconsultants, contractors and employees, and could not be avoided by the exercise of due care ("Force Majeure"), which may include, but is not limited to, litigation challenging the Project, unanticipated delays by regulating agencies, wars, floods, adverse weather conditions, labor disputes, unusual delay in transportation, epidemics abroad, earthquakes, fires, terrorism, incidence of disease or other illness that reaches outbreak, epidemic and/or pandemic proportions, unusual delay in deliveries, riots, civil commotion or other unavoidable casualties, and other acts of God, the Negotiation Period and Approval Period shall be extended by an amount of time equivalent to the length of delay.

1.3.4 The Parties recognize that the time needed for federal review and approval is currently unpredictable due to changes in staffing levels at various federal agencies including BOR. If federal review or approval is on the critical path of one or more of the interim

milestones listed in Paragraph 2.6, and delay in federal review or approval causes Concessionaire to miss the deadline for such interim milestone(s), such delay shall be considered Force Majeure under Paragraph 1.3.3.

1.4 Concessionaire's Representations and Warranties. Concessionaire hereby represents the following to the County, for the purpose of inducing the County to consummate the transactions contemplated hereby, all of which shall be true as of the Effective Date:

1.4.1 Concessionaire is a California limited liability company, duly formed, validly existing, in and in good standing under the laws of the state of formation, and certified in good standing under the laws of the State of California by the California Secretary of State.

1.4.2 Concessionaire has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated hereby, to take any steps or actions contemplated hereby, and to perform its obligations hereunder.

1.4.3 Concessionaire's undertakings pursuant to this Agreement are for the purpose of negotiating diligently and in good faith to prepare a DDA to be entered into between the County and Concessionaire for the Property and not for speculation in land holding.

1.4.4 The persons executing this Agreement, the instruments referenced herein, and any other documents executed and delivered on behalf of Concessionaire have the full right, power and authority to do so and have been duly authorized to do so by Concessionaire, and no further action, nor any other persons are required to execute this Agreement on behalf of Concessionaire.

1.5 County's Representations and Warranties. The County hereby represents the following to Concessionaire, for the purpose of inducing Concessionaire to consummate the transactions contemplated hereby, all of which shall be true as of the Effective Date:

1.5.1 The Property is owned by the federal government. All of the County's rights, obligations, and interests in the Property, as granted by the BOR for development of concessions, are contained in Managing Agreement Number 20-LC-20-2623 ("**Managing Agreement**") dated March 9, 2020.

1.5.2 The County has not, and during the Negotiation Period will not, enter into any agreements which would be binding on Concessionaire upon the effective date of a DDA or which would adversely affect Concessionaire's ability to implement its proposals submitted in response to the RFP, other than Managing Agreement. Additionally, the County represents that it will negotiate exclusively with Concessionaire with respect to the Property during the Negotiation Period.

1.5.3 Neither this Agreement nor anything to be done by the County pursuant to this Agreement, including the transfer of the County's right to develop the Property as

contemplated herein, will violate any contract, agreement or instrument to which the County is a party, except as would not have a material adverse effect on Concessionaire's ability to implement its proposals submitted in response to the RFP.

1.6 Consideration at Public Meeting. If the negotiations culminate in a DDA, such an agreement becomes effective only after and if the DDA and other documents have been considered and approved by the Board of Supervisors after a public meeting, which shall be scheduled once the DDA and necessary environmental documents are complete. County is not obligated to expedite any reviews, approvals, notices, meetings, or other matters, and nothing contained in this Agreement shall be construed to limit the County's discretion in their activities hereunder or to cause County to incur any liability or obligation in connection with any delays in the approval of a DDA.

1.7 No Waiver of Public Agency Powers/Consent. County is a public agency, but is entering this Agreement as a proprietary party and not in its regulatory role, and as such its police powers are entirely undiminished by any terms of this Agreement and are not waived or abrogated. In no way shall any consent by County in its regulatory capacity be deemed to constitute consent of County in its proprietary capacity, and vice versa.

Article 2 – Proposed Development

2.1 Development Concept and Essential Terms and Conditions. The proposed development to be negotiated hereunder shall be consistent with the proposal submitted by Concessionaire to County dated February 9, 2026, the Managing Agreement, BOR policies, and any other applicable law or governmental regulation. The Parties acknowledge that the Project (including aesthetics, constructability, financial feasibility, environmental requirements, development timetable and other considerations) shall be generally consistent with the design principles set forth below and will be part of the analysis to be undertaken by Concessionaire and the County during the Negotiation Period. The Concessionaire's general design concept provides for conceptual development, construction, and operation of concessions and other recreational opportunities at the Property, to be memorialized in the DDA. The essential terms and conditions of any such DDA entered into with Concessionaire shall be in general conformance with the following requirements:

2.1.1 Concessionaire submitted a proposal to the County for concessions at the Property dated February 9, 2026. The Concessionaire's proposal, which includes a pro forma detailing potential development costs and revenues, constitute the frame of reference for the development to be negotiated hereunder.

2.1.2 The Property is owned by the federal government and cannot be purchased by Concessionaire. The term of the Managing Agreement is fifty-five (55) years, and the parties anticipate the terms of the DDA will be co-terminus with the fifty-five (55) year term of the Managing Agreement, including a reasonable period to wind down operations if necessary. The Concessionaire will take possession of the Property "as is," subject to

any easements, covenants, and restrictions with no warranties of any kind, express or implied.

2.1.3 Concessionaire will design, construct, and operate the development on the Property at its own cost and expense, in accordance with a schedule of performance and the scope of development to be negotiated as part of the DDA and the plans and specifications prepared by Concessionaire and approved by the County and BOR.

2.1.4 Concessionaire will charge fees for concessions and other facilities developed pursuant to the DDA. Such fees will be subject to the approval of the County, which shall not be unreasonably withheld.

2.1.5 Concessionaire will secure all necessary planning, zoning and other entitlement and permit approvals for the proposed development as contemplated by the DDA at its own cost and expense.

2.1.6 Concessionaire shall be responsible for design and construction of any improvements in public right-of-way adjacent to the Property, at Concessionaire's own cost and expense, unless the County and Concessionaire agree otherwise in writing. In the event that road paving or other related improvements are planned by the County during the development timeframe, County will coordinate with Concessionaire to minimize the cost of any public right-of-way improvements borne by Concessionaire.

2.1.7 Concessionaire will pay the County a percentage of the revenue generated at the Property to help offset the County's costs associated with the construction and operation of the development, such as costs associated with increased law enforcement and fire protection, unless the County and Concessionaire agree otherwise in writing.

2.1.8 Concessionaire may be required to provide a bond or other security to ensure construction is completed once commenced.

2.2 Concessionaire's Interim Submittals. Concessionaire shall submit to the County the following described work items to be used in connection with the negotiations and review by BOR, no later than the deadlines indicated in Paragraph 2.6:

2.2.1 Concessionaire will complete a draft architectural program with an architect, including site plans, floor plans, elevation studies, and building sections for the Property sufficient to confirm that the Project is feasible at the Property. Submit notice to the County that the Concessionaire has determined that the Property is suitable or unsuitable for the proposed development. Submit a Concession Area Plan for BOR review, as described in Exhibit L to the Managing Agreement.

2.2.2 Concessionaire will submit concept package including refinement of the above tasks together with parking, presentation drawings and cost analysis and project pro forma, and complete draft permit applications. Concessionaire will submit draft technical

studies for the Project, including traffic, cultural, environmental and aesthetic considerations.

2.2.3 Concessionaire will submit 40% - 65% plans for the Project, including civil, water, sewer, and architectural elements. Submit a Proposed Project Statement for BOR review, as described in Exhibit L to the Managing Agreement.

2.2.4 Concessionaire will provide complete project information for the above tasks and as may be required for applications necessary for planning, zoning, and other entitlement and permit approvals for the proposed development as contemplated by the DDA, to the reasonable satisfaction of the County.

2.3 Concessionaire's Findings, Determinations, Studies, and Reports. Concessionaire and County's Concessions Manager shall speak at least monthly to exchange information regarding Concessionaire's progress on the Project. From time-to-time but no more than every six months, as requested by the County, Concessionaire agrees to make reasonable oral and written progress reports, and to submit to the County non-proprietary third-party reports and analyses, advising the County related to the development, including financial feasibility analyses, construction cost estimates, marketing studies and similar due diligence matters, completed for purposes of development of the Property, and all such reports and analyses shall include County as a party who may rely on such reports. Should negotiations not result in a DDA between the County and Concessionaire for the Property solely due to Concessionaire electing to terminate this agreement, the Concessionaire shall submit to the County the non-proprietary third-party plans, studies, reports, and drawings prepared by or for Concessionaire with respect to development, any alternatives, financial feasibility analyses, construction cost estimates, marketing or pro forma studies and similar due diligence matters, including assignment of all reports. The County may use these plans, studies, reports, and drawings provided by the Concessionaire in any way deemed by the County to be of benefit to the successful implementation of concessions at the Property. Information to be reported to or submitted to the County shall include any non-proprietary third-party due diligence materials prepared for any prospective development partner, joint venture, or management entity. All costs incurred by Concessionaire in the preparation and presentation of such findings, determinations, studies, reports, or other requests by the County under this Agreement shall be at the sole cost and expense of Concessionaire.

2.4 Environmental Studies. Concessionaire shall prepare all required environmental analysis documents in accordance with the CEQA and NEPA at its own cost and expense. Concessionaire's consultants and professionals to be used in preparing the CEQA/NEPA document shall be subject to the reasonable approval of the County CEO or his designee pursuant to section 3.4. If the quality or pace of environmental review is inadequate as reasonably determined by the County CEO, then the County shall so inform Concessionaire and Concessionaire shall inform and direct its consultants to devote additional resources and/or correct the deficient work, but the cost of the consultant shall remain the Concessionaire's expense. The County and Concessionaire shall agree upon the scope of the CEQA/NEPA document prior to initiating preparation. The County and Concessionaire will meet at least monthly to discuss potential impacts and ongoing studies, review draft documents, respond to

comments and other public input, towards the goal of submitting final environmental documents to the Board of Supervisors and BOR for consideration in conjunction with the DDA and any other necessary discretionary approvals for the project.

2.5 Community Outreach meetings. Concessionaire will conduct a series of public outreach meetings (minimum of 2) within the general Lake Berryessa community prior to finalizing the site plans and executing the DDA. Such meetings will be held at the sole cost of Concessionaire but with the attendance of the County. The purpose of the meetings is to present Concessionaire's proposals and receive public input.

2.6 Termination. County may terminate this Agreement in its sole discretion, subject to applicable terms of this Agreement and opportunities for the Concessionaire to cure, at any time during the Negotiation Period if Concessionaire fails to meet any of the following interim milestones by the deadlines set forth below:

Interim Milestone	Deadline
Concessionaire awards contract to principal environmental consultant	60 days after Effective Date
Tasks identified in Paragraph 2.2.1	6 months after Effective Date
Tasks identified in Paragraphs 2.2.2 and 2.2.3	15 months after Effective Date
Draft environmental documents submitted for County and BOR review	18 months after Effective Date
Draft environmental documents submitted for public review	21 months after Effective Date

In the event of termination, the Concessionaire shall have no further rights regarding the Property, and the County shall be free to negotiate with any other persons or entities with regard to such Property. Prior to termination, County shall notify Concessionaire in writing of its intent to terminate the Agreement for failing to meet an interim milestone. If Concessionaire fails to satisfactorily complete the interim milestone within forty-five (45) days of receiving written notice from County, County may immediately terminate this Agreement, upon which neither Party shall have any further obligation to the other pursuant to Paragraph 5.2 of this Agreement. Interim milestones shall be extended for Force Majeure events as described in Paragraph 1.3.3 of this Agreement.

Article 3 – The Concessionaire

3.1 Nature of the Concessionaire. Concessionaire shall be California Camping Company, LLC. However, the County acknowledges that the Concessionaire may intend to form a new entity controlled by Concessionaire that will be the Concessionaire entity that will be the party to the DDA which shall be permitted by the County in accordance with the conditions set forth in this Section 3.1. The County shall have the right to review and approve the organizational

documents of such entity and the entities comprising such entity. County may require a parent organization or other controlling interest of Concessionaire to enter into a parent guarantee agreement in conjunction with the execution of the DDA, to ensure Concessionaire's successful performance of its obligations under the DDA. The Concessionaire hereunder and under the DDA shall be an entity authorized to conduct business in the State of California by the California Secretary of State. Prior to submission of an executed DDA, Concessionaire shall submit a copy of any executed formation documents (e.g., limited liability company operating agreement, partnership agreement, joint venture, etc.), as well as all organizational documents of each entity, for review and approval by the County, which approval shall not be unreasonably withheld. Such documents may be redacted to remove financial terms or other confidential information contained therein, provided that such redactions do not limit the County's ability (as determined by the County, in its sole discretion) to complete a comprehensive evaluation of the organizational structure of Concessionaire.

3.2 Offices of the Concessionaire. Notices or materials to be provided to Concessionaire under this Agreement shall be sent to:

California Camping Company, LLC
113 Tamal Vista Drive
San Rafael, CA 94901
Attn: Brian Lawrence
brian@ccc.camp

3.3 Principals and Employees of the Concessionaire. The Concessionaire's initial employees or representatives who are to be directly involved in this development and who have been designated to negotiate the DDA with the County, and to engage in the activities necessary to determine the feasibility of the Development are as follows:

Brian Lawrence
Co-Founder & CEO
113 Tamal Vista Drive
San Rafael, CA 94901
brian@ccc.camp

3.4 Concessionaire's Consultants and Professionals. Concessionaire's third party consultants and professionals for the CEQA and NEPA reports (other than its attorneys) shall be subject to the reasonable approval of the County CEO or his designee, which approval shall not be unreasonably withheld. The CEO or his designee shall not withhold, condition, or delay their approval of any of the foregoing persons unless the CEO or his designee reasonably determines that a proposed person does not have sufficient financial, technical, or operational capabilities or experience to perform the work or such person is reasonably believed to not be of good character or reputation.

Article 4 – Evaluation of Property

4.1 Due Diligence. During the Negotiation Period, Concessionaire may conduct due diligence on the Property to determine the feasibility of utilizing the Property for the Project as proposed by Concessionaire. This may include, but not be limited to:

4.1.1 Compiling and reviewing existing data with respect to the Property from any governmental authorities and any other third parties who may have relevant information.

4.1.2 Performing any necessary or desirable non-invasive analyses, examinations, investigations, tests and inspections of the Property and existing improvements, including but not limited to, surveys, inspections, and environmental studies.

4.1.3 Performing invasive analyses, examinations, investigations, tests, and inspections if, and solely to the extent, recommended as a result of the non-invasive due diligence, and subject to the County's prior written approval, which shall not be unreasonably withheld or delayed.

4.1.4 Contacting utility providers who will furnish water, sewer, electric power, telephone service or any other utility to the Property as to any matters which may affect or be necessary to the development.

4.1.5 Evaluating all statutory and regulatory restrictions and controls with respect to development on the Property, which may require contacting local, state, or federal agencies with potential jurisdictional authority concerning development on the Property to ascertain any such restrictions and controls.

4.2 Indemnification. Concessionaire shall take all safety measures that are reasonably necessary to prevent injury to persons or property resulting from Concessionaire's due diligence activities on the Property. The County may immediately terminate the access provided hereunder if it determines, in its sole discretion, that Concessionaire's activities may cause unreasonable risk to human health or property. Concessionaire shall defend, indemnify and hold the County, its officers and employees harmless from and against any cost, loss, liability, damage, claim, action, suit or proceeding arising from or relating to any physical damage or personal injury caused by such entry and the negligent acts or omissions of Concessionaire or its employees, agents, or contractors in performing due diligence at the Property; provided however, in no event shall Concessionaire be required to indemnify the County to the extent damage is related to or arising from the active or sole negligence, or willful misconduct of the County, its officers or employees.

4.3 Insurance. Concessionaire shall carry, maintain, and keep in full force and effect, with an insurance company authorized to do business in California (1) a policy or policies of broad-form comprehensive general liability insurance written on an occurrence basis with minimum limits of $2,000,000.00 combined single limit coverage against any injury, death, loss or damage as a result of wrongful or negligent acts by Concessionaire; (2) property damage insurance with a minimum limit of $1,000,000.00; (3) automotive liability insurance, with minimum combined

single limits coverage of $1,000,000.00; and (4) worker's compensation insurance as required by law. County, its officers and employees shall be added as an additional insured on the policy(ies) as to comprehensive general liability, property damage, automotive liability, and worker's compensation coverages, and such insurance shall include a waiver of subrogation. Concessionaire shall deliver to County a copy of the certificates of insurance effectuating the insurance required hereunder, or such other evidence as County may reasonably require, prior to entry by Concessionaire onto the Property, which certificates shall provide that such insurance shall not be terminated or modified without at least thirty (30) days' prior written notice to County. Alternatively, if Concessionaire does not carry the insurance required by this Paragraph, Concessionaire shall ensure that Concessionaire's contractors and consultants entering the Property provide County with certificates of insurance demonstrating their insurance meets the requirements of this Paragraph before entering the Property.

Article 5 – Acknowledgements and Reservations

5.1 Need for DDA. The Parties acknowledge and agree that this Agreement is for the sole purpose of stating the intention of the Parties to negotiate and enter into a DDA. Other than with respect to those provisions of this Agreement which expressly state the agreement of the Parties and to which the parties are bound, the Parties have not reached agreement on the matters described herein for negotiation, and do not intend to be bound unless and until a final written DDA is executed by both Parties. This Agreement is merely an agreement to enter into a period of negotiations and due diligence according to the concepts presented herein. That said, the Parties acknowledge that extensive time, resources and knowledge will be expended in pursuing the execution of the DDA and both Parties agree that the intent is to enter into an agreement to develop and operate the Property. Furthermore, the County confirms that the intent of the Management Agreement is in fact to develop the Property as a recreational asset and the County's intent is to enter into a DDA to create such recreational asset for the benefit of the community and Napa County as a whole.

5.2 No Further Obligations. Unless otherwise expressly set forth in this Agreement, the County and Concessionaire agree that neither the County nor Concessionaire shall be under any further obligation to each other regarding the Property, the Project, or the development of the proposed concessions if this Agreement expires, is terminated for any reason, or a DDA is not executed by both the County and Concessionaire.

5.3 County Not Responsible for Costs. Except as otherwise may be mutually agreed to in writing by the Parties, as part of this Agreement or a DDA, the County shall not be liable for any costs associated with the preparation of any reports, studies, analysis, architectural plans, and any other documentation to be prepared by Concessionaire or its consultants or contractors, or planning or development of the Property pursuant to or arising from this Agreement, or costs of negotiations or legal fees expended by Concessionaire.

5.4 Limitations of this Agreement. Nothing contained in this Agreement shall constitute a waiver, amendment, promise or agreement by the County (or any of its departments or boards) as to the granting of any approval, permit, consent, or other entitlement in the exercise of the

County's regulatory capacity or function. Concessionaire acknowledges and agrees that no County staff, consultant, or agent has the authority to bind the County, and the County will not be bound to any agreement nor to any course of action except after approval and execution of a DDA. The final form of any proposed DDA to be negotiated may contain matters not contemplated by this Agreement.

Article 6 – General Provisions.

6.1 Compliance with County Policies on Waste, Harassment, Drug/Alcohol-Free Workplace, and Computer Use. Concessionaire hereby agrees to use commercially reasonable efforts to comply, and require its employees and subcontractors to comply, with the following policies, copies of which are available on County's website at https://www.countyofnapa.org/771/Purchasing and are hereby incorporated by reference. Contractor shall also use commercially reasonable efforts to prevent its officers, agents, or employees from engaging in any activities during the performance of any of services under this Agreement that would interfere with compliance or induce violation of these policies by County employees or contractors.

(a) Napa County "Waste Source Reduction and Recycled Product Content Procurement Policy," which is found in the Napa County Policy Manual Part I, Section 8D.

(b) Napa County "Discrimination, Harassment and Retaliation Prevention Policy," which is found in the Napa County Policy Manual Part I, Section 37K.

(c) Napa County "Drug and Alcohol Policy," which is found in the Napa County Policy Manual Part I, Section 37O.

(d) "Napa County Information Technology Use and Security Policy" which is found in the Napa County Policy Manual Part I, Section 31A.

(e) Napa County "Workplace Violence Policy," which is found in the Napa County Policy Manual Part I, Section 37U.

6.2 No Waiver. The waiver by either Party of any breach or violation of any requirement of this Agreement shall not be deemed to be a waiver of any such breach in the future, or of the breach of any other requirement of this Agreement.

6.3 Interpretation; Venue.

6.3.1 Interpretation. This Agreement shall be interpreted and governed by the laws of the State of California without regard to the choice of law or conflicts.

6.3.2 Venue. This Agreement is made in Napa County, California. The venue for any legal action in state court filed by either Party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement shall be in the Superior Court of California, County of Napa, a unified court. The venue for any legal action in federal court filed by either Party to this Agreement for the purpose of interpreting or enforcing any provision of this Agreement lying within the jurisdiction of the federal courts shall be the Northern District of California.

6.4 Compliance with Laws. Concessionaire shall observe and comply with all applicable federal, state, and local laws, ordinances, and codes.

6.5 Severability. If any provision of this Agreement, or any portion thereof, is found by any court of competent jurisdiction to be unenforceable or invalid for any reason, such provision shall be severable and shall not in any way impair the enforceability of any other provision of this Agreement.

6.6 Entirety of Contract. This Agreement, including any documents expressly incorporated by reference whether or not attached hereto, constitutes the entire agreement between the Parties relating to the subject of this Agreement and supersedes all previous agreements, promises, representations, understandings, and negotiations, whether written or oral, among the Parties with respect to the subject matter hereof.

6.7 Electronic Signatures and Counterparts. By executing this Agreement, all parties consent and agree that any electronic signature, as defined by Civil Code section 1633.2(h), affixed hereto shall have the full force and effect as a wet or manual signature. This Agreement may be executed in counterparts, which when taken together, shall constitute a single signed original as though all parties had executed the same page.

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IN WITNESS WHEREOF, this Agreement is executed by the County, acting by and through the Chair of the Board of Supervisors, and by Concessionaire through its duly authorized officer.

CALIFORNIA CAMPING COMPANY LLC

By: _____
BRIAN LAWRENCE, Co-Founder & CEO

NAPA COUNTY, a political subdivision of
the State of California

By: _____
AMBER MANFREE, Chair
Board of Supervisors

APPROVED AS TO FORM Office of County Counsel	APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS	ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors
By: *Thomas C. Zeleny* Chief Deputy County Counsel Date: April 6, 2026 FV 13757244	Date: _____ Processed By: _____ Deputy Clerk of the Board	By: _____

Wildhaven Napa
at Spanish Flat

Proposal Overview

Wildhaven *Napa*

The CCC proposes redeveloping the former Spanish Flat Resort into Wildhaven Napa, a year-round premier glamping destination and flagship Wildhaven resort.

Spanish Flat operated from the late 1950's until 2008/2009 with 123 tent & RV sites plus a restaurant, store, marina and boat rentals. Sun Communities submitted a proposal in 2021 to redevelop Spanish Flat into the "Outpost" with 79 cabins & glamping tents, restaurant/bar, store, boat rentals, etc.

Wildhaven Napa's proposed size and operations are comparable to both previous operations and Sun's proposal, and our glamping accommodations are exactly what modern travelers are seeking:

Large, comfortable accommodations that immerse guests in nature with seamless indoor/outdoor spaces, large picture windows with lake views, and private decks/patios furnished with fire ring, furniture & hammocks.

- **60 glamping tents**, including a mix of "Premium" tents with en suite bathrooms and "Classic" tents with shared bathrooms.
- **40 cabins**, all with en suite bathrooms & kitchenettes.

Central lodge, Day Use Area, Marina with 75 boat slips, boat rentals, launch ramp, trailer parking and potentially gas (TBD on permitting), and **Health & wellness**.

At all Wildhaven resorts, we prioritize local engagement through several channels:

Staffing, Sourcing, **Partnership,** and **Giving back**: We will work with local contractors and project teams whenever possible.

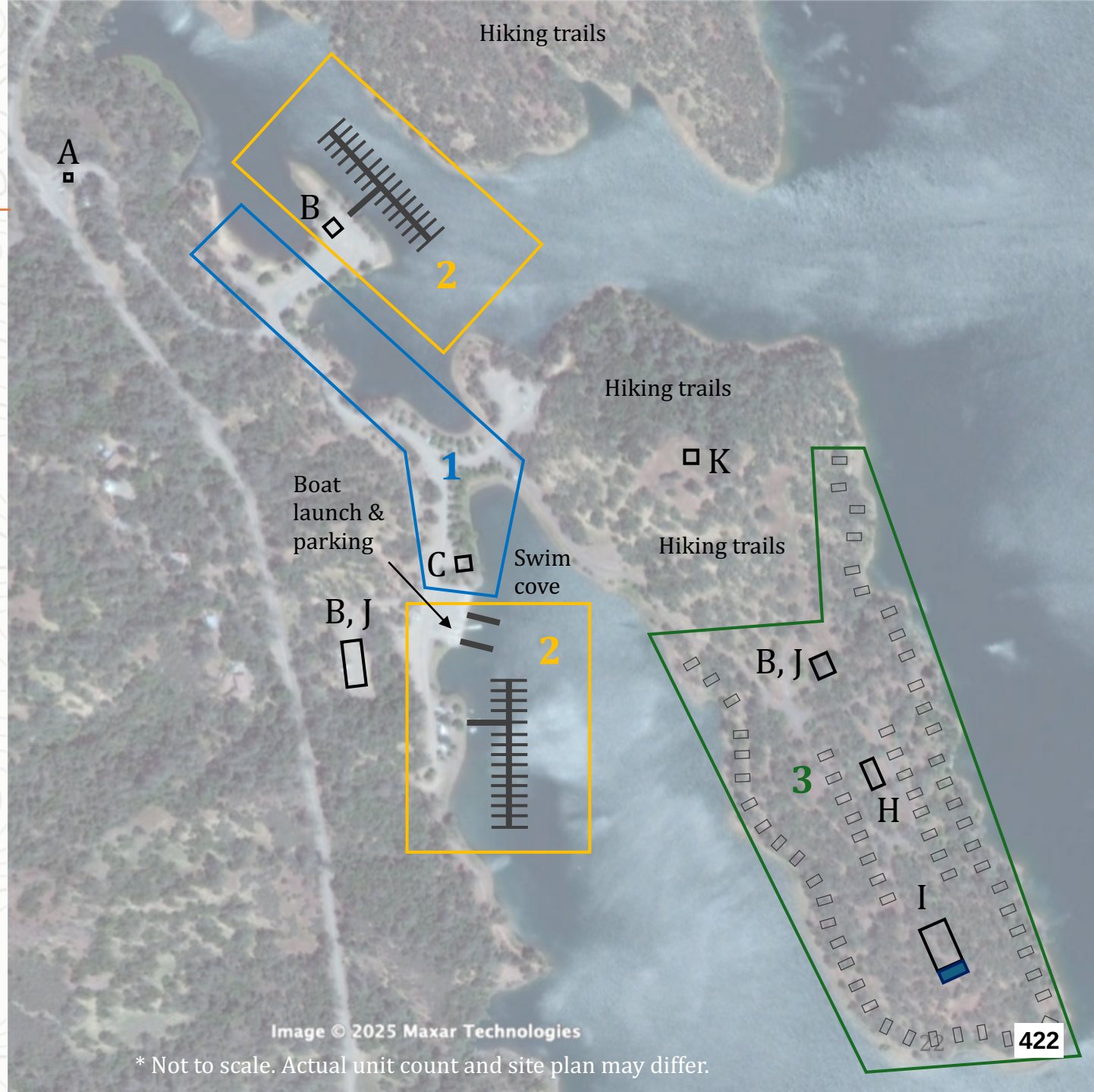
Wildhaven Napa
Site Plan

Wildhaven Napa will consist of 4 core area of operations:

1 – Day Use Area: Picnic, swimming beach, playground, restroom facilities
- A – Check in kiosk
- B – Maintenance & operations facilities
- C – F&B: Food truck with bar or similar, plus covered dining area with large fire pit

2 – Marina with 75 boat slips, boat launch & parking, as well as boat rentals

3 – Glamping resort area, with 80 tents & cabins
- H – Bathhouse & event space
- I – Lodge w/ reception, store, F&B, event space, office
- J – Staff housing/RVs
- K – Summit pergola & lake viewpoint



* Not to scale. Actual unit count and site plan may differ.

Amenities for *adventuring & relaxing*

Wildhaven Napa will feature all of the amenities that the Spanish Flat RFP and Sun proposals highlighted, which are also the amenities that guests expect from a top-rated glamping resort:

Resort	Entertainment	Health & Wellness	Nature
• Lodge w/ reception & store	• Live music	• Pool & spa	• Hiking trails
• Lodge restaurant & bar	• Wine/beer tastings	• Sauna	• Communal fire pits
• Pool & hot tub	• Lawn games	• Fitness center	• Astronomy nights
• Day use swimming beach	• Kids activities	• Yoga & meditation	• Guided nature hikes
• Day use restaurant & bar	• Special events	• Massage	• Fly fishing
• Day use picnic area	• Boat rentals	• Hiking trails	• Paddle sports

Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov

Main: (707) 253-4580

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1072

TO: Board of Supervisors

FROM: Ryan J. Alsop, Chief Executive Officer

REPORT BY: Neha Hoskins, Clerk of the Board

SUBJECT: Conference with Legal Counsel

RECOMMENDATION

CONFERENCE WITH LABOR NEGOTIATORS

(Government Code section 54957.6)

Agency Designated Representatives: Christine Briceño, Director of Human Resources; Napa County Probation Professionals' Association - Nonsupervisory Unit; and Napa County Probation Professionals' Association - Supervisory Unit

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Napa County

Board Agenda Letter

Board of Supervisors | **Agenda Date:** 5/5/2026 | **File ID #:** 26-1094

TO: Board of Supervisors

FROM: Ryan J. Alsop, Chief Executive Officer

REPORT BY: Neha Hoskins, Clerk of the Board

SUBJECT: Conference with Legal Counsel - Existing Litigation

RECOMMENDATION

Silverado Community Services District

Conference with Legal Counsel - Existing Litigation (Government Code Section 54956.9(d)(1))

Name of Case: Bojuana Wilcosky v. County of Napa Public Works, et. all; Napa Superior Court Case No. 24CV001696.