

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 XIID, 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.

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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.