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PRELIMINARY ENGINEER'S REPORT

NAPA COUNTY CSA NO. 3

STREET MAINTENANCE ASSESSMENT DISTRICT

Fiscal Year: 2025-26

April 23, 2025

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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

TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE</u> |
|---|-------------|
| I CERTIFICATES | 1 |
| II ENGINEER’S STATEMENT | 2 |
| III ANNUAL UPDATE | 4 |
| IV DESCRIPTION OF IMPROVEMENTS AND SERVICES..... | 5 |
| V ESTIMATE OF COSTS | 6 |
| VI METHOD OF APPORTIONMENT..... | 7 |
| A Categories of Benefit | 7 |
| B Benefit Zones..... | 7 |
| C Street Maintenance Services..... | 8 |
| VII PRELIMINARY ASSESSMENT ROLL..... | 11 |

APPENDICES

| | |
|------------|---|
| APPENDIX A | FY 2025-26 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.
License Number: C23473

Date

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2025.

Neha Hoskins, Clerk of the Board
Napa County, California

Date

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the Board of Supervisors, County of Napa, California, on the _____ day of _____, 2025.

Neha Hoskins, Clerk of the Board
Napa County, California

Date

II ENGINEER'S STATEMENT

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

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

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

WHEREAS, on _____, 2025, 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") 2025-26 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 2025-26 is summarized in Table 1 below.

Table 1: Proposed Assessment Budget FY 2025-26*

| Improvement Item | Proposed Budget Amount FY 2025-26 |
|--------------------|---|
| Street Lighting | \$31,536 |
| Street Sweeping | \$21,024 |
| Median Landscaping | \$57,815 |
| Administration | \$36,792 |
| Total | \$147,166 |

*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 2025-26 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 31,504 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 2025-26, including estimates of (i) the total costs for improvements and services for FY 2025-26, 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 2025-26, which escalates annually by CPI pursuant to Resolution No. 2023-95. The percentage change from February 2024 to February 2025 was 2.69%.

Table 2: Proposed Assessment Budget FY 2025-26^{1,2}

| Improvement Item | Prior Year Budget | Budget Amount FY 2025-26 |
|---------------------------------|-------------------|-----------------------------|
| Street Lighting | \$30,710 | \$31,536 |
| Street Sweeping | \$20,473 | \$21,024 |
| Median Landscaping ³ | \$56,301 | \$57,815 |
| Administration | \$35,828 | \$36,792 |
| Total | \$143,312 | \$147,166 |

Notes:

- Figures may not sum due to rounding.
- To keep up with cost-of-living increases, street lighting, street sweeping, median landscaping, and administration services are subject to an annual CPI increase.
- Median landscaping costs include water supply for landscaping services.

VI METHOD OF APPORTIONMENT

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

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

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

A Categories of Benefit

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

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

B Benefit Zones

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

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

C Street Maintenance Services

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

1. Street Lighting

The County Road Department pays the costs of the intersection lights and CSA No. 3 pays for the midblock lights. The lights are 5800 Lumen lights on PG&E rate schedule LS 1A high pressure sodium vapor lamps, for which the current monthly rate is about \$12.00 per light. This rate structure includes energy costs and maintenance. The estimated budget for costs associated with street lighting for FY 2025-26 is projected to be \$31,536.

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 2025-26 is \$21,024.

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 2025-26 is projected to be \$57,815.

Table 3 below summarizes the CSA No. 3 street maintenance budget for FY 2025-26.

Table 3: CSA No. 3 Street Maintenance Budget

| Maintenance Service | FY 2025-26 Budget |
|---------------------------------|-------------------|
| Street Lighting | \$31,536 |
| Street Sweeping | \$21,024 |
| Median Landscaping ¹ | \$57,815 |
| Total | \$110,375 |

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 7,410,156 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 5,596,846 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 2025-26 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 2025-26 PRELIMINARY ASSESSMENT ROLL

**NAPA COUNTY CSA NO. 3
PRELIMINARY ASSESSMENT ROLL
FISCAL YEAR 2025-26**

| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|---|--------------------------|---|
| NAPA COUNTY OF | 057-050-009 | \$1,716.72 |
| SKM NAPA LLC | 057-060-010 | \$608.76 |
| NAPA CITY OF | 057-090-087 | \$0.00 |
| NAPA-VALLEJO WASTE MANAGEMENT AUTHORITY | 057-090-088 | \$222.46 |
| ALBERTSON KAREN E TR | 057-100-018 | \$225.36 |
| NAPA POINTE 1 LP | 057-100-021 | \$724.32 |
| ANDERSON DENISE E TR ETAL | 057-110-001 | \$60.02 |
| HARDING NELSON & MINDY K TR ETAL | 057-110-004 | \$756.64 |
| NAPA VALLEY PETROLEUM INC | 057-110-006 | \$139.56 |
| HARDING THOMAS H & LADONNA TR | 057-110-007 | \$90.94 |
| SANNELLA PAUL TR | 057-110-013 | \$41.30 |
| MCDONALD JOHN A & SHARON L TR ETAL | 057-110-014 | \$7.24 |
| TOWER ROAD INVESTORS LLC | 057-110-016 | \$176.02 |
| MCDONALD JOHN A & SHARON L TR ETAL | 057-110-017 | \$34.84 |
| TOWER ROAD PARTNERS LLC | 057-110-018 | \$162.82 |
| TOWER ROAD PARTNERS LLC | 057-110-019 | \$159.06 |
| HEGARTY MICHAEL ROBERT | 057-110-023 | \$103.18 |
| BRADY JODY D & TIMOTHY J TR ETAL | 057-110-024 | \$168.10 |
| 600 TOWER ROAD HOLDINGS LLC | 057-110-025 | \$51.88 |
| OWENS CORNING MASONRY PRODUCTS LLC | 057-110-027 | \$301.26 |
| TOWER ROAD WINERY CO-OP | 057-110-028 | \$1,113.42 |
| HARDING THOMAS H & LADONNA TR | 057-110-032 | \$74.02 |
| HARDING HARRY AND SONS | 057-110-033 | \$46.72 |
| FOLEY PRODUCTS COMPANY LLC | 057-110-037 | \$320.80 |
| HARDING NELSON & MINDY K TR ETAL | 057-110-039 | \$96.98 |
| CHASE DIANE E TR | 057-110-040 | \$101.70 |
| HARDING THOMAS H & LADONNA TR | 057-110-041 | \$70.08 |
| TOMHAR INC | 057-110-042 | \$151.16 |
| DEBRUIN MARJORIE ELAINE | 057-110-043 | \$65.20 |
| CAMPBELL PAUL C & MARY M TR | 057-110-044 | \$68.78 |
| NAPA CITY OF | 057-110-049 | \$70.08 |
| NAPA CITY OF | 057-110-052 | \$89.48 |
| HARRY HARDING & SONS INC | 057-110-059 | \$143.82 |
| TOMHAR INC | 057-110-060 | \$52.36 |
| HARRY HARDING AND SONS INC | 057-110-061 | \$22.80 |
| TOMHAR INC | 057-110-063 | \$81.66 |
| TOMHAR INC | 057-110-064 | \$94.12 |
| NAPA CITY OF | 057-110-065 | \$159.88 |
| NAPA CITY OF | 057-110-066 | \$140.46 |
| NAPA CITY OF | 057-110-067 | \$292.54 |
| NAPA CITY OF | 057-110-068 | \$70.08 |
| SKIHAWK DEVELOPMENT COMPANY | 057-110-069 | \$1,432.78 |
| OWENS CORNING MASONRY PRODUCTS LLC | 057-110-070 | \$899.00 |
| SAFE HARBOR PARTNERS LLC | 057-110-071 | \$0.00 |
| SANNELLA PAUL TR | 057-110-072 | \$0.00 |
| 179 CAMINO ORUGA LLC | 057-151-020 | \$75.84 |
| ROSSMILLER SCOTT TR | 057-151-021 | \$45.92 |
| FDM VENTURES LLC ETAL | 057-151-023 | \$283.80 |
| COMPLETE WELDERS SUPPLY | 057-151-026 | \$165.06 |

| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|---------------------------------------|--------------------------|--|
| KOWALESKI MICHAEL S TR | 057-151-027 | \$88.28 |
| SEGUIN MOREAU NAPA COOPERAGE INC | 057-151-028 | \$298.86 |
| HALF DOZEN HOLDINGS LLC | 057-151-029 | \$189.60 |
| 147 CAMINO ORUGA LLC | 057-151-030 | \$173.08 |
| SACRAMENTO BUILDERS EXCHANGE INC | 057-151-031 | \$191.30 |
| MK WAREHOUSE LLC | 057-152-001 | \$228.74 |
| BARBOUR VINEYARDS LLC | 057-152-004 | \$213.96 |
| RICKARD DONALD J & GLASS KATHY L TR | 057-152-007 | \$155.82 |
| NAPA VALLEY COMMUNITY HOUSING | 057-152-009 | \$87.38 |
| STORE MASTER FUNDING XXXII LLC | 057-152-012 | \$397.48 |
| STORE MASTER FUNDING XXXII LLC | 057-152-013 | \$165.56 |
| STORE MASTER FUNDING XXXII LLC | 057-152-014 | \$150.74 |
| MJM333 LLC | 057-152-015 | \$111.78 |
| MJM333 LLC | 057-152-016 | \$47.78 |
| MJM333 LLC | 057-152-017 | \$99.12 |
| PACIFIC BELL TELEPHONE COMPANY | 057-190-006 | \$426.34 |
| DOCTORS COMPANY | 057-190-009 | \$175.06 |
| DOCTORS COMPANY | 057-190-014 | \$90.10 |
| DOCTORS COMPANY | 057-190-015 | \$37.00 |
| DOCTORS COMPANY | 057-190-016 | \$63.70 |
| DOCTORS COMPANY | 057-190-017 | \$66.74 |
| DOCTORS COMPANY | 057-190-018 | \$72.50 |
| PEJU PROVINCE WINERY | 057-190-019 | \$210.96 |
| PEJU PROVINCE WINERY | 057-190-020 | \$123.94 |
| DOCTORS COMPANY | 057-190-021 | \$1,679.56 |
| RANG DONG JOINT STOCK COMPANY | 057-190-023 | \$444.78 |
| 21 & 37 EXECUTIVE WAY L P | 057-190-024 | \$1,227.72 |
| 21 & 37 EXECUTIVE WAY L P | 057-190-025 | \$872.48 |
| DVINE INVESTMENTS LLC | 057-200-002 | \$619.28 |
| M&J LAND INVESTMENTS LLC | 057-200-003 | \$619.38 |
| AIRPORT BOULEVARD REALTY LLC | 057-200-024 | \$5,704.18 |
| GREENWOOD MOB LLC | 057-200-028 | \$546.24 |
| RPE PLUM LLC ETAL | 057-200-030 | \$372.88 |
| AKV PROPERTIES LLC ETAL | 057-200-031 | \$346.36 |
| RPE PLUM LLC ETAL | 057-200-032 | \$372.88 |
| PMC PACIFIC PROPERTIES LLC | 057-200-033 | \$311.02 |
| GATEWAY 24 NAPA LLC | 057-200-039 | \$74.14 |
| REDWOOD CREDIT UNION | 057-200-040 | \$603.30 |
| REDWOOD CREDIT UNION | 057-200-041 | \$4,787.58 |
| MOSHER DENNIS J & VIRGINIA L TR | 057-210-013 | \$1,048.24 |
| ADVANCED PRESSURE TECHNOLOGY | 057-210-016 | \$1,815.64 |
| CALFEE KENT N & EAGER SUSAN B TR ETAL | 057-210-018 | \$817.12 |
| DDHQ LLC | 057-210-022 | \$1,323.08 |
| WINE SERVICE COOPERATIVE | 057-210-023 | \$761.72 |
| NAPA GATEWAY LLC | 057-210-024 | \$5,218.20 |
| NAPA COUNTY OF | 057-210-029 | \$0.00 |
| SAFE HARBOR PARTNERS LLC | 057-210-032 | \$911.92 |
| CA GATEWAY PARTNERS PHASE II LLC | 057-210-037 | \$94.74 |
| CA GATEWAY PARTNERS PHASE II LLC | 057-210-038 | \$205.96 |
| CA GATEWAY PARTNERS LLC | 057-210-039 | \$0.00 |
| CA GATEWAY PARTNERS LLC | 057-210-040 | \$0.00 |
| PORTOCORK AMERICA INC | 057-210-041 | \$1,105.36 |
| SAFE HARBOR PARTNERS LLC | 057-210-044 | \$841.88 |
| PHEZ LLC | 057-210-045 | \$653.16 |

| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|---|--------------------------|--|
| MKD CITY VILLAS LLC | 057-210-048 | \$838.06 |
| MKD CITY VILLAS LLC | 057-210-049 | \$41.18 |
| INDELICATO FAMILY OFFICE LLC | 057-210-050 | \$1,829.64 |
| INDELICATO FAMILY OFFICE LLC | 057-210-051 | \$32.94 |
| 540 NAPA LLC | 057-210-052 | \$881.90 |
| NAPA COUNTY OF | 057-210-054 | \$968.76 |
| 776 TECHNOLOGY WAY LLC | 057-210-058 | \$1,079.84 |
| NAPA COUNTY OF | 057-210-059 | \$0.00 |
| NAPA COUNTY OF | 057-210-060 | \$218.14 |
| IBEW LOCAL UNION 180 HOLDING COMPANY | 057-210-064 | \$166.42 |
| E & P PROPERTIES INC | 057-210-067 | \$2,145.84 |
| NAPA LH II LLC | 057-210-068 | \$0.00 |
| NAPA LH II LLC | 057-210-069 | \$0.00 |
| NAPA LH II LLC | 057-210-070 | \$0.00 |
| TSION GROUP LLC | 057-220-016 | \$1,335.74 |
| WINE SERVICE COOPERATIVE | 057-220-019 | \$1,404.98 |
| GATEWAY PARTNERS 1 LLC | 057-220-020 | \$2,203.82 |
| M & Y PROPERTIES LLC | 057-220-021 | \$635.04 |
| MILPITAS PROPERTIES INC | 057-220-023 | \$1,916.30 |
| RMCG LLC | 057-220-024 | \$1,210.04 |
| STEELBIRD GHETTO PROPERTIES LLC | 057-220-027 | \$1,224.62 |
| C & C REAL ESTATE PARTNERS LLC | 057-220-028 | \$696.18 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-220-030 | \$1,508.82 |
| SOLANO AND NAPA COUNTIES ELECTRICAL WORKERS | 057-220-031 | \$635.98 |
| 1562-1570 AIRPORT BOULEVARD LP ETAL | 057-220-032 | \$2,002.22 |
| DEUXFILS LLC | 057-230-007 | \$329.68 |
| BAILEY CUMMINGS FAMILY LP | 057-230-008 | \$676.10 |
| LAFITTE CORK & CAPSULE INC | 057-230-009 | \$190.66 |
| LAFITTE CORK & CAPSULE INC | 057-230-011 | \$88.76 |
| HARBERTS GROUP LLC | 057-230-012 | \$108.64 |
| 25 EXECUTIVE LLC | 057-230-013 | \$477.52 |
| GUERRERA PROPERTIES LLC | 057-230-014 | \$237.88 |
| AIRPARK HOLDINGS INC | 057-240-001 | \$2,845.20 |
| CARLSEN INVESTMENTS LLC | 057-240-002 | \$2,326.92 |
| NAPA AIRPORT CENTER LLC | 057-240-003 | \$1,588.56 |
| 765 SKYWAY COURT LLC | 057-240-004 | \$1,560.98 |
| PLEASANT HILL INDUSTRIAL PARK ASSOCIATES | 057-240-005 | \$1,707.84 |
| BIAGI WINE ESTATES LLC | 057-240-012 | \$4,603.40 |
| WAGNER PIERCE BLICKER LLC | 057-240-014 | \$608.26 |
| EJ GALLO REVERSE PLACEHOLDER LLC | 057-240-015 | \$1,923.30 |
| BIAGI SR LAND LLC | 057-240-017 | \$5,974.16 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-018 | \$1,254.26 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-019 | \$701.92 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-020 | \$406.98 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-021 | \$141.70 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-022 | \$56.84 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-023 | \$79.08 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-024 | \$305.64 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-025 | \$296.58 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-026 | \$589.06 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-027 | \$880.70 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-028 | \$583.28 |
| BARREL TEN QUARTER CIRCLE LAND CO INC | 057-240-029 | \$553.62 |
| BIAGI FOLEY LLC | 057-240-030 | \$4,221.54 |

| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|--|--------------------------|--|
| GVI REVERSE PLACEHOLDER LLC | 057-240-031 | \$332.00 |
| PD PROPERTIES LLC | 057-240-032 | \$1,276.46 |
| AMORIM CORK AMERICA INC | 057-250-005 | \$844.54 |
| DEVLIN 24 LLC | 057-250-006 | \$229.86 |
| NAPA JAMIESON CANYON LLC | 057-250-008 | \$1,870.20 |
| UNITED CEREBRAL PALSY OF THE NORTH BAY INC | 057-250-014 | \$1,106.14 |
| TECH WAY 1 LP | 057-250-015 | \$728.88 |
| LONG FAMILY ENTERPRISES LLC | 057-250-022 | \$445.86 |
| GATEWAY WINERY LLC | 057-250-023 | \$125.22 |
| NAPA VALLEY TRANSPORTATION AUTHORITY | 057-250-025 | \$637.18 |
| V SATTUI WINERY | 057-250-028 | \$539.10 |
| GATEWAY WINERY LLC | 057-250-029 | \$655.06 |
| E & P PROPERTIES INC | 057-250-030 | \$1,097.54 |
| E & P PROPERTIES INC | 057-250-031 | \$283.60 |
| E & P PROPERTIES INC | 057-250-032 | \$232.68 |
| LAIRD KENNETH E & GAIL TR | 057-250-033 | \$1,485.20 |
| FOUR G ENTERPRISES LLC | 057-250-035 | \$1,343.76 |
| NAPA VALLEY TRANSPORTATION AUTHORITY | 057-250-036 | \$851.40 |
| NAPA VALLEY TRANSPORTATION AUTHORITY | 057-250-037 | \$567.64 |
| HEIRSHIP LLC | 057-250-038 | \$1,521.34 |
| CAMPAINHA DALE A | 057-260-002 | \$66.28 |
| JOHNSTON STEWART | 057-260-003 | \$83.94 |
| PENSERINI PROPERTIES LLC | 057-260-004 | \$77.76 |
| WAGNER PAUL C & KATRINA SUSANNE TR | 057-260-005 | \$64.80 |
| SANNELLA PAUL TR ETAL | 057-260-006 | \$64.80 |
| P AND G EQUIPMENT LLC | 057-270-002 | \$7.24 |
| P AND G EQUIPMENT LLC | 057-270-003 | \$7.24 |
| 190 CAMINO ORUGA LLC | 057-270-004 | \$52.10 |
| 190 CAMINO ORUGA LLC | 057-270-005 | \$52.08 |
| 190 CAMINO ORUGA LLC | 057-270-006 | \$61.64 |
| PORTEOUS LELAND F & MARY L TR | 057-270-007 | \$30.56 |
| RBK INVESTMENTS LLC | 057-270-008 | \$61.44 |
| REICHOW RICHARD ALAN TR | 057-270-009 | \$57.98 |
| SCARLET BEAR LP | 057-270-012 | \$61.94 |
| SHARMA RAJIV K & DIMPLE | 057-270-013 | \$25.36 |
| HILL SUSAN P TR | 057-270-014 | \$25.08 |
| HILL SUSAN P TR | 057-270-015 | \$34.10 |
| KURUCZ ROBERT G JR | 057-280-002 | \$81.48 |
| BUSBY DAVID J TR | 057-280-003 | \$87.16 |
| BUSBY DAVID J TR | 057-280-004 | \$87.16 |
| RMW PROPERTIES LLC | 057-280-005 | \$117.58 |
| PEREZ REYNALDO III TR | 057-280-006 | \$81.48 |
| RUISE DENNIS TR | 057-280-007 | \$81.08 |
| SHINER PROPERTIES LLC | 057-280-008 | \$99.32 |
| SHINER PROPERTIES LLC | 057-280-009 | \$100.14 |
| STRONG KENNETH L & LAURIE M TR | 057-280-010 | \$100.14 |
| FORMACHELLI PROPERTIES LLC | 057-280-011 | \$100.14 |
| KRUPP BROTHERS VINEYARDS LLC | 057-280-012 | \$100.14 |
| C R BUILDWORKS INC | 057-280-013 | \$99.32 |
| SHERWOOD ERIC J | 057-290-002 | \$90.54 |
| EQUITA LLC | 057-290-003 | \$103.48 |
| V WINE CELLARS INC | 057-290-004 | \$103.48 |
| VINO VENTURES LLC | 057-290-005 | \$103.48 |
| COLWELL NEIL | 057-290-006 | \$103.48 |

| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|--------------------------------|--------------------------|--|
| HEUSCHOBBER JERRY & LYNELLE TR | 057-290-007 | \$103.48 |
| BUSBY ENTERPRISES INC | 057-290-008 | \$103.48 |
| BLAIR RICHARD E TR | 057-290-009 | \$103.48 |
| 65 SHEEHY CT LLC | 057-290-010 | \$103.48 |
| MCDANIEL ANTHONY TR | 057-290-011 | \$103.48 |
| RC NAPA LLC | 057-290-012 | \$103.48 |
| 71 SHEEHY COURT LLC | 057-290-013 | \$90.54 |
| JOHN ANTHONY INVESTMENTS LLC | 057-300-002 | \$183.94 |
| J3 WINE PARTNERS LLC | 057-300-003 | \$198.04 |
| J3 WINE PARTNERS LLC | 057-300-004 | \$204.94 |
| BETTY & DEUCE LLC | 057-300-005 | \$213.44 |
| D AND O HOLDINGS LLC | 057-310-002 | \$236.80 |
| SB NAPA LLC | 057-310-003 | \$107.62 |
| SB NAPA LLC | 057-310-004 | \$193.72 |
| SB NAPA LLC | 057-310-005 | \$193.72 |
| SB NAPA LLC | 057-310-006 | \$107.62 |
| SB NAPA LLC | 057-310-008 | \$86.08 |
| SB NAPA LLC | 057-310-009 | \$193.72 |
| SB NAPA LLC | 057-310-010 | \$279.84 |
| BIAGI NAPA OFFICE LLC | 057-310-011 | \$107.62 |
| BIAGI NAPA OFFICE LLC | 057-310-012 | \$64.58 |
| BIAGI NAPA OFFICE LLC | 057-310-013 | \$172.20 |
| FOXWORTHY MARK A & MONIKA L | 057-320-002 | \$187.60 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-003 | \$210.18 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-004 | \$118.08 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-005 | \$281.90 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-006 | \$254.24 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-007 | \$145.42 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-008 | \$167.56 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-009 | \$149.26 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-010 | \$134.54 |
| RIECHERS PETER & CARLA TR ETAL | 057-320-011 | \$131.02 |
| SAWYER J CHARLES TR | 057-330-002 | \$115.58 |
| SAWYER J CHARLES TR | 057-330-003 | \$116.10 |
| SAWYER J CHARLES TR | 057-330-004 | \$116.10 |
| SAWYER J CHARLES TR | 057-330-005 | \$116.10 |
| TRUC SHACK PROPERTIES LLC | 057-330-006 | \$116.10 |
| TRUC SHACK PROPERTIES LLC | 057-330-007 | \$116.10 |
| TRUC SHACK PROPERTIES LLC | 057-330-008 | \$108.92 |
| DRIVON LAURENCE E & DONNA E | 057-330-010 | \$152.28 |
| DRIVON LAURENCE E & DONNA E | 057-330-011 | \$152.80 |
| DRIVON LAURENCE E & DONNA E | 057-330-012 | \$152.80 |
| DRIVON LAURENCE E & DONNA E | 057-330-013 | \$152.80 |
| DRIVON LAURENCE E & DONNA E | 057-330-014 | \$152.80 |
| DRIVON LAURENCE E & DONNA E | 057-330-015 | \$152.80 |
| DRIVON LAURENCE E & DONNA E | 057-330-016 | \$145.62 |
| NAPA INDUSTRIAL LLC | 057-350-001 | \$1,778.50 |
| NAPA INDUSTRIAL II LLC | 057-350-002 | \$0.00 |
| NAPA INDUSTRIAL LLC | 057-350-003 | \$994.64 |
| NAPA INDUSTRIAL LLC | 057-350-004 | \$2,855.74 |
| BENSON INVESTMENTS INC | 057-350-006 | \$502.20 |
| NCC VENTURE 1 LLC | 057-350-010 | \$0.00 |
| NCC VENTURE 1 LLC | 057-350-011 | \$33.72 |
| NCC VENTURE 1 LLC | 057-350-012 | \$1,480.18 |

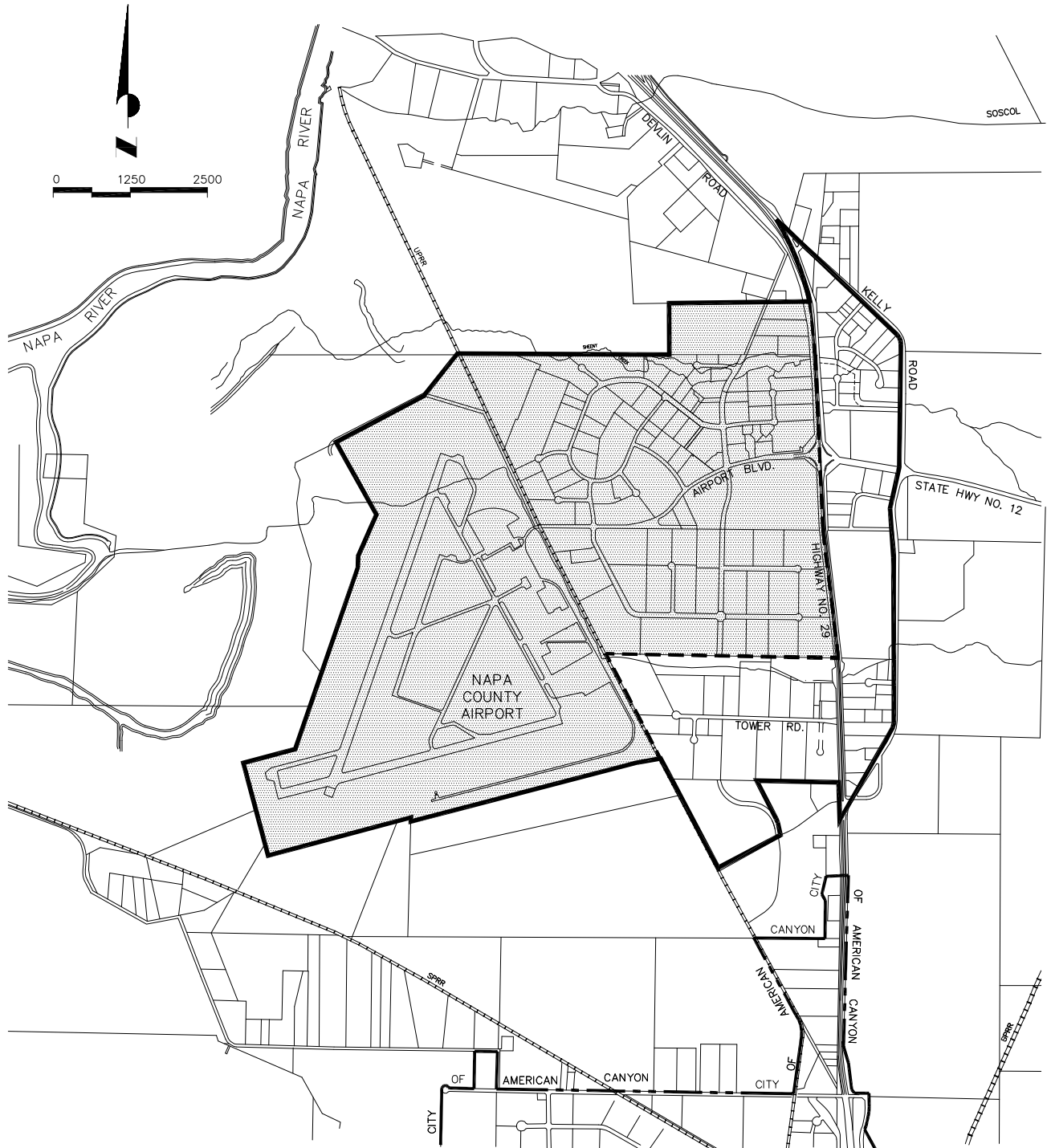
| Owner Name | Assessor's Parcel Number | Preliminary Street Maintenance Assessment Amount |
|-------------------|--------------------------|---|
| NCC VENTURE 1 LLC | 057-350-013 | \$1,009.96 |
| NCC VENTURE 1 LLC | 057-350-014 | \$1,933.08 |
| NCC VENTURE I LLC | 057-350-015 | \$287.06 |
| NCC 1251 LLC | 057-350-016 | \$941.94 |
| NCC VENTURE I LLC | 057-350-017 | \$198.78 |
| Total | | \$145,084.55 |

APPENDIX B

Napa County
Preliminary Engineer's Report
CSA No. 3






BENEFIT ZONE DIAGRAMS



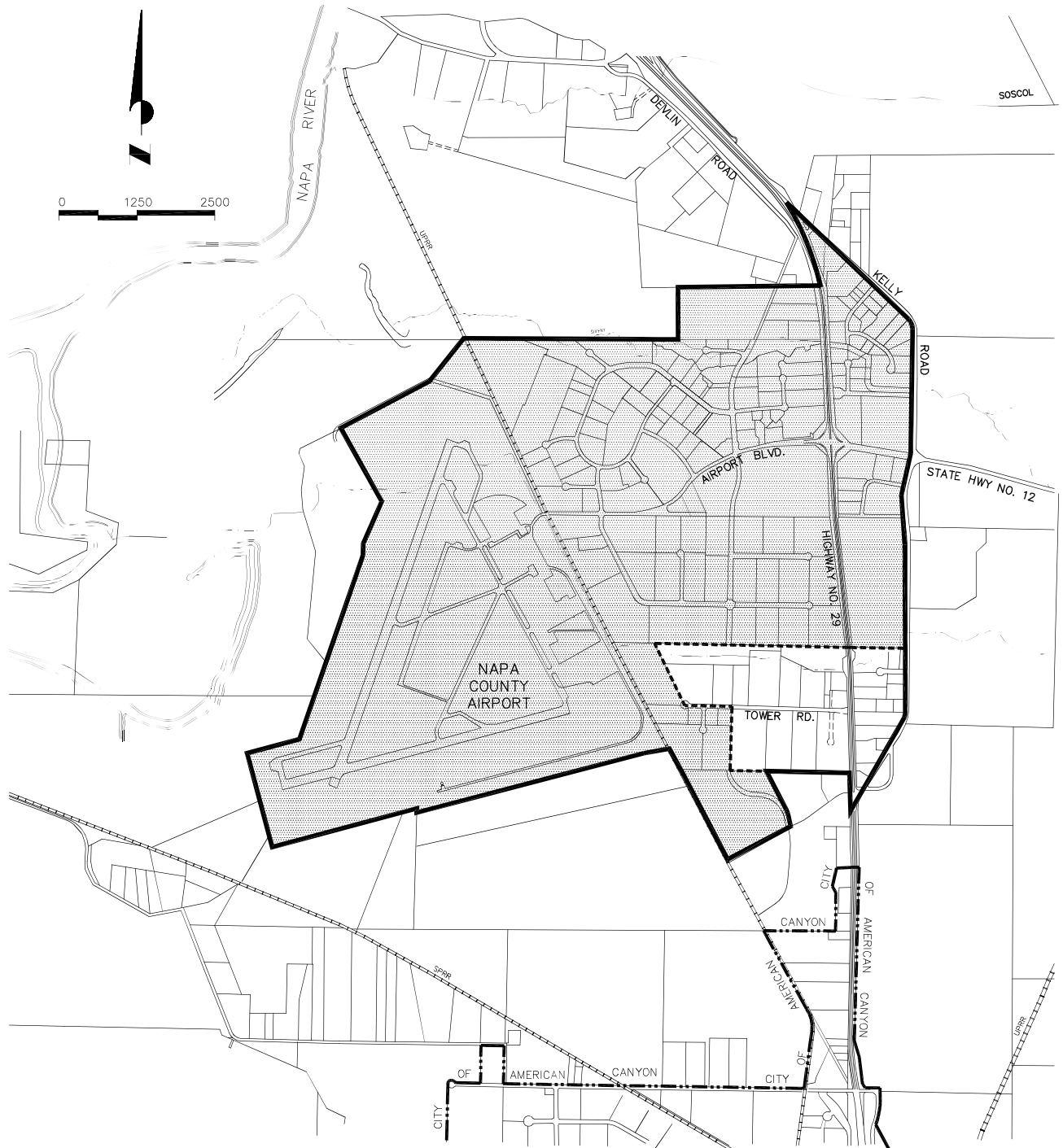
COUNTY OF NAPA COUNTY SERVICE AREA 3 ASSESSMENT DISTRICT BENEFIT ZONE 1

APRIL 2019

LEGEND

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





COUNTY OF NAPA ASSESSMENT DISTRICT COUNTY SERVICE AREA 3 BENEFIT ZONE 2

APRIL 2019

LEGEND

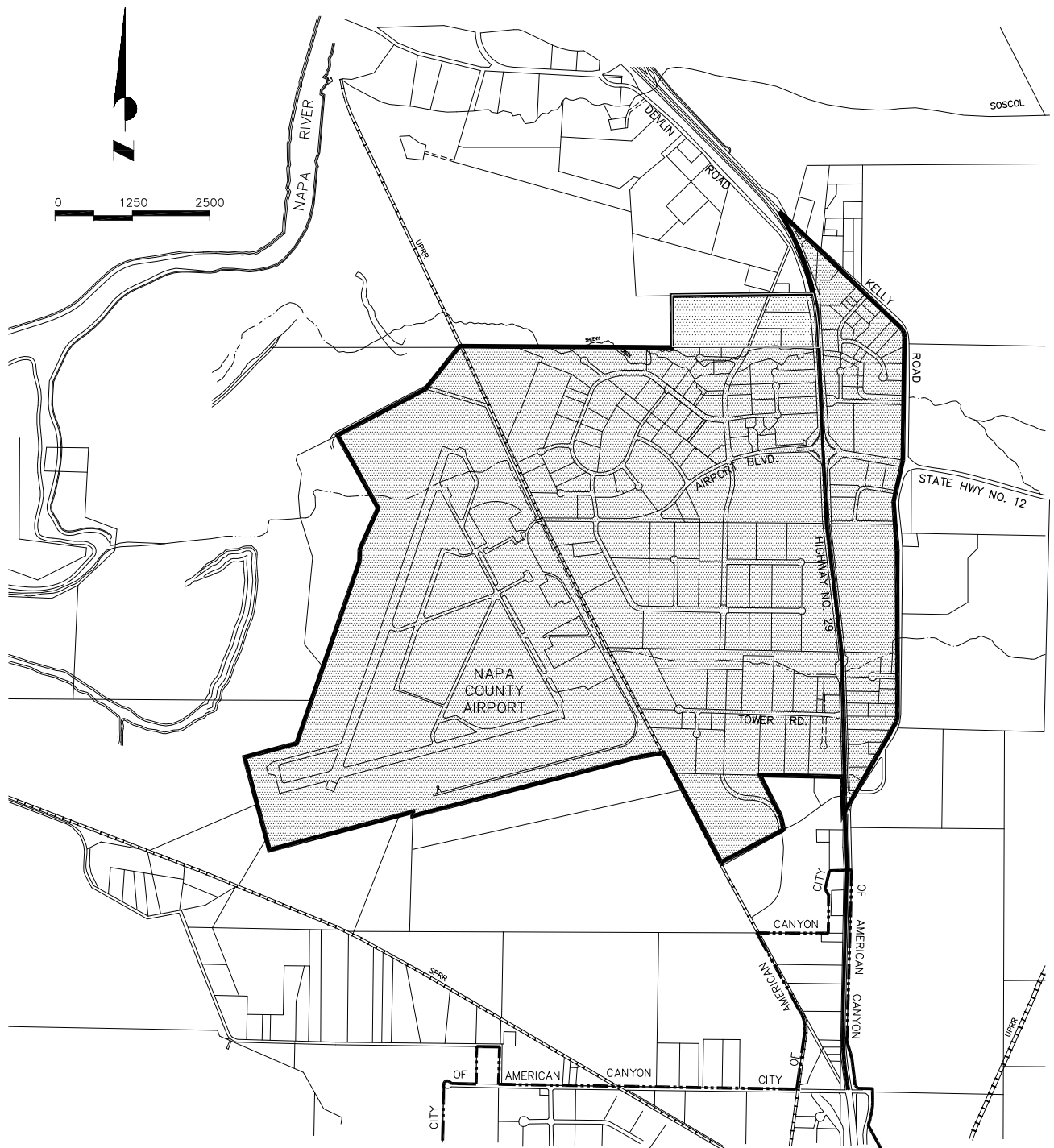
- CSA 3 ASSESSMENT DISTRICT BOUNDARY
- - - - - ZONE BOUNDARY



ZONE 2 - FIRE PROTECTION

**ZONE
INACTIVE**







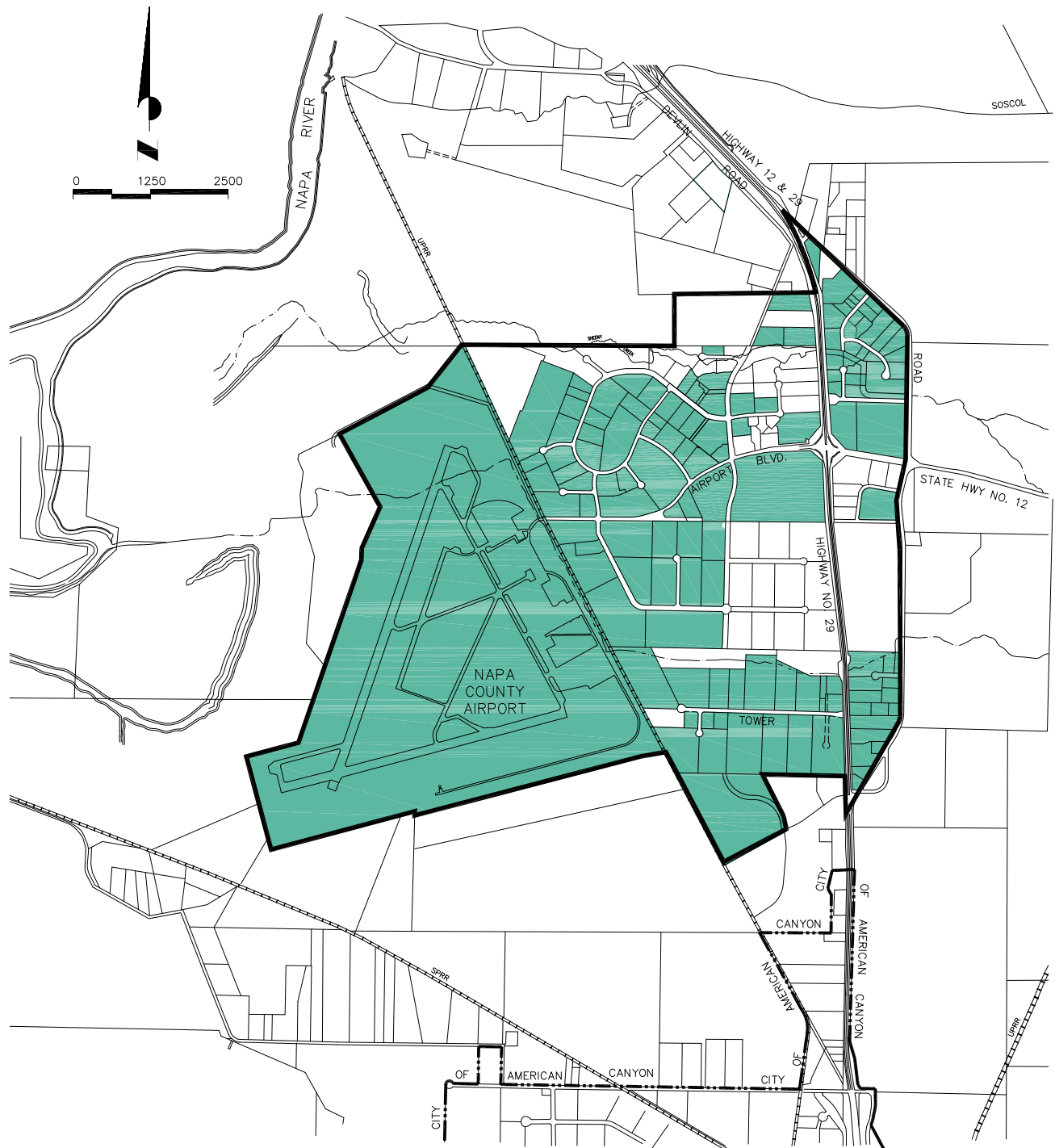
COUNTY OF NAPA ASSESSMENT DISTRICT COUNTY SERVICE AREA 3 BENEFIT ZONE 3

APRIL 2019

LEGEND

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





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

LEGEND

- CSA 3 ASSESSMENT DISTRICT BOUNDARY
- DEVELOPED PARCELS





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