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PRELIMINARY ENGINEER'S REPORT

NAPA COUNTY CSA NO. 3

FIRE PROTECTION AND STREET MAINTENANCE ASSESSMENT DISTRICT

Fiscal Year: 2020-21

May 1, 2020

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NAPA COUNTY

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

Prepared for:

Napa County Board of Supervisors

1195 3rd Street

Napa, CA 94559

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I CERTIFICATES

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

Dated: _____

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

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2020.

_____ _____
Jose Luis Valdez, 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 _____, 2020.

_____ _____
Jose Luis Valdez, 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 enhanced fire protection, 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. The assessment rates reflect any annual increase in the assessment, by a percentage equal to the Engineering News Record ("ENR") Construction Cost Index ("CCI") for the San Francisco 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 May 19, 2020 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") 2020-21 assessments against properties in CSA No. 3 to fund the maintenance, installation, and operation of public improvements and services that will provide enhanced fire protection services, street lighting, street sweeping, and median landscaping to CSA No. 3.

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

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

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

NOW THEREFORE, the undersigned, acting as an agent for DTA, Assessment Engineer for CSA No. 3, by virtue of the power vested in me 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 2020-21 is summarized in Table 1. 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 2020-21 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. Date
License Number: C23473

III ANNUAL UPDATE

Since the approval of last year's report, CSA No. 3 has added no additional square feet of developed facilities. In 1997, property owners within CSA No. 3 approved the use of the ENR CCI for the San Francisco area on an annual basis as the mechanism for the CSA to keep up with cost of living increases for fire protection services. The percentage change from March 2019 to March 2020 was 6.33%. Since the County is still subsidizing the services provided by CSA No. 3, the recommendation is to increase the assessments by this percentage. Therefore, for FY 2020-21, the maximum fire assessment for developed square footage excluding warehousing is $0.114 per building square foot, maximum warehouse fire assessment is $0.069 per building square foot, and maximum vacant fire assessment is $19.092 per acre.

IV DESCRIPTION OF IMPROVEMENTS AND SERVICES

Napa County plans to continue to provide increased fire protection services, street lighting, street sweeping, and median landscaping for those properties within CSA No. 3. CSA No. 3 is segregated into three (3) benefit zones each receiving different types of property-related improvements and services. The Benefit Zone Diagrams attached as **Appendix B** depict the developed parcels with CSA No. 3. 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 2 consists of all parcels in CSA No. 3 except for certain parcels off Tower Road which receive fire protection service from the American Canyon Fire Protection District. This Zone receives increased fire protection services. Zone 3 consists of all parcels within CSA No. 3. This Zone receives street lighting and street sweeping services.

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 2020-21, including estimates of (i) the total costs for improvements and services for FY 2020-21, 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 the assessment district.

The table below is the proposed assessment budget for FY 2020-21.

Table 1: Proposed Assessment Budget FY 2020-21

Improvement Item	Prior Year Budget	Budget Amount FY 2020/2021
Fire Protection	$479,089	$509,416
Street Lighting	$14,000	$14,000
Street Sweeping	$10,000	$10,000
Street Landscaping	$28,000	$28,000
Administration	$22,848	$22,848
Total	**$553,937**	**$584,264**

Note: The increase in Fire Protection from the prior year budget to the new fiscal year budget is comprised of the increase in revenues from both new development and the ENR CCI increase.

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 is segregated into three (3) 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 of Airport Boulevard. This Zone receives street median landscaping and maintenance services. Zone 2 consists of all parcels in the CSA No. 3 except for certain parcels off Tower Road, which receive fire protection service from the American Canyon Fire Protection District. This Zone receives increased fire protection services. Zone 3 consists of all parcels within CSA No. 3. This Zone receives street lighting and street sweeping services.

C Structural Fire Protection

C.1 Proposed Service

To meet the needs of the projected development, the existing fire service needs to be significantly supplemented to decrease response times and provide apparatus in proportion to service demands. County Fire Station Number 27 (Greenwood Ranch, "Station") within CSA No. 3 provides these benefits:

1. Reduced response times throughout the CSA No. 3 Area;
2. Apparatus which has higher staffing levels (four personnel) than enjoyed by the remainder of the County;
3. Improved fire prevention measures for a reduction of life hazard; and
4. The highest level of response capability possible for emergencies involving hazardous materials by stationing the County's state-of-the-art response unit in the Service Area.

Moving existing County resources, accompanied by some limited additions, affords the above benefits.

The Station houses the following resources:

- One (1) Type I, Triple Combination Class A Fire Engine, with a pump capacity of 1,500 gallons per minute ("gpm");
- The County Fire Department hazardous materials response vehicle; and
- One (1) California Department of Forestry and Fire Protection (CAL FIRE) Type III Fire Engine with 500 gpm pump capacity and 500 gallons of water. This engine is staffed with CAL FIRE Firefighters from approximately July through October.

The Station provides a basic level of fire prevention and fire protection services to the entire unincorporated County area south of Napa County and also provides the extended level of services within the boundaries of CSA No. 3. Therefore, a portion of the capital costs and operation and maintenance costs are chargeable to the Countywide Fire Fund. The costs for the increased services within CSA No. 3 are

chargeable to the property owners within CSA No. 3.

C.2 Operation and Maintenance Costs

Total annual fire station costs will be allocated 66.7% to the Countywide Fire Fund and 33.3% to CSA No. 3. This was determined by analyzing all responses from the Station to calls in the CSA No. 3 area, versus the balance of the entire south county area.

Over the long term, it is expected that the same 66.7%-33.3% cost sharing between Countywide Fire Fund and CSA No. 3 will apply to annual staffing and station maintenance costs. In 2009, the County fire department added three (3) additional engineers housed at the Station. This increase in staffing was in response to recommendations from the Insurance Services Organization ("ISO") for minimum staffing and response levels. CSA No. 3 is charged only for those costs which are over and above what the Countywide Fire Fund is currently paying to serve the southern Napa County area.

C.3 Total Annual Fire Service Cost Chargeable to CSA No. 3

The total annual fire station cost chargeable to CSA No. 3 based on the 33.3% allocation method equals $991,956. This amount is then reduced by the Countywide Fire Fund contribution of structural fire property tax paid from properties within the CSA, totaling $324,735. This results in an annual CSA No. 3 net cost of $667,221. The table below illustrates the costs to operate and maintain the fire station, and the amount allocated to CSA No. 3.

Table 2: Annual Operation and Maintenance Costs for the Airport Fire Station (FY 2020-21)

Item	Total	Countywide Fund	CSA No. 3
Personnel Costs			
2 – Fire Captain	$404,435	$269,623	$134,811
11.5 Engineers	$1,971,075	$1,314,050	$657,025
Unplanned Overtime	$150,000	$100,000	$50,000
Subtotal Personnel Costs	**$2,525,510**	**$1,683,673**	**$841,837**
Operating Costs			
Engine Maintenance	$35,000	$23,333	$11,667
Travel	$5,000	$3,333	$1,667
Utilities	$20,000	$13,333	$6,667
Supplies and Misc. Equipment	$15,000	$10,000	$5,000
Subtotal Operating Costs	**$75,000**	**$50,000**	**$25,000**
Station Maintenance Costs			
Station Maintenance Costs	$36,300	$24,200	$12,100
Apparatus Replacement Costs			
Apparatus Replacement Costs	$43,826	$29,217	$14,609
CDF Overhead			
Administration Fee @ 11.69%	$295,232	$196,821	$98,411
Total Expenses	**$2,975,868**	**$1,983,911**	**$991,956**
Less: Structural Fire Tax from CSA No. 3			($324,735)
Net Allocable Cost to CSA No. 3			$667,221
Projected CSA No. 3 Assessments			($509,416)
Subsidy from County Fire Fund			$157,805

C.4 Countywide Fire Fund Subsidy

Assessment revenues from CSA No. 3 for FY 2020-21 will generate approximately $509,416. This is not enough to cover the $667,221 CSA No. 3 cost obligation. Therefore, the Countywide Fire Fund will subsidize the difference, totaling $157,805 for FY 2020-21. The table below shows the annual amount of the county subsidy since project inception.

Table 3: Annual Countywide Subsidy

FY	County Subsidy Amount
1996-97	$103,591
1997-98	$81,391
1998-99	$79,350
1999-00	$96,804
2000-01	$106,362
2001-02	$46,792
2002-03	$41,192
2003-04	$102,346
2004-05	$171,301
2005-06	$183,097
2006-07	$90,628
2007-08	$85,065
2008-09	$77,385
2009-10	$136,428
2010-11	$143,581
2011-12	$133,644
2012-13	$133,819
2013-14	$44,752
2014-15	$45,492
2015-16	$81,871
2016-17	$90,483
2017-18	$110,445
2018-19	$186,890
2019-20	$198,701
2020-21	$157,805
Total	**$2,729,216**

C.5 Method of Assessment

The cost of increased structural fire protection services is apportioned to each property within CSA No. 3 in proportion to the special benefit each property receives from the increased structural fire protection service. The method used to determine special benefit considers the type of use of the property, and a risk classification. The property use and risk classification factors are what the ISO uses in calculating fire insurance premiums for a property.

Specifically, the benefit considers structure use, construction type, structure size, on-site fire detection and prevention systems (automatic fire alarm, sprinklers, fire extinguisher, etc.), proximity to other structures, and the amount of water required for fire suppression. These factors are considered for each property and a Fire Protection Equivalent Unit ("FPEU") is calculated for each property. The total of all FPEUs is determined and divided into the structural fire protection increased service budget to determine the assessment per FPEU. Each property's fire protection assessment is then determined by multiplying the property FPEU by the assessment amount per FPEU.

For warehouse buildings, the maximum assessment is reduced based upon size. Warehouse space in excess of 30,000 square feet is calculated at 60% of the maximum. This reduction reflects the lower employee density in larger warehouse operations as studied by the County in the development of the Housing Impact Fee Ordinance No. 1030.

Therefore, each year each property's fire protection assessment will be calculated according to the formula described in this section.

The specific calculation methodology is as follows:

C.6 General

The "Napa County Structural Fire Protection Standards, May 14, 1992" ("Protection Standard") considers the same risk classification factors. The structural fire protection benefit determination method uses the Protection Standard methodology to calculate required fire flow which is then used to calculate the FPEU for each property. The Protection Standard considers structure use, structure size, type of construction, on-site detection and prevention systems, proximity to other structures, and the required fire flow.

C.7 Structure Use

The Protection Standard first considers the occupancy hazard, i.e., the use that takes place within the structure. The Protection Standard categorizes all uses into five (5) hazard occupancy classifications: Light Hazard, Low Hazard, Moderate Hazard, High Hazard, and Severe Hazard. The classifications range from a 7, Light Hazard, to a 3, Severe Hazard.

The Light Hazard category, classification 7, includes such uses as dwelling units, schools, hospitals, office buildings, and hotels/motels. These types of uses are considered to have a low fire risk hazard.

The Low Hazard category, classification 6, includes such uses as bakeries, breweries, churches, wineries, cement plants, and gasoline service stations. These types of uses are considered to have a relatively low fire risk hazard.

The Moderate Hazard category, classification 5, includes such uses as

pharmaceutical manufacturing plants, metalworking shops, restaurants, unoccupied buildings, and printing and publishing plants. These types of uses are considered to have a moderate fire risk hazard.

The High Hazard category, classification 4, includes such uses as freight terminals, paper and pulp mills, building materials, repair garages, and warehouses. These types of uses are considered to have a relatively high fire risk hazard.

The Severe Hazard category, classification 3, includes such uses as aircraft hangars, distilleries, feed and grist mills, explosives and pyrotechnics manufacturing and storage, and sawmills. These types of uses are considered to have the highest fire risk hazard.

Note: if a structure has an employee ratio greater than 1 employee per 1,000 square feet for total structure size, then that structure's classification will change by 2 classification levels, e.g. from a classification 7 to a classification 5.

C.8 Construction Type

The next item the Protection Standard considers in determining the required fire flow is construction classification. This classifies the type of building construction. The Protection Standard categorizes all construction types into four construction classifications: Fire Resistive, Noncombustible, Ordinary, and Wood Frame. The classifications range from 0.5 for Fire Resistive construction to 1.5 for Wood Frame construction.

The Fire Resistive building, classification 0.5, is constructed of noncombustible materials, e.g. reinforced concrete, brick, stone, metal etc., and has metal members fireproofed, with major structural members designed to withstand collapse and to prevent the spread of fire.

The Noncombustible building, classification 0.75, has all structural members, including walls, floors and roof made of noncombustible materials but does not qualify under the Fire Resistive classification. This classification also includes heavy timber construction in which walls are masonry, columns are 8-inch wood supports, floors are 3-inch tongue and grooved plank, roof decks are 2-inch tongue and grooved plank, and wood beams and girders are at least 6-inches wide and 10-inches deep.

The Ordinary construction, classification 1.0, is any structure that has exterior masonry walls or other noncombustible material, in which the other structural members are wholly or partly of wood or other combustible material.

The Wood Frame, classification 1.5, is any structure in which the structural members are wholly or partly of wood or other combustible material and the construction does not qualify as ordinary construction.

C.9 Methodology

The methodology to determine the FPEU and property assessments uses the same equation that the Protection Standard sets forth to determine the required fire flow.

First, the Protection Standard determines the structures required minimum fire protection water storage supply by dividing the total structure cubic feet by the Occupancy Hazard Classification and multiplying that answer by the Construction Classification Number. For example, a single structure without exposure hazards such as a sprinklered Noncombustible warehouse with 150,000 cubic feet has an Occupancy Hazard Classification of 4 and a Construction Classification of 0.75. Therefore, the equation would be:

(150,000/4) x 0.75 = 28,125 minimum water storage gallons.

Second, the Protection Standard determines the required minimum fire protection fire flow by taking the minimum water storage gallons determined above and matching that number with the required fire flow. The table below lists the required fire flows based on the fire protection water storage gallons.

Table 4: Fire Flow Per Storage Gallons

Fire Protection Water Storage Gallons	Required Fire Flow
Up to 2,499	250
2,500 to 9,999	500
10,000 to 19,999	750
20,000 to 60,000	1,000

If the fire protection water storage is greater than 60,000 gallons, then the equation to determine the minimum required fire flow is as follows:

1. For Light and Low Hazard Occupancies divide the fire protection water storage gallons by 60;
2. For Moderate Hazard Occupancies divide the fire protection water storage gallons by .45; and
3. For High and Severe Hazard Occupancies divide the fire protection water storage gallons by 30.

For sprinklered buildings, the Protection Standard applies a 40% reduction to required building fire flows. Therefore, the required fire flow for the building described above would be 600 gallons per minute, i.e., 28,125 gallons of water storage requires 1,000 gpm fire flow non-sprinklered, but a 40% reduction is applied being sprinklered the required fire flow is 600.

To determine the FPEU requires identifying the lowest required fire flow and using

that fire flow as the denominator for all other property fire flows. The total FPEUs are then divided into the structural fire protection extended service budget to determine the amount per FPEU. Each property's fire protection assessment is then determined by multiplying that property's FPEU by the amount per FPEU.

Undeveloped properties benefit from increased fire protection service. By locating a fire station closer to properties allows the fire department to respond quickly to any fires that arise on vacant property.

C.10 Fire Assessment Adjustments

In 1997, the CSA No. 3 property owners approved the use of the ENR CCI for the San Francisco area on an annual basis as the mechanism for the CSA to maintain the cost of living increases for fire protection services. The percentage change from March 2019 to March 2020 was 6.33%. Since the County is still subsidizing the services provided by CSA No. 3, the recommendation is to increase the assessments by this percentage. Therefore, for FY 2020-21 the maximum fire assessment for developed square footage excluding warehousing is $0.114 per building square foot, the maximum warehouse fire assessment is $0.069 per building square foot, and the maximum vacant fire assessment is $19.092 per acre.

D Street Maintenance Services

Street maintenance is another service the County will continue to provide within CSA No. 3. These services include street lighting, street sweeping and median landscaping maintenance, all of which are explained in detail below.

D.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, which the current monthly rate is about $12.00 per light. This rate structure includes energy costs and maintenance. Due to wire theft and streetlight damage, additional costs may be incurred during this fiscal year to fund the necessary repairs and maintenance. The maximum estimated budget for street lighting is projected to not exceed $14,000 in any fiscal year. For FY 2020-21 the cost associated with street lighting is $14,000.

D.2 Street Sweeping

The County Road Department has received an estimate from Napa Commercial Power Sweep for monthly street sweeping not to exceed $10,000 per year. Additional special sweeping may sometimes be necessary in an industrial area and can be ordered for $75 per hour.

Future road development will increase monthly street sweeping costs. Maximum budget estimates for street sweeping is projected to not exceed $10,000 in any fiscal year. Planned frequency of street sweeping (monthly) may be reduced if actual

experience shows that a reduced interval would suffice, however, due to increased costs, the maximum budget is currently not sufficient to maintain the level of service expected by residents. For FY 2020-21 the cost associated with street sweeping is $10,000.

D.3 Landscaping

CSA No. 3 assessments provide for maintenance of landscaped medians in Airport Boulevard, Devlin Road, and Gateway Road West. The maximum estimated budget for landscaping is projected to not exceed $29,000 in any fiscal year. For FY 2020-21 the cost associated with median landscape maintenance is $28,000.

The table below summarizes the CSA No. 3 Street Maintenance budget for FY 2020-21.

Table 5: CSA No. 3 Street Maintenance Budget

Maintenance Service	FY 2020-21 Budget
Street Lighting	$14,000
Street Sweeping	$10,000
Landscaping	$28,000
Total	**$52,000**

D.4 Method of Assessment

The cost of street landscaping, street sweeping, and lighting improvements 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, indicates how much traffic each parcel generates on the road system, and thus, how much that parcel requires for maintaining the roadway system. The table below lists the number of daily trip ends per land use type per 1,000 square feet of building size.

Table 6: 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

D.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 in 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 6,667,463 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 53,517 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 to pay 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 4,925,073 square feet; the total street frontage within Zone 1 totals 49,372 feet; and the total number of estimated daily vehicle trip ends equals 36,525.

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 ASSESSMENT ROLL

The Assessment Engineer has prepared an Assessment Roll for CSA No. 3 as required by Proposition 218, based upon the assessment methodology described in this Engineer's Report. The Assessment Roll includes the net total assessment for FY 2020-21 and shows the FY 2020-21 total assessment amount and amounts for Fire Protection and 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 2020-21 ASSESSMENT ROLL

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	Total Assessment Amount
Airport Property:				
County	057-050-009	$16,166.20	$988.72	$17,154.92
CHP Hangar Facility	850-000-118	$1,574.24	$210.92	$1,785.16
Silverado Avionics	860-001-089	$1,388.43	$158.55	$1,546.97
Giostyle LLC/FFCP Hangar	860-002-711	$618.61	$44.10	$662.71
Rombauer Hangar	860-002-725	$463.96	$30.07	$494.03
SVW Hangar	860-002-762	$680.47	$44.10	$724.57
Las Madronas Hangar	860-002-872	$247.45	$16.04	$263.49
Erect-A-Tube	860-002-986	$1,838.64	$100.23	$1,938.87
Nieves Hangar	860-003-092	$1,992.26	$119.17	$2,111.43
ACV Napa Flight	860-003-291	$618.61	$40.09	$658.70
3030 Airport Road	860-003-324	$1,288.76	$129.12	$1,417.88
McCann, Inc.	860-003-375	$962.27	$117.05	$1,079.32
LynxFBO	860-003-625	$5,819.47	$270.13	$6,089.60
LynxFBO	860-003-626	$680.47	$119.17	$799.63
REACH Medical Hangar	860-003-627	$1,168.48	$75.73	$1,244.21
Mai Su Wuan Lee	057-060-010	$870.63	$297.92	$1,168.55
Napa-Vallejo Waste Management Authority	057-090-060	$4,330.24	$121.97	$4,452.21
Albertson Karen E	057-100-018	$1,978.66	$117.15	$2,095.81
Napa Pointe 1 LP	057-100-021	$4,457.62	$384.74	$4,842.36
Cowan Scott R Suc	057-110-001	$0.00	$0.00	$0.00
Harding Nelson & Mindy K	057-110-004	$0.00	$411.24	$411.24
Napa Valley Petroleum Inc	057-110-006	$0.00	$72.63	$72.63
Harding Thomas H & Ladonna	057-110-007	$0.00	$45.67	$45.67
Brown Richard L	057-110-012	$0.00	$0.00	$0.00
Maple Cynthia V	057-110-013	$0.00	$0.00	$0.00
Duckworth Paul M & Virginia	057-110-014	$0.00	$3.97	$3.97
Tower Road Investors LLC	057-110-016	$0.00	$91.55	$91.55
Duckworth Paul M & Virginia	057-110-017	$0.00	$17.59	$17.59
Syar Industries Inc	057-110-018	$0.00	$82.60	$82.60
Syar Industries Inc	057-110-019	$0.00	$81.39	$81.39
Hegarty Michael Robert	057-110-023	$0.00	$51.18	$51.18
Lauritsen Robert	057-110-024	$0.00	$83.76	$83.76
Unknown Owner	057-110-025	$578.51	$27.36	$605.87
Owens Corning Masonry Products LLC	057-110-027	$0.00	$158.27	$158.27
Tower Road Winery Co-Op	057-110-028	$0.00	$603.57	$603.57
Harding Thomas H	057-110-032	$0.00	$36.49	$36.49
Harding Harry & Sons	057-110-033	$0.00	$23.03	$23.03
Hydro Conduit Corporation #1650	057-110-037	$0.00	$166.60	$166.60
Harding Nelson & Mindy K	057-110-039	$0.00	$49.08	$49.08
Chase Fred L & Diane E	057-110-040	$0.00	$0.00	$0.00
Harding Thomas H	057-110-041	$0.00	$34.55	$34.55
Tomhar Inc	057-110-042	$0.00	$77.93	$77.93
Steyteyieh Sharif	057-110-043	$0.00	$32.73	$32.73
Campbell Paul C & Mary M	057-110-044	$0.00	$34.91	$34.91
Napa City Of	057-110-049	$46.59	$34.55	$81.13
Napa City Of	057-110-052	$26.16	$46.91	$73.07
Harry Harding & Sons Inc	057-110-059	$0.00	$75.20	$75.20
Tomhar Inc	057-110-060	$0.00	$0.00	$0.00
Harry Harding & Sons Inc	057-110-061	$0.00	$12.50	$12.50
Tomhar Inc	057-110-063	$0.00	$40.81	$40.81
Tomhar Inc	057-110-064	$0.00	$47.61	$47.61
Napa City Of	057-110-065	$35.70	$78.82	$114.52
Napa City Of	057-110-066	$29.02	$69.25	$98.27
Napa Garbage Service Inc	057-110-067	$4,115.79	$156.52	$4,272.31
Napa Garbage Service Inc	057-110-068	$107.30	$34.55	$141.85
Skihawk Development Company	057-110-069	$0.00	$777.49	$777.49
Owens Corning Masonry Products LLC	057-110-070	$0.00	$480.13	$480.13
Berglund Vineyards	057-151-020	$17.18	$37.39	$54.57
Rossmiller Scott	057-151-021	$458.23	$23.75	$481.98
Wwl Napa LLC	057-151-023	$2,286.36	$149.21	$2,435.57
Complete Welders Supply	057-151-026	$803.84	$83.96	$887.80

Kowaleski Michael S	057-151-027	$532.34	$46.83	$579.17
Seguin Moreau Napa Cooperage Inc	057-151-028	$4,120.80	$160.60	$4,281.40
Solomon Rober John	057-151-029	$724.46	$97.90	$822.36
Nielson George S & Diann M	057-151-030	$892.17	$90.87	$983.03
Sacramento Builders Exchange	057-151-031	$1,288.76	$102.31	$1,391.07
Taylor Ronald & Robyn	057-152-001	$1,747.79	$117.73	$1,865.52
Barbour Vineyards LLC	057-152-004	$788.15	$110.37	$898.51
Rickard Donald J	057-152-007	$805.10	$78.77	$883.87
Napa Valley Community Housing	057-152-009	$484.57	$44.46	$529.03
Bin To Bottle LLC	057-152-012	$2,049.42	$131.12	$2,180.53
Bin To Bottle LLC	057-152-013	$2,646.48	$88.09	$2,734.57
Unknown Owner	057-152-014	$2,273.72	$82.01	$2,355.72
South County Napa Properties LP	057-152-015	$1,718.35	$59.30	$1,777.65
South County Napa Properties LP	057-152-016	$271.04	$24.22	$295.26
South County Napa Properties LP	057-152-017	$1,431.96	$52.36	$1,484.32
Pacific Bell Telephone Company	057-190-006	$1,980.45	$222.47	$2,202.92
Doctors Company	057-190-009	$42.58	$86.30	$128.87
Doctors Company	057-190-014	$44.87	$44.42	$89.29
Doctors Company	057-190-015	$101.38	$18.25	$119.63
Doctors Company	057-190-016	$39.71	$31.41	$71.12
Doctors Company	057-190-017	$35.32	$32.90	$68.22
Doctors Company	057-190-018	$34.94	$35.74	$70.68
Peju Province Winery	057-190-019	$2,077.14	$110.84	$2,187.98
Peju Province Winery	057-190-020	$558.12	$62.68	$620.80
Doctors Company	057-190-021	$8,202.47	$881.78	$9,084.25
Rang Dong Joint Stock Company	057-190-023	$5,347.82	$236.32	$5,584.14
Lowenberg Associates LP	057-190-024	$11,240.54	$650.97	$11,891.52
Lowenberg Associates LP	057-190-025	$10,290.30	$472.00	$10,762.29
Napa Office LLC	057-200-001	$47.73	$37.95	$85.68
Guerrera Properties LLC	057-200-002	$40.67	$106.68	$147.35
Innova Fund III LLC	057-200-003	$42.58	$114.27	$156.85
Napa Office LLC	057-200-009	$34.94	$0.00	$34.94
Redwood Cu	057-200-015	$28.83	$221.86	$250.69
Redwood Cu	057-200-016	$1,857.65	$517.72	$2,375.36
Airport Boulevard Realty LLC	057-200-024	$19,938.67	$3,305.20	$23,243.87
Vinum Cellars Inc	057-200-028	$22.34	$226.86	$249.19
Rpe Plum LLC	057-200-030	$1,855.82	$206.72	$2,062.54
Akv Properties LLC	057-200-031	$1,649.61	$191.39	$1,841.01
Rpe Plum LLC	057-200-032	$1,855.82	$206.72	$2,062.54
A & J Investments LLC	057-200-033	$1,374.68	$170.95	$1,545.63
Redwood Cu	057-200-035	$40.86	$154.33	$195.19
Redwood Cu	057-200-036	$7.45	$0.00	$7.45
Redwood Cu	057-200-037	$54.80	$341.13	$395.92
Napa Lh II LLC	057-210-002	$601.99	$0.00	$601.99
Mosher Dennis J & Virginia L	057-210-013	$5,030.41	$573.12	$5,603.53
Advanced Pressure Technology	057-210-016	$8,407.21	$1,012.32	$9,419.53
Unknown Owner	057-210-018	$4,849.87	$459.71	$5,309.58
Stewart & Shannon W	057-210-022	$2,888.82	$717.59	$3,606.41
Wine Service Cooperative	057-210-023	$3,830.47	$436.32	$4,266.79
Napa Gateway LLC	057-210-024	$27,493.57	$3,004.22	$30,497.78
Napa County Of	057-210-029	$343.67	$0.00	$343.67
Safe Harbor Partners LLC	057-210-032	$4,253.19	$518.32	$4,771.51
Rudd Properties LLC	057-210-037	$19.67	$48.49	$68.16
Rudd Properties LLC	057-210-038	$32.65	$105.42	$138.06
Scannell Properties 313 LLC	057-210-039	$64.15	$0.00	$64.15
Scannell Properties LLC	057-210-040	$41.24	$0.00	$41.24
Portocork America Inc	057-210-041	$6,290.87	$151.80	$6,442.67
Safe Harbor Partners LLC	057-210-044	$3,160.04	$475.95	$3,636.00
Phez LLC	057-210-045	$3,894.92	$367.62	$4,262.55
Mkd City Villas LLC	057-210-048	$4,536.44	$172.88	$4,709.32
Mkd City Villas LLC	057-210-049	$9.55	$21.08	$30.63
Devlin Building LLC	057-210-050	$8,778.01	$1,011.55	$9,789.55
Devlin Building LLC	057-210-051	$4.77	$16.87	$21.64
Unknown Owner	057-210-052	$4,501.38	$489.88	$4,991.27
Napa County Of	057-210-054	$5,613.27	$551.46	$6,164.73
Merritt John B Jr	057-210-058	$2,405.69	$599.22	$3,004.91

Napa County Of	057-210-059	$50.79	$0.00	$50.79
Napa County Of	057-210-060	$400.95	$114.63	$515.58
Ibew Local Union 180 Holding Company	057-210-064	$23.87	$85.18	$109.04
E & P Properties Inc	057-210-067	$7,107.77	$1,184.49	$8,292.26
Tsion Group LLC	057-220-016	$2,978.47	$741.27	$3,719.74
Wine Service Cooperative	057-220-019	$7,591.18	$809.74	$8,400.92
Gateway Partners 1 LLC	057-220-020	$2,215.45	$1,166.73	$3,382.17
M & Y Properties LLC	057-220-021	$1,742.13	$340.58	$2,082.72
Milpitas Properties Inc	057-220-023	$1,866.57	$1,091.60	$2,958.17
Rmcg LLC	057-220-024	$2,215.45	$689.92	$2,905.37
Steelbird Ghetto Properties LLC	057-220-027	$4,748.77	$670.89	$5,419.66
Alexis Court I LLC	057-220-028	$1,742.13	$372.00	$2,114.13
Barrel Ten Quarter Circle Land Co Inc	057-220-030	$10,015.70	$851.36	$10,867.06
Solano & Napa Counties Electrical Worker	057-220-031	$1,742.13	$360.17	$2,102.30
E & P Properties Inc	057-220-032	$7,383.67	$1,114.33	$8,498.00
Amendola Stephen A & Elizabeth E	057-230-007	$2,215.45	$176.75	$2,392.19
Bailey Cummings LP	057-230-008	$2,749.36	$349.08	$3,098.43
Lafitte Cork & Capsule Inc	057-230-009	$3,150.99	$102.95	$3,253.94
Napa & Livermore Properties LLC	057-230-011	$1,123.68	$47.67	$1,171.35
Napa & Livermore Properties LLC	057-230-012	$867.19	$57.39	$924.58
Sequoia Investments LP	057-230-013	$1,978.66	$251.99	$2,230.64
Guerrera Properties LLC	057-230-014	$2,586.99	$126.08	$2,713.07
Westcore-Ag Napa LP	057-240-001	$9,379.22	$1,569.98	$10,949.20
Carlsen Investments LLC	057-240-002	$8,208.89	$1,290.52	$9,499.41
Napa Airport Center LLC	057-240-003	$3,278.61	$856.17	$4,134.77
Unknown Owner	057-240-004	$6,206.67	$874.21	$7,080.88
Pleasant Hill Industrial Park Associates	057-240-005	$7,149.15	$960.81	$8,109.96
Biagi Wine Estates LLC	057-240-012	$18,669.05	$2,620.46	$21,289.51
Wagner Pierce Blicker LLC	057-240-014	$3,436.70	$340.72	$3,777.42
Rombauer Joan K Investments LLC	057-240-015	$5,854.35	$1,094.65	$6,949.01
Biagi Sr Land LLC	057-240-017	$25,931.93	$3,372.19	$29,304.13
Barrel Ten Quarter Circle Land Co Inc	057-240-018	$4,708.27	$699.06	$5,407.33
Barrel Ten Quarter Circle Land Co Inc	057-240-019	$116.47	$359.26	$475.72
Barrel Ten Quarter Circle Land Co Inc	057-240-020	$125.25	$208.30	$333.55
Barrel Ten Quarter Circle Land Co Inc	057-240-021	$104.44	$72.53	$176.96
Barrel Ten Quarter Circle Land Co Inc	057-240-022	$110.36	$29.09	$139.45
Barrel Ten Quarter Circle Land Co Inc	057-240-023	$123.53	$40.48	$164.01
Barrel Ten Quarter Circle Land Co Inc	057-240-024	$95.46	$156.44	$251.90
Barrel Ten Quarter Circle Land Co Inc	057-240-025	$95.46	$151.80	$247.26
Barrel Ten Quarter Circle Land Co Inc	057-240-026	$96.04	$301.49	$397.53
Barrel Ten Quarter Circle Land Co Inc	057-240-027	$95.46	$450.76	$546.22
Barrel Ten Quarter Circle Land Co Inc	057-240-028	$95.46	$298.54	$394.00
Barrel Ten Quarter Circle Land Co Inc	057-240-029	$95.46	$283.36	$378.82
Biagi Foley LLC	057-240-030	$14,014.41	$2,340.79	$16,355.20
Rombauer Vineyards Inc	057-240-031	$1,806.33	$191.84	$1,998.16
Pd Properties LLC	057-240-032	$5,372.52	$718.48	$6,091.00
Amorim Cork America Inc	057-250-005	$3,308.37	$472.37	$3,780.74
Deldotto David P & Yolanda L	057-250-006	$73.51	$117.64	$191.15
Napa Jamieson Canyon LLC	057-250-008	$140.90	$261.43	$402.34
United Cerebral Palsy Of The North Bay I	057-250-014	$2,925.32	$601.62	$3,526.94
Tech Way 1 Llp	057-250-015	$2,508.79	$403.48	$2,912.27
Long Ents LLC	057-250-022	$989.33	$250.37	$1,239.70
Busby David J	057-250-023	$24.44	$64.09	$88.53
Napa Valley Transportation Authority	057-250-025	$112.65	$109.25	$221.90
V Sattui Winery	057-250-028	$48.88	$275.92	$324.80
Gateway Winery LLC	057-250-029	$211.17	$335.28	$546.44
Rombauer Investments LLC	057-250-030	$252.02	$561.74	$813.76
Desimoni Jr. Michael	057-250-031	$84.96	$145.15	$230.12
Desimoni Michael J	057-250-032	$46.01	$119.09	$165.10
Laird Kenneth E & Gail	057-250-033	$4,626.20	$816.27	$5,442.47
Devlin Gateway LLC	057-250-035	$8,305.35	$758.82	$9,064.17
Napa Valley Transportation Authority	057-250-036	$41.62	$130.29	$171.92
Sonoma Valley Transport Inc	057-250-037	$45.82	$290.53	$336.35
Oates Development Group LLC	057-250-038	$5,614.53	$846.75	$6,461.27
Campainha Dale A	057-260-002	$515.50	$38.33	$553.84
Johnston Stewart	057-260-003	$652.97	$48.55	$701.53

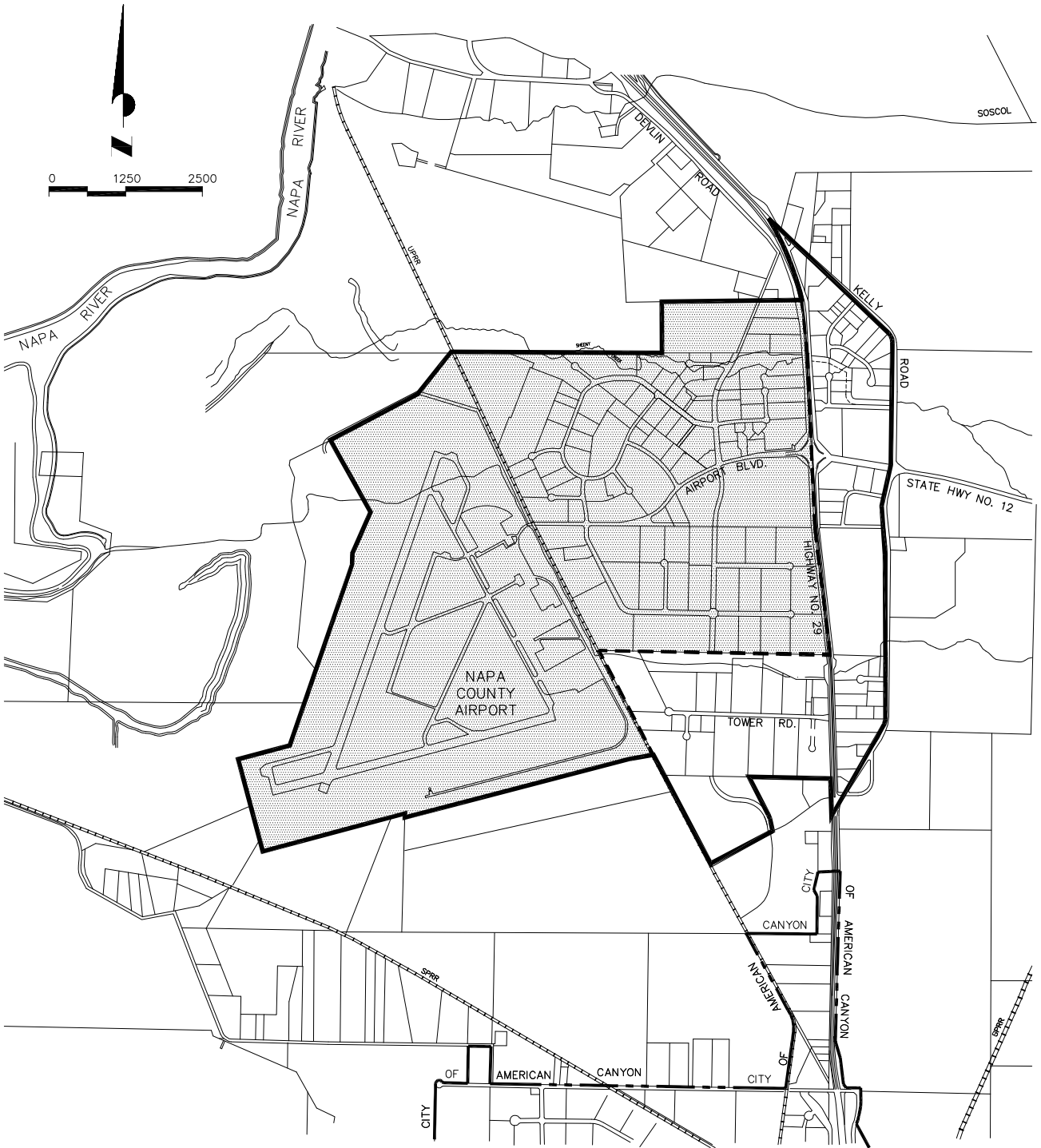
Penserini Properties LLC	057-260-004	$604.86	$44.98	$649.83
Wagner Paul C & Katrina S	057-260-005	$504.05	$37.48	$541.53
Rossi Joseph Jr & Patricia L	057-260-006	$504.05	$37.48	$541.53
Coughlan Constance	057-270-002	$48.80	$3.87	$52.68
Coughlan Constance	057-270-003	$48.80	$3.87	$52.68
Bourassa Victor F	057-270-004	$351.00	$27.87	$378.87
Bourassa Victor F	057-270-005	$350.89	$27.86	$378.75
Bourassa Victor F	057-270-006	$415.27	$32.97	$448.24
Taylor Sr. Steven Dean	057-270-007	$205.86	$16.34	$222.20
Keith Richard B	057-270-008	$413.89	$32.86	$446.75
Reichow Richard Alan	057-270-009	$390.64	$31.01	$421.65
Nijem Nasser Z & Patricia E	057-270-012	$417.21	$33.12	$450.34
Sharma Rajiv K & Dimple	057-270-013	$170.92	$13.57	$184.49
Hill Lynn S & Susan P	057-270-014	$168.97	$13.42	$182.39
Hill Lynn S & Susan P	057-270-015	$229.69	$18.24	$247.92
Busby David & Helen	057-280-002	$230.26	$46.16	$276.42
Busby David & Helen	057-280-003	$246.30	$49.38	$295.68
Busby David & Helen	057-280-004	$246.30	$49.38	$295.68
G3 Enterprises Inc	057-280-005	$332.21	$66.61	$398.82
Perez III Reynaldo	057-280-006	$230.26	$46.16	$276.42
Walker Ronald M & Janet L	057-280-007	$229.11	$45.93	$275.05
Shiner Properties LLC	057-280-008	$280.66	$56.27	$336.93
Shiner Properties LLC	057-280-009	$282.95	$56.73	$339.68
Strong Kenneth L & Laurie M	057-280-010	$282.95	$56.73	$339.68
Morgan Investment Group Inc	057-280-011	$282.95	$56.73	$339.68
Bay Harbor Ents LLC	057-280-012	$282.95	$56.73	$339.68
Cr Buildworks Inc	057-280-013	$280.66	$56.27	$336.93
Sherwood Eric J	057-290-002	$240.57	$51.00	$291.56
Owen Jeffrey R & Toni L	057-290-003	$274.94	$58.28	$333.22
Schrader Frederick H	057-290-004	$274.94	$58.28	$333.22
Vino Ventures LLC	057-290-005	$274.94	$58.28	$333.22
Griffin Eamon Patrick & Carla	057-290-006	$274.94	$58.28	$333.22
Heuschober Jerry & Lynelle	057-290-007	$274.94	$58.28	$333.22
Busby Enterprises Inc	057-290-008	$274.94	$58.28	$333.22
Blair Richard E	057-290-009	$274.94	$58.28	$333.22
Rhoda Frank D	057-290-010	$274.94	$58.28	$333.22
McDaniel Anthony	057-290-011	$274.94	$58.28	$333.22
Farmer Scott A	057-290-012	$274.94	$58.28	$333.22
Unknown Owner	057-290-013	$240.57	$51.00	$291.56
John Anthony Investments LLC	057-300-002	$650.45	$106.72	$757.18
J3 Wine Partners LLC	057-300-003	$700.34	$114.91	$815.25
J3 Wine Partners LLC	057-300-004	$724.77	$118.92	$843.68
Betty & Deuce LLC	057-300-005	$754.81	$123.85	$878.66
George Michael W & Patricia L	057-310-002	$548.95	$131.82	$680.77
Sb Napa LLC	057-310-003	$249.50	$59.91	$309.42
Sb Napa LLC	057-310-004	$449.06	$107.84	$556.90
Sb Napa LLC	057-310-005	$449.06	$107.84	$556.90
Sb Napa LLC	057-310-006	$249.50	$59.91	$309.42
Sb Napa LLC	057-310-008	$199.56	$47.92	$247.48
Sb Napa LLC	057-310-009	$449.06	$107.84	$556.90
Sb Napa LLC	057-310-010	$648.73	$155.78	$804.51
Biagi Napa Office LLC	057-310-011	$249.50	$59.91	$309.42
Biagi Napa Office LLC	057-310-012	$149.73	$35.95	$185.68
Biagi Napa Office LLC	057-310-013	$399.23	$95.86	$495.09
Foxworthy Mark A & Monika L	057-320-002	$485.15	$105.41	$590.55
Riechers Peter & Carla	057-320-003	$564.99	$118.51	$683.50
Riechers Peter & Carla	057-320-004	$239.31	$65.07	$304.38
Riechers Peter & Carla	057-320-005	$818.62	$160.12	$978.74
Riechers Peter & Carla	057-320-006	$720.79	$144.07	$864.86
Riechers Peter & Carla	057-320-007	$335.99	$80.93	$416.93
Riechers Peter & Carla	057-320-008	$414.24	$93.77	$508.01
Riechers Peter & Carla	057-320-009	$349.51	$83.15	$432.66
Riechers Peter & Carla	057-320-010	$297.50	$74.62	$372.12
Riechers Peter & Carla	057-320-011	$285.02	$72.57	$357.59
Sawyer J Charles	057-330-002	$322.13	$65.39	$387.53
Sawyer J Charles	057-330-003	$323.97	$65.69	$389.66

Sawyer J Charles	057-330-004	$323.97	$65.69	$389.66
Sawyer J Charles	057-330-005	$323.97	$65.69	$389.66
Truc Shack Properties LLC	057-330-006	$323.97	$65.69	$389.66
Truc Shack Properties LLC	057-330-007	$323.97	$65.69	$389.66
Truc Shack Properties LLC	057-330-008	$298.53	$61.52	$360.05
Drivon Laurence E & Donna E	057-330-010	$322.13	$84.18	$406.31
Drivon Laurence E & Donna E	057-330-011	$323.97	$84.48	$408.44
Drivon Laurence E & Donna E	057-330-012	$323.97	$84.48	$408.44
Drivon Laurence E & Donna E	057-330-013	$323.97	$84.48	$408.44
Drivon Laurence E & Donna E	057-330-014	$323.97	$84.48	$408.44
Drivon Laurence E & Donna E	057-330-015	$323.97	$84.48	$408.44
Drivon Laurence E & Donna E	057-330-016	$298.53	$80.31	$378.84
Napa Industrial LLC	057-350-001	$197.61	$910.27	$1,107.88
Napa Industrial LLC	057-350-002	$9.36	$0.00	$9.36
Napa Industrial LLC	057-350-003	$5,411.49	$574.71	$5,986.20
Napa Industrial LLC	057-350-004	$15,536.89	$1,650.06	$17,186.94
NCC Venture 1 LLC	057-350-005	$5,612.74	$1,472.67	$7,085.41
Total:		**$509,416**	**$74,848**	**$584,264**

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

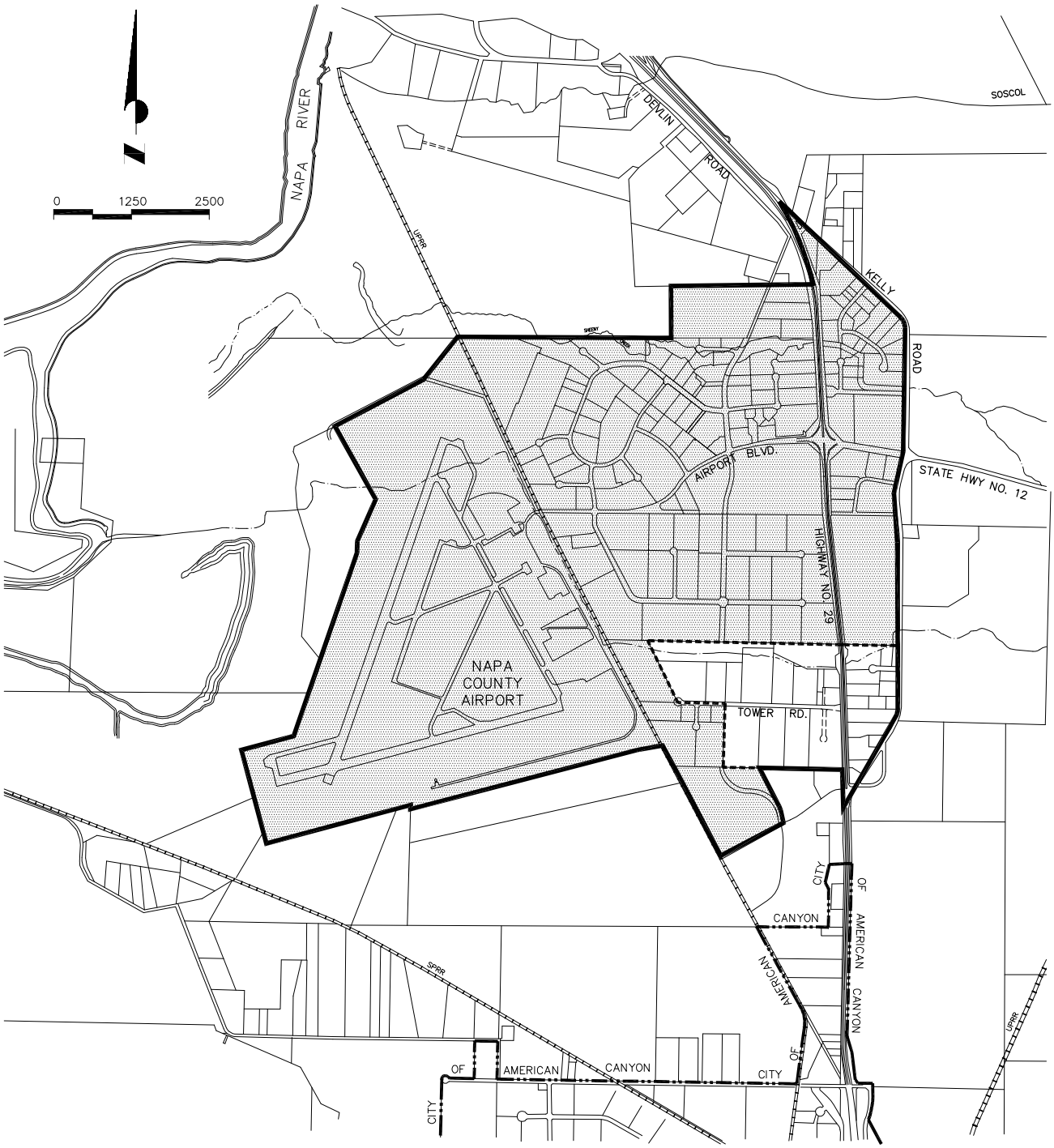
APRIL 2019

LEGEND

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

Kristin Lowell Inc.
Public Finance Solutions

File: K:\1proj\13XX\1307.30\CSA3\2019\2019Benz1.dwg Apr 30, 2019 – 1:44pm ewinkler



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

APRIL 2019

LEGEND

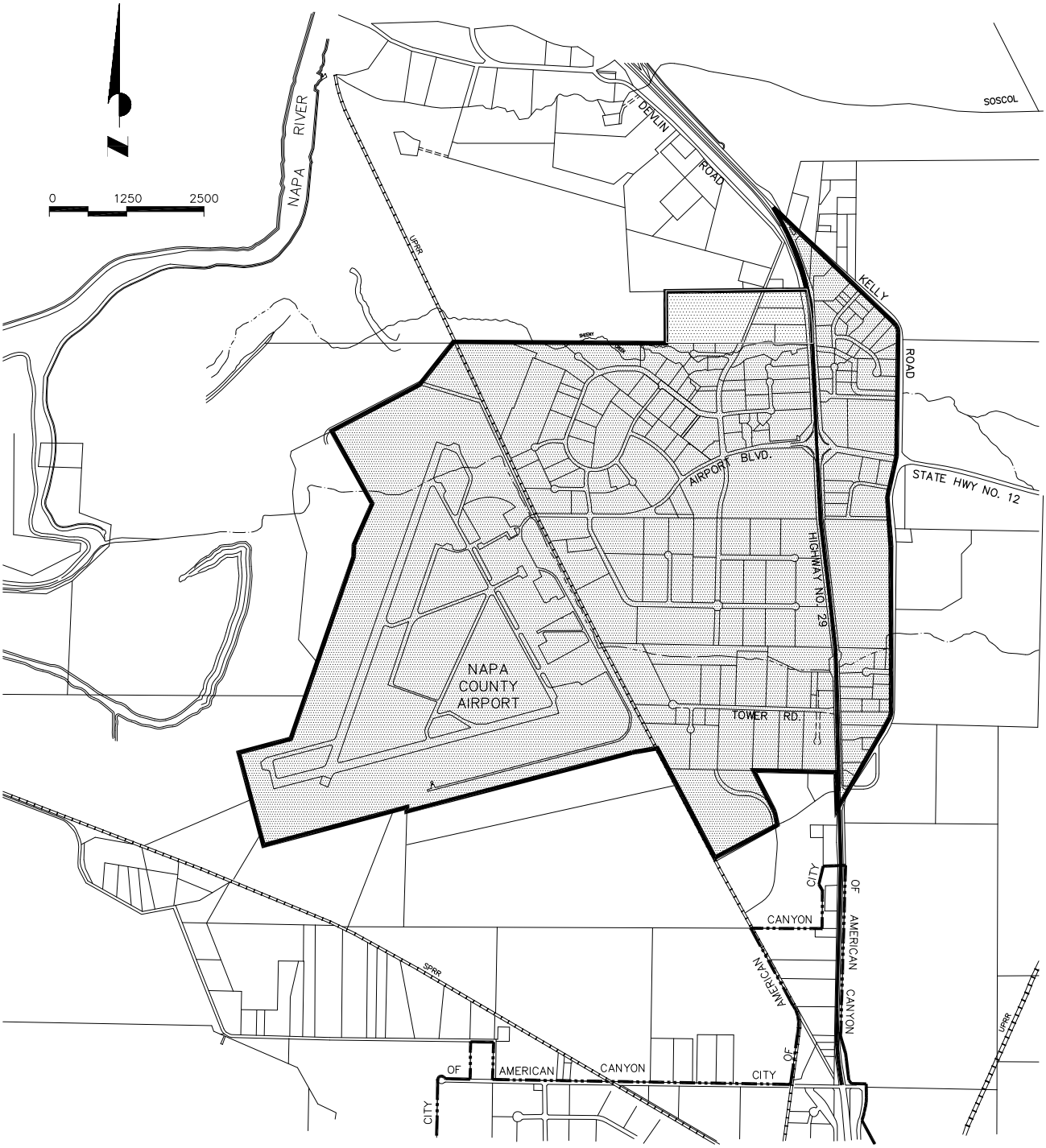
CSA 3 ASSESSMENT DISTRICT BOUNDARY

ZONE BOUNDARY

ZONE 2 - FIRE PROTECTION

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Public Finance Solutions

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

APRIL 2019

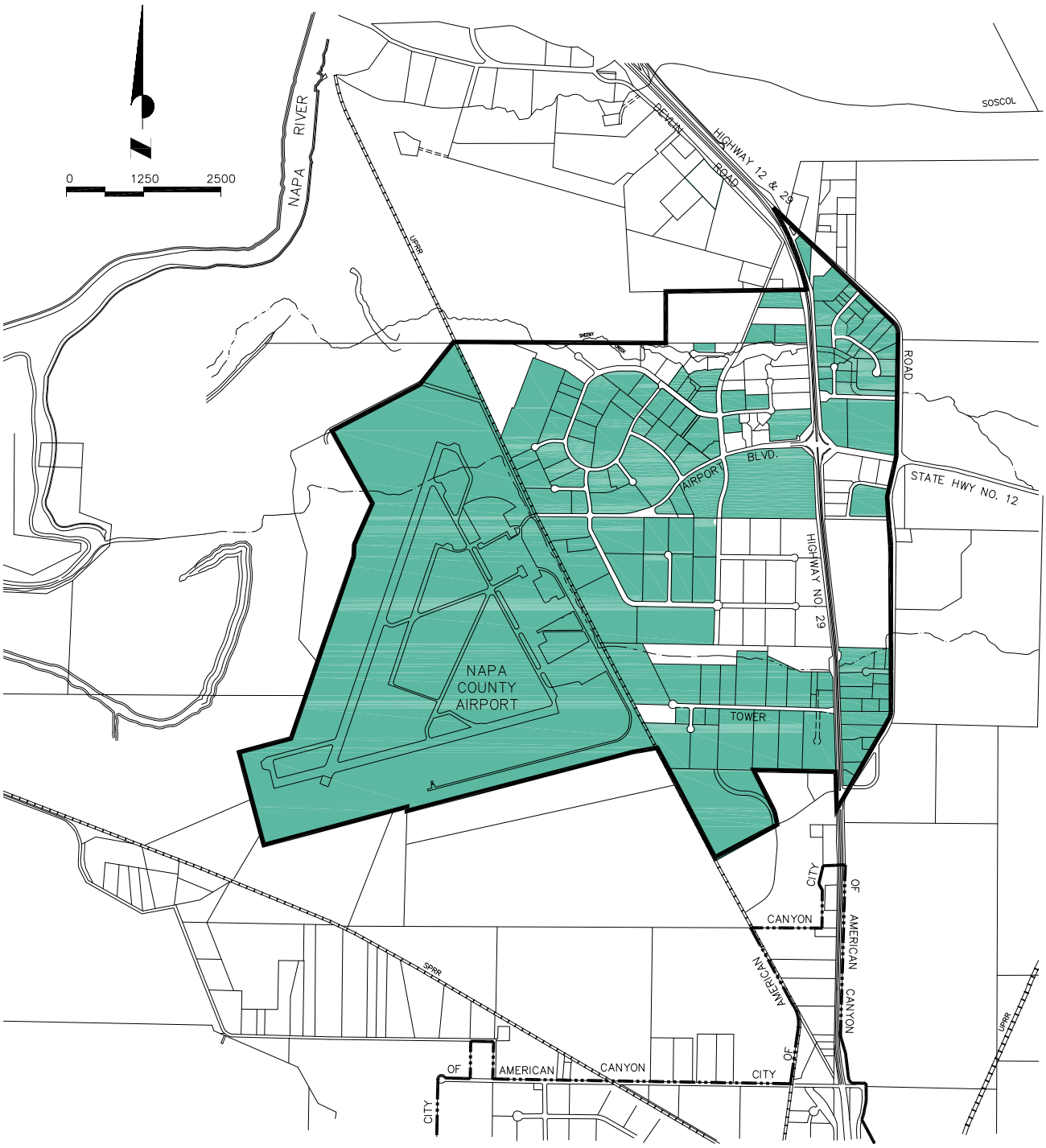
LEGEND

CSA 3 ASSESSMENT DISTRICT BOUNDARY

ZONE 3 - STREET SWEEPING & STREET LIGHTING

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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.
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