

**County of Napa, CSA No. 3
Fire Protection and Street Maintenance
Assessment District**

**Engineer's Report
Fiscal Year 2017/2018**



May 1, 2017

**Prepared for:
Board of Supervisors
County of Napa,
California**

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CERTIFICATES

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

Dated: May 1, 2017

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

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report was filed with me on the _____ day of _____, 2017.

GLADYS COIL, Clerk of the Board, Napa County,
California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report was approved and confirmed by the Board of Supervisors, County of Napa, California, on the _____ day of _____, 2017.

GLADYS COIL, Clerk of the Board, Napa County,
California

By _____

ENGINEER'S STATEMENT

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

The proposed public improvements will provide enhanced fire protection services, street lighting, street sweeping, and median landscaping to the County of Napa CSA No. 3 area.

An estimated budget for the proposed improvements is set forth in Exhibit B. The assessment rates reflect any annual increase in the assessment, by a percentage equal to the Engineering News Record Construction Cost Index for the San Francisco area. Funding for the proposed improvements is derived from a property based assessment of each parcel in the CSA No. 3 area. A detailed description of the methodology for determining the special benefit assessment for each parcel is set forth in Exhibit D.

This report includes the following attached exhibits:

EXHIBIT A: A description of the proposed improvements.

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

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

EXHIBIT D: A statement of the method by which the undersigned determined the amount proposed to be assessed against each parcel, based on benefits to be derived by each parcel, respectively, from the improvements.

EXHIBIT E: A diagram showing the benefit zones of all the parcels of real property within CSA No. 3.

EXHIBIT F: Proposed maximum annual assessment adjustment.

Respectfully submitted,



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

ANNUAL UPDATE

Since the approval of last year's report, CSA No. 3 has added an additional 162,247 square feet of warehouse use. In 1997, the CSA No. 3 property owners approved the use of the Engineering News Record Construction Cost Index (ENR) 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 2016 to March 2017 was 0.45%. 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 Fiscal Year 2017/2018 the maximum fire assessment for developed square footage excluding warehousing is \$0.104 per building square foot, the maximum warehouse fire assessment is \$0.062 per building square foot, and the maximum vacant fire assessment is \$17.302 per acre.

EXHIBIT A: DESCRIPTION OF IMPROVEMENTS

The County of Napa within the CSA No. 3 area plans to provide increased fire protection services, street lighting, street sweeping and median landscaping. CSA No. 3 is segregated into three benefit zones each receiving different types of property related services and improvements. The diagram attached as Exhibit E 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 services or improvements. **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 landscaping. **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 fire protection services. **Zone 3** consists of all parcels in the CSA No. 3. This Zone receives street lighting and street sweeping services and improvements.

Also included in Exhibit E is a map that shows the parcels that are developed in CSA No. 3.

EXHIBIT B: ESTIMATE OF COST

The following table is the proposed assessment budget for Fiscal Year 2017/2018.

Improvement Item	Prior Year Budget	Budget Amount FY 2017/2018
Fire Protection	\$439,113	\$451,035
Street Lighting	\$14,000	\$14,000
Street Sweeping	\$10,000	\$10,000
Street Landscaping	\$29,000	\$29,000
Administration	\$22,541	\$22,541
TOTAL	\$514,654	\$526,576

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 construction cost index increase.

EXHIBIT C: ASSESSMENT ROLL

The proposed amount of assessment apportioned to each lot or parcel is listed below.

The amount of assessment for Fiscal Year 2017/2018, \$526,576, is apportioned as follows:

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
<u>Airport Property:</u>				
County	057-050-009	\$8,598.99	\$1,068.83	\$9,667.82
CHP Hangar Facility	850-000-118	\$1,426.60	\$215.08	\$1,641.68
Napa Jet Center	860-001-087	\$5,273.72	\$273.82	\$5,547.54
Silverado Avionics	860-001-089	\$1,258.22	\$161.56	\$1,419.77
Giostyle LLC/FFCP Hangar	860-002-711	\$560.59	\$44.64	\$605.23
Rombauer Hangar	860-002-725	\$420.44	\$30.44	\$450.88
SVW Hangar	860-002-762	\$616.65	\$44.64	\$661.29
Las Madronas Hangar	860-002-872	\$224.24	\$16.23	\$240.47
3030 Airport Road	860-003-324	\$1,167.90	\$84.54	\$1,252.44
Erect-A-Tube	860-002-986	\$1,666.21	\$120.62	\$1,786.82
Nieves Hangar	860-003-092	\$1,805.42	\$130.69	\$1,936.11
Napa Jet Center	860-003-142	\$616.65	\$120.62	\$737.27
ACV Napa Flight	860-003-291	\$560.59	\$40.58	\$601.17
McCann, Inc.	860-003-375	\$872.03	\$119.31	\$991.35
International Airline Training Academy	860-003-376	\$7,867.08	\$128.15	\$7,995.24
71 Sheehy Court LLC	057-290-013	\$218.01	\$37.44	\$255.45
A & J Investments LLC	057-200-033	\$1,245.76	\$173.61	\$1,419.37
Advanced Pressure Technology	057-210-016	\$7,618.78	\$1,028.78	\$8,647.56
Airport Boulevard Realty II LI	057-200-035	\$37.04	\$156.34	\$193.38
Airport Boulevard Realty II LI	057-200-037	\$49.66	\$345.57	\$395.23
Airport Boulevard Realty II LLC	057-200-015	\$26.14	\$224.75	\$250.89
Airport Boulevard Realty II LLC	057-200-016	\$1,683.44	\$526.67	\$2,210.11
Airport Boulevard Realty LLC	057-200-024	\$18,068.84	\$3,371.94	\$21,440.78
Akv Properties LLC	057-152-001	\$18.17	\$67.83	\$86.00
Akv Properties LLC	057-152-009	\$439.14	\$52.06	\$491.20
Albertson Karen E	057-100-018	\$1,793.10	\$116.42	\$1,909.52
Amendola Stephen A & Elizabeth E	057-230-007	\$2,007.68	\$176.44	\$2,184.13
Amorim Cork America Inc	057-250-005	\$2,998.11	\$479.68	\$3,477.79
Bailey Cummings LP	057-230-008	\$2,491.52	\$347.25	\$2,838.77
Barbour Vineyards LLC	057-152-004	\$714.24	\$78.12	\$792.36
Barrel Ten Quarter Circle Land Co Inc	057-220-030	\$9,076.42	\$864.72	\$9,941.15
Barrel Ten Quarter Circle Land Co Inc	057-240-018	\$4,266.73	\$709.80	\$4,976.53
Barrel Ten Quarter Circle Land Co Inc	057-240-019	\$105.54	\$363.94	\$469.48
Barrel Ten Quarter Circle Land Co Inc	057-240-020	\$113.50	\$211.02	\$324.52
Barrel Ten Quarter Circle Land Co Inc	057-240-021	\$94.64	\$73.47	\$168.11
Barrel Ten Quarter Circle Land Co Inc	057-240-022	\$100.01	\$29.47	\$129.48
Barrel Ten Quarter Circle Land Co Inc	057-240-023	\$111.95	\$41.01	\$152.95
Barrel Ten Quarter Circle Land Co Inc	057-240-024	\$86.51	\$158.48	\$244.99
Barrel Ten Quarter Circle Land Co Inc	057-240-025	\$86.51	\$153.78	\$240.29
Barrel Ten Quarter Circle Land Co Inc	057-240-026	\$87.03	\$305.42	\$392.45

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Barrel Ten Quarter Circle Land Co Inc	057-240-027	\$86.51	\$456.64	\$543.15
Barrel Ten Quarter Circle Land Co Inc	057-240-028	\$86.51	\$302.43	\$388.94
Barrel Ten Quarter Circle Land Co Inc	057-240-029	\$86.51	\$287.05	\$373.56
Berglund Vineyards	057-151-020	\$15.57	\$37.02	\$52.60
Betty & Deuce LLC	057-300-005	\$684.03	\$126.36	\$810.38
Biagi Foley LLC	057-240-030	\$12,700.14	\$2,377.19	\$15,077.32
Biagi Sr Land LLC	057-240-017	\$23,500.04	\$3,425.15	\$26,925.19
Biagi Wine Estates LLC	057-240-012	\$16,918.26	\$2,665.51	\$19,583.77
Bin To Bottle LLC	057-152-013	\$2,398.30	\$109.78	\$2,508.08
Blair Richard E	057-290-009	\$249.15	\$42.79	\$291.94
Bourassa Victor F	057-270-004	\$318.08	\$21.36	\$339.44
Bourassa Victor F	057-270-005	\$317.98	\$21.35	\$339.33
Bourassa Victor F	057-270-006	\$376.32	\$25.27	\$401.59
Brown Richard L	057-110-012	\$0.00	\$0.00	\$0.00
Busby David & Helen	057-280-002	\$208.66	\$47.04	\$255.70
Busby David & Helen	057-280-003	\$223.20	\$50.32	\$273.51
Busby David & Helen	057-280-004	\$223.20	\$50.32	\$273.51
Busby David J	057-250-023	\$22.15	\$64.93	\$87.08
Busby Enterprises Inc	057-290-008	\$249.15	\$42.79	\$291.94
Campaigna Dale & Kathryn B	057-260-002	\$467.16	\$22.65	\$489.81
Campbell Paul C & Mary M	057-110-044	\$0.00	\$34.63	\$34.63
Carlsen Investments LLC	057-240-002	\$7,439.06	\$1,310.19	\$8,749.25
Chase Fred L & Diane E	057-110-040	\$0.00	\$0.00	\$0.00
Chohan Satish M & Surekha S	057-250-032	\$41.70	\$120.64	\$162.34
Coffey Cindy L & Michael	057-280-008	\$254.34	\$57.34	\$311.68
Coffey Cindy L & Michael	057-280-009	\$256.42	\$57.80	\$314.22
Complete Welders Supply	057-151-026	\$728.46	\$83.33	\$811.79
Cowan Scott	057-110-001	\$0.00	\$0.00	\$0.00
Cr Buildworks Inc	057-280-013	\$254.34	\$57.34	\$311.68
Del Dotto D P & Y L	057-250-006	\$66.61	\$119.18	\$185.79
Devlin Building LLC	057-210-050	\$7,954.81	\$1,027.47	\$8,982.28
Devlin Building LLC	057-210-051	\$4.33	\$17.09	\$21.41
Devlin Gateway LLC	057-250-035	\$7,526.47	\$771.30	\$8,297.78
Doctors Company	057-190-009	\$38.58	\$85.45	\$124.04
Doctors Company	057-190-014	\$40.66	\$43.98	\$84.64
Doctors Company	057-190-015	\$91.87	\$18.07	\$109.94
Doctors Company	057-190-016	\$35.99	\$31.10	\$67.09
Doctors Company	057-190-017	\$32.01	\$32.58	\$64.59
Doctors Company	057-190-018	\$31.66	\$35.39	\$67.06
Doctors Company	057-190-021	\$7,433.24	\$878.55	\$8,311.79
Drivon Laurence E & Donna E	057-330-010	\$291.92	\$85.66	\$377.58
Drivon Laurence E & Donna E	057-330-011	\$293.58	\$85.96	\$379.54
Drivon Laurence E & Donna E	057-330-012	\$293.58	\$85.96	\$379.54
Drivon Laurence E & Donna E	057-330-013	\$293.58	\$85.96	\$379.54
Drivon Laurence E & Donna E	057-330-014	\$293.58	\$85.96	\$379.54
Drivon Laurence E & Donna E	057-330-015	\$293.58	\$85.96	\$379.54
Drivon Laurence E & Donna E	057-330-016	\$270.54	\$81.72	\$352.26
Duckworth Paul M & Virginia	057-110-014	\$0.00	\$3.96	\$3.96

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Duckworth Paul M & Virginia	057-110-017	\$0.00	\$17.45	\$17.45
E & P Properties Inc	057-210-067	\$6,441.21	\$1,202.40	\$7,643.60
E & P Properties Inc	057-220-032	\$6,691.23	\$1,131.42	\$7,822.65
Farmer Scott A	057-290-012	\$249.15	\$42.79	\$291.94
First American Title Co Of Napa	057-200-036	\$6.76	\$0.00	\$6.76
Foxworthy Mark A & Monika L	057-320-002	\$439.66	\$107.36	\$547.02
G3 Enterprises Inc	057-280-005	\$301.06	\$67.87	\$368.93
Gateway Partners 1 LLC	057-220-020	\$2,007.68	\$1,183.35	\$3,191.03
Gateway Winery LLC	057-250-029	\$191.36	\$339.65	\$531.01
George M W & P L	057-310-002	\$497.47	\$134.18	\$631.66
Gonzalez Martin & Cristina	057-110-060	\$0.00	\$0.00	\$0.00
Green Jean M	057-270-002	\$44.22	\$2.97	\$47.19
Green Jean M	057-270-003	\$44.22	\$2.97	\$47.19
Griffin Eamon Patrick & Carla	057-290-006	\$249.15	\$42.79	\$291.94
Guererra LLC	057-230-014	\$2,344.38	\$125.52	\$2,469.90
Guerrera Properties LLC	057-200-002	\$36.86	\$108.07	\$144.93
Hanrahan Jerry & Linda	057-300-002	\$589.45	\$108.89	\$698.34
Harding Harry & Sons	057-110-033	\$0.00	\$22.81	\$22.81
Harding Nelson & Mindy K	057-110-004	\$0.00	\$411.65	\$411.65
Harding Nelson & Mindy K	057-110-039	\$0.00	\$48.68	\$48.68
Harding Thomas H	057-110-032	\$0.00	\$36.14	\$36.14
Harding Thomas H	057-110-041	\$0.00	\$34.21	\$34.21
Harding Thomas H & Ladonna	057-110-007	\$0.00	\$45.27	\$45.27
Harry Harding & Sons Inc	057-110-059	\$0.00	\$74.76	\$74.76
Harry Harding & Sons Inc	057-110-061	\$0.00	\$12.45	\$12.45
Hcv Napa Assoc LLC	057-210-002	\$545.54	\$0.00	\$545.54
Hegarty Michael Robert	057-110-023	\$0.00	\$50.70	\$50.70
Heuschober Jerry & Lynelle	057-290-007	\$249.15	\$42.79	\$291.94
Hill Lynn S & Susan P	057-270-014	\$153.12	\$10.28	\$163.41
Hill Lynn S & Susan P	057-270-015	\$208.15	\$13.98	\$222.12
Hydro Conduit Corporation #1650	057-110-037	\$0.00	\$165.56	\$165.56
Ibew Local Union 180 Holding Company	057-210-064	\$21.64	\$86.30	\$107.94
J3 Wine Partners LLC	057-300-003	\$634.66	\$117.24	\$751.90
J3 Wine Partners LLC	057-300-004	\$656.80	\$121.33	\$778.12
Kaltreider Mary Kay	057-250-022	\$896.55	\$254.99	\$1,151.54
Keith Richard B	057-270-008	\$375.08	\$25.18	\$400.26
Kowaleski	057-151-027	\$482.42	\$46.70	\$529.13
Lafitte Cork & Capsule Inc	057-230-009	\$2,855.49	\$102.56	\$2,958.05
Laird Kenneth E & Gail	057-250-033	\$4,192.36	\$828.51	\$5,020.87
Lauritsen Robert	057-110-024	\$0.00	\$82.99	\$82.99
Lowenberg Associates LP	057-190-024	\$10,186.41	\$647.33	\$10,833.73
Lowenberg Associates LP	057-190-025	\$9,325.27	\$469.87	\$9,795.14
M & Y Properties LLC	057-220-021	\$1,578.76	\$345.59	\$1,924.35
Mai Su Wuan Lee	057-060-010	\$788.98	\$295.01	\$1,083.99
Maple Cynthia V	057-110-013	\$0.00	\$0.00	\$0.00
McDaniel Anthony	057-290-011	\$249.15	\$42.79	\$291.94
McDaniel Barbara Bonds	057-220-028	\$1,578.76	\$377.42	\$1,956.18
Merritt John B Jr	057-210-058	\$2,180.08	\$609.89	\$2,789.97

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Milan-Camino Oruga LLC	057-152-012	\$1,857.22	\$130.27	\$1,987.49
Milpitas Properties Inc	057-220-023	\$1,691.52	\$1,112.62	\$2,804.15
Mkd City Villas LLC	057-210-048	\$54.50	\$175.14	\$229.64
Mkd City Villas LLC	057-210-049	\$8.65	\$21.36	\$30.01
Mkd City Villas LLC	057-210-052	\$4,079.24	\$497.67	\$4,576.92
Mncvad-Ind Greenwood Ca LLC	057-210-065	\$19,086.49	\$3,195.41	\$22,281.90
Morgan Investment Group Inc	057-280-011	\$256.42	\$57.80	\$314.22
Mosher Dennis J & Virginia L	057-210-013	\$4,558.65	\$581.64	\$5,140.29
Napa & Livermore Properties LLC	057-230-011	\$1,018.31	\$47.51	\$1,065.82
Napa & Livermore Properties LLC	057-230-012	\$785.87	\$57.06	\$842.93
Napa Airport Center LLC	057-240-003	\$2,971.14	\$868.85	\$3,839.99
Napa Carnera Holdings LLC	057-310-011	\$226.11	\$60.99	\$287.10
Napa Carnera Holdings LLC	057-310-012	\$135.68	\$36.60	\$172.28
Napa Carnera Holdings LLC	057-310-013	\$361.79	\$97.59	\$459.38
Napa City Of	057-110-049	\$42.22	\$34.21	\$76.43
Napa City Of	057-110-052	\$23.70	\$46.62	\$70.33
Napa City Of	057-110-065	\$32.36	\$78.05	\$110.40
Napa City Of	057-110-066	\$26.30	\$68.57	\$94.87
Napa County Of	057-210-029	\$311.44	\$0.00	\$311.44
Napa County Of	057-210-054	\$5,086.86	\$561.02	\$5,647.88
Napa County Of	057-210-059	\$46.02	\$0.00	\$46.02
Napa County Of	057-210-060	\$363.35	\$116.22	\$479.56
Napa Garbage Service Inc	057-110-067	\$3,729.81	\$155.84	\$3,885.65
Napa Garbage Service Inc	057-110-068	\$97.24	\$34.21	\$131.45
Napa Gateway LLC	057-210-024	\$24,915.22	\$3,052.92	\$27,968.14
Napa Jamieson Canyon LLC	057-250-008	\$127.69	\$264.84	\$392.53
Napa Office LLC	057-200-001	\$43.26	\$38.44	\$81.70
Napa Office LLC	057-200-009	\$31.66	\$0.00	\$31.66
Napa One LLC	057-210-066	\$5,086.38	\$1,493.82	\$6,580.20
Napa Pointe 1 LLC	057-100-021	\$4,039.59	\$383.75	\$4,423.34
Napa Pointe 1 LP	057-250-015	\$2,273.51	\$409.61	\$2,683.12
Napa Valley Gateway Limited	057-250-031	\$76.99	\$147.05	\$224.04
Napa Valley Gateway Limited	057-250-036	\$37.72	\$131.99	\$169.71
Napa Valley Petroleum Inc	057-110-006	\$0.00	\$72.15	\$72.15
Napa-Vallejo Waste Management Authority	057-090-060	\$3,924.15	\$121.63	\$4,045.77
Nielson George S & Diann M	057-151-030	\$808.50	\$90.53	\$899.03
Nijem Nasser Z & Patricia E	057-270-012	\$378.09	\$25.39	\$403.48
Nvg Property Development LP	057-210-037	\$17.82	\$49.12	\$66.94
Nvg Property Development LP	057-210-038	\$29.59	\$106.79	\$136.38
Nvg Property Development LP	057-310-003	\$226.11	\$60.99	\$287.10
Nvg Property Development LP	057-310-004	\$406.95	\$109.77	\$516.72
Nvg Property Development LP	057-310-005	\$406.95	\$109.77	\$516.72
Nvg Property Development LP	057-310-006	\$226.11	\$60.99	\$287.10
Nvg Property Development LP	057-310-008	\$180.84	\$48.78	\$229.63
Nvg Property Development LP	057-310-009	\$406.95	\$109.77	\$516.72
Nvg Property Development LP	057-310-010	\$587.90	\$158.58	\$746.47
Nvgl I LP	057-200-030	\$1,681.78	\$210.00	\$1,891.78
Nvgl I LP	057-200-031	\$1,494.92	\$194.40	\$1,689.32

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Nvgl I LP	057-200-032	\$1,681.78	\$210.00	\$1,891.78
Oates Dev Group LLC	057-250-038	\$5,088.00	\$859.74	\$5,947.74
Organ Allen	057-110-063	\$0.00	\$40.44	\$40.44
Organ Allen	057-110-064	\$0.00	\$47.26	\$47.26
Owen Jeffrey R & Toni L	057-290-003	\$249.15	\$42.79	\$291.94
Owens Corning Masonry Products LLC	057-110-027	\$0.00	\$157.40	\$157.40
Owens Corning Masonry Products LLC	057-110-070	\$0.00	\$477.98	\$477.98
Pacheco Comapny Inc	057-250-025	\$102.08	\$110.68	\$212.76
Pacheco Company Inc	057-210-039	\$58.14	\$0.00	\$58.14
Pacheco Company Inc	057-210-040	\$37.37	\$0.00	\$37.37
Pacific Bell Telephone Company	057-190-006	\$1,794.73	\$221.52	\$2,016.25
Peju Providence Winery	057-190-019	\$1,882.34	\$110.28	\$1,992.63
Peju Province Winery	057-190-020	\$505.78	\$62.18	\$567.96
Perez III Reynaldo	057-280-006	\$208.66	\$47.04	\$255.70
Phez LLC	057-210-045	\$3,529.66	\$373.63	\$3,903.29
Pleasant Hill Industrial Park Associates	057-240-005	\$6,478.70	\$975.82	\$7,454.52
Portocork America Inc	057-210-041	\$43.08	\$153.78	\$196.86
Profili Ronald L	057-200-003	\$38.58	\$115.76	\$154.34
Rang Dong Joint Stock Company	057-190-023	\$4,846.30	\$235.26	\$5,081.57
Reichow Richard Alan	057-270-009	\$354.00	\$23.77	\$377.77
Rhoda Frank D	057-290-010	\$249.15	\$42.79	\$291.94
Rickard Donald J	057-152-007	\$729.60	\$24.02	\$753.62
Riechers Peter & Carla	057-320-003	\$512.02	\$120.72	\$632.74
Riechers Peter & Carla	057-320-004	\$216.88	\$66.20	\$283.08
Riechers Peter & Carla	057-320-005	\$741.86	\$163.18	\$905.04
Riechers Peter & Carla	057-320-006	\$653.20	\$146.80	\$800.00
Riechers Peter & Carla	057-320-007	\$304.48	\$82.40	\$386.88
Riechers Peter & Carla	057-320-008	\$375.40	\$95.50	\$470.90
Riechers Peter & Carla	057-320-009	\$316.74	\$84.66	\$401.40
Riechers Peter & Carla	057-320-010	\$269.60	\$75.94	\$345.54
Riechers Peter & Carla	057-320-011	\$258.30	\$73.86	\$332.16
Rmcg LLC	057-220-024	\$2,007.68	\$703.24	\$2,710.93
Rombauer Investments LLC	057-250-030	\$228.39	\$569.06	\$797.45
Rombauer Joan K Investments LLC	057-240-015	\$5,305.33	\$1,113.33	\$6,418.67
Rombauer Vineyards Inc	057-240-031	\$1,636.93	\$194.96	\$1,831.89
Rossi	057-260-006	\$456.78	\$22.14	\$478.92
Rossi Joseph Jr & Patricia	057-260-004	\$548.13	\$26.57	\$574.71
Rossmiller Scott	057-151-021	\$415.25	\$23.59	\$438.84
Rudow Gordon & Sophia	057-270-007	\$186.55	\$12.53	\$199.08
Safe Harbor Partners LLC	057-210-032	\$3,854.32	\$526.55	\$4,380.88
Safe Harbor Partners LLC	057-210-044	\$2,863.69	\$483.80	\$3,347.49
Samis Kirk & Michelle	057-270-013	\$154.89	\$10.40	\$165.29
Sawyer J Charles	057-330-002	\$291.92	\$66.64	\$358.56
Sawyer J Charles	057-330-003	\$293.58	\$66.94	\$360.52
Sawyer J Charles	057-330-004	\$293.58	\$66.94	\$360.52
Sawyer J Charles	057-330-005	\$293.58	\$66.94	\$360.52
Schrader Frederick H	057-290-004	\$249.15	\$42.79	\$291.94
Seguin Moreau Napa Cooperage Inc	057-151-028	\$3,734.36	\$160.01	\$3,894.37

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Sequoia Investments LP	057-230-013	\$1,793.10	\$251.18	\$2,044.28
Sherwood Eric J	057-290-002	\$218.01	\$37.44	\$255.45
Skihawk Development Company	057-110-069	\$0.00	\$774.12	\$774.12
Solano & Napa Counties Electrical Worker	057-220-031	\$1,578.76	\$367.00	\$1,945.76
Solano Napa Builders Exchange	057-151-031	\$1,167.90	\$102.11	\$1,270.01
Solomon Rober John	057-151-029	\$656.52	\$97.39	\$753.91
Sonoma Valley Transport Inc	057-250-037	\$41.53	\$294.31	\$335.84
South County Napa Properties L	057-152-015	\$1,557.20	\$44.12	\$1,601.32
South County Napa Properties L	057-152-016	\$245.62	\$87.61	\$333.23
South County Napa Properties L	057-152-017	\$1,297.68	\$58.97	\$1,356.65
Steelbird Ghetto Properties LLC	057-220-027	\$4,303.43	\$681.24	\$4,984.67
Steyteyieh Sharif	057-110-043	\$0.00	\$32.45	\$32.45
Strong Kenneth L & Laurie M	057-280-010	\$256.42	\$57.80	\$314.22
Syar Industries Inc	057-110-018	\$0.00	\$81.95	\$81.95
Syar Industries Inc	057-110-019	\$0.00	\$80.80	\$80.80
Tomhar Inc	057-110-042	\$0.00	\$77.37	\$77.37
Tower Road Investors LLC	057-110-016	\$0.00	\$90.99	\$90.99
Tower Road Winery Co-Op	057-110-028	\$0.00	\$601.43	\$601.43
Truc Shack Properties LLC	057-330-006	\$293.58	\$66.94	\$360.52
Truc Shack Properties LLC	057-330-007	\$293.58	\$66.94	\$360.52
Truc Shack Properties LLC	057-330-008	\$270.54	\$62.68	\$333.22
Tsion Group LLC	057-220-016	\$2,699.15	\$754.47	\$3,453.62
United Cerebral Palsy Of The North Bay I	057-250-014	\$2,650.98	\$610.48	\$3,261.46
Unknown Owner	057-110-025	\$524.26	\$27.19	\$551.45
Unknown Owner	057-152-014	\$2,060.50	\$81.81	\$2,142.31
Unknown Owner	057-210-018	\$4,395.04	\$467.22	\$4,862.26
Unknown Owner	057-240-004	\$5,624.61	\$887.76	\$6,512.37
Unknown Owner	057-280-012	\$256.42	\$57.80	\$314.22
V Sattui Winery	057-250-028	\$44.29	\$279.52	\$323.81
Van Dam Gary	057-200-028	\$20.24	\$229.81	\$250.05
Vino Ventures LLC	057-290-005	\$249.15	\$42.79	\$291.94
Wagner Paul C & Katrina S	057-260-005	\$456.78	\$22.14	\$478.92
Wagner Pierce Blicher LLC	057-240-014	\$3,114.40	\$346.23	\$3,460.64
Walkenhorst Evelyn & Danny J	057-210-022	\$2,617.92	\$728.57	\$3,346.49
Walker Ronald M & Janet L	057-280-007	\$207.63	\$46.81	\$254.43
Warren Donald E & Leslie F	057-260-003	\$591.74	\$28.69	\$620.42
Westcore Ag Napa LP	057-240-032	\$4,868.68	\$729.71	\$5,598.39
Westcore-Ag Napa LP	057-240-001	\$8,499.64	\$1,593.70	\$10,093.34
Wine Service Cooperative	057-210-023	\$3,471.25	\$443.34	\$3,914.59
Wine Service Cooperative	057-220-019	\$6,879.28	\$822.89	\$7,702.17
Wwl Napa LLC	057-151-023	\$2,071.95	\$148.30	\$2,220.25
TOTAL:		\$451,035	\$75,541	\$526,576

EXHIBIT D: METHOD OF APPORTIONMENT

General

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

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

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

Benefit Zones

CSA No. 3 is segregated into three benefit zones each receiving different types of property related services and improvements. The diagram attached as Exhibit E 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 services or improvements. **Zone 1** includes 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 landscaping. **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 fire protection services. **Zone 3** consists of all parcels in the CSA No. 3. This Zone receives street lighting and street sweeping services and improvements.

STRUCTURAL FIRE PROTECTION

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 (4 personnel) than enjoyed by the remainder of the County.
3. Improved fire prevention measures for a reduction of life hazard.
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 on Airport Boulevard in the Specific Plan Area houses:

- One (1) Type I, Triple Combination Class A Fire Engine, with a pump capacity of 2000 gpm
- The County Fire Department hazardous materials response vehicle.
- 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 the City of Napa and also provides the extended level of services within the boundaries of the 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 extended services within the CSA No. 3 are chargeable to the property owners within the CSA.

Operation and Maintenance Costs

Total costs will be divided using 66.7% to the Countywide Fire Fund and 33.3% to CSA No. 3. This was determined by analyzing all response calls from the Greenwood Ranch 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 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.

Total Annual Fire Service Cost Chargeable to CSA No. 3

The total annual cost chargeable to the CSA No. 3 based upon this method equals \$887,095. The total annual CSA No. 3 cost is then reduced by the Countywide Fire Fund contribution of structural fire property tax paid from properties within the CSA, approximately \$325,615. This results in an annual CSA No. 3 cost of approximately \$561,480. The following table illustrates the costs to operate and maintain the fire station.

TOTAL ANNUAL OPERATION AND MAINTENANCE COSTS AIRPORT FIRE STATION FISCAL YEAR 2017/2018			
ITEM	TOTAL	COUNTY WIDE FUND	CSA NO. 3
<u>PERSONNEL COSTS</u>			
2 - Fire Captain	\$337,626	\$225,084	\$112,542
11.5 Engineers	\$1,725,834	\$1,150,556	\$575,279
Unplanned Overtime	\$150,000	\$100,000	\$50,000
<i>Subtotal Personnel Costs</i>	<i>\$2,213,460</i>	<i>\$1,475,640</i>	<i>\$737,820</i>
<u>OPERATING COSTS</u>			
Engine Maintenance	\$30,000	\$20,000	\$10,000
Travel	\$5,000	\$3,333	\$1,667
Utilities	\$16,800	\$11,200	\$5,600
Supplies and Misc. Equipment	\$21,000	\$14,000	\$7,000
<i>Subtotal Operating Costs</i>	<i>\$72,800</i>	<i>\$48,533</i>	<i>\$24,267</i>
<u>STATION MAINTENANCE COSTS</u>	\$27,600	\$18,400	\$9,200
<u>APPARATUS REPLACEMENT COSTS</u>	\$68,750	\$45,833	\$22,917
<u>CDF OVERHEAD</u>			
Administration Fee @ 12.59%	\$278,675	\$185,783	\$92,891
TOTAL EXPENSES	\$2,661,285	\$1,774,190	\$887,095
LESS: Structural Fire Tax from CSA 3			(\$325,615)
Net Allocable Cost to CSA 3			<u>\$561,480</u>
Projected CSA 3 Assessments			(\$451,035)
Subsidy from County Fire Fund			\$110,445

Countywide Fire Fund Subsidy

Assessment revenues from CSA No. 3 for Fiscal Year 2017/2018 will generate \$451,035. This is not enough to cover the \$561,480 CSA No. 3 cost responsibility. Therefore, the Countywide Fire Fund will "subsidize" the shortfall of \$110,445 for Fiscal Year 2017/2018. The following table shows the annual amount of the county subsidy since project inception.

Fiscal Year	County Subsidy Amount
96/97	\$103,591
97/98	\$81,391
98/99	\$79,350
99/00	\$96,804
00/01	\$106,362
01/02	\$46,792
02/03	\$41,192
03/04	\$102,346
04/05	\$171,301
05/06	\$183,097
06/07	\$90,628
07/08	\$85,065
08/09	\$77,385
09/10	\$136,428
10/11	\$143,581
11/12	\$133,644
12/13	\$133,819
13/14	\$44,752
14/15	\$45,492
15/16	\$81,871
16/17	\$90,483
17/18	\$110,445
Total	\$2,185,819

Method of Assessment

The cost of extended structural fire protection service is apportioned to each property within CSA No. 3 in proportion to the special benefit each property receives from the extended 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 Insurance Services Organization (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 extended 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 of greater than 30,000 square feet is calculated at 60% of the maximum. This 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.

General

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

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 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, 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, 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, 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, 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 saw mills. 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.

Construction Type

The next item the Protection Standards 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 on 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.

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 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:

$$(150,000/4) \times 0.75 = 28,125 \text{ minimum water storage gallons.}$$

Second, the 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.

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.
3. For High and Severe Hazard Occupancies divide the fire protection water storage gallons by 30.

For sprinklered buildings, the 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 unsprinklered 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.

Fire Assessment Adjustments

In 1997, the CSA No. 3 property owners approved the use of the Engineering News Record Construction Cost (ENR) Index 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 2016 to March 2017 was 0.45%. 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 Fiscal Year 2017/2018 the maximum fire assessment for developed square footage excluding warehousing is \$0.104 per building square foot, the maximum warehouse fire assessment is \$0.062 per building square foot, and the maximum vacant fire assessment is \$17.302 per acre.

STREET MAINTENANCE SERVICES

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

Street Lighting

The County Road Department pays the costs of the intersection lights and CSA No. 3 pays for the mid block lights. The lights are 5800 Lumen lights on P.G.& 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. The maximum estimated budget for street lighting is projected to not exceed \$14,000 in any fiscal year.

Street Sweeping

The County Road Department has received an estimate from Napa Commercial Power Sweep for monthly street sweeping not 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.

Landscaping

CSA No. 3 assessments provide for landscaping and maintaining the medians in Airport Boulevard, Devlin Road and Gateway Road West. Ongoing maintenance, including water costs, is estimated at \$29,000. Therefore, the assessments will be levied for the maximum \$29,000 annual budget.

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 trip ends by their land use type as explained in detail below. Using these three 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 (1/3).

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 improvements.

Daily 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 following table lists the number of daily trip ends per land use type per 1,000 square feet of building size.

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

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 the total number of building square feet (6,573,679), plus its linear street frontage to the total number of linear street feet (76,994), plus its estimated daily trip ends to the total number of estimated daily trip ends (52,431).

Parcels in Zone 1 benefit from the landscaping improvements, and thus, are responsible to pay for that portion of the budget. The calculation method is the same as it is for the street lighting and street sweeping. The total number of building square feet for Zone 1 is 4,846,546; the total number of linear street frontage for Zone 1 is 49,372; and the total number of estimated daily trip ends is 35,819.

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 the street lighting plus street sweeping plus street landscaping and multiplying that percentage amount by the administration portion of the budget.

EXHIBIT E: CSA No. 3 DIAGRAM

Attached are the County of Napa CSA No. 3 Benefit Zone diagrams.