

**County of Napa, CSA 3
Fire Protection and
Street Maintenance
Assessment District**

FINAL

**Engineer's Report
Fiscal Year 2010/2011**

July 10, 2010

**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: July 10, 2010

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 _____, 2010.

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 _____, 2010.

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 XIII D 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.

The duration of the proposed assessment district is twenty-five (25) years and 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 shall be 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 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 25,200 square of warehouse use. In 1997, the CSA No. 3 property owners approved the use of the Engineering News Record Construction Cost (ENG) 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 2009 to March 2010 went down by 0.30%. However, since the County is still subsidizing the district, the recommendation is to keep the assessment rates consistent with last year. Therefore for Fiscal Year 10/11 the maximum fire assessment for developed square footage excluding warehousing is \$0.087 per square foot, the maximum warehouse fire assessment is \$0.052 per square foot, and the maximum vacant fire assessment is \$14.496 per acre.

EXHIBIT A: DESCRIPTION OF IMPROVEMENTS

The County of Napa within the CSA 3 area plans to provide increased fire protection services, street lighting, street sweeping and median landscaping. CSA 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 Highway 12 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 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 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 3.

EXHIBIT B: ESTIMATE OF COST

The following table is the proposed assessment budget for Fiscal Year 2010/2011.

Improvement Item	Prior Year Budget	Budget Amount FY 2010/2011
Fire Protection	\$316,597	\$317,913
Street Lighting	\$14,000	\$14,000
Street Sweeping	\$10,000	\$10,000
Street Landscaping	\$29,000	\$29,000
Administration	\$21,957	\$20,944
TOTAL	\$391,554	\$391,857

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 2010/2011, \$391,857, is apportioned as follows:

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
<u>Airport:</u>				
Jonesys	860-003-172	\$730.62	\$155.03	\$885.65
County	057-050-009	\$7,728.07	\$1,016.51	\$8,744.58
JAL	850-000-092	\$6,591.33	\$582.71	\$7,174.04
Silverado Avionics	860-001-089	\$1,054.18	\$210.36	\$1,264.54
RA Bridgeford	860-003-142	\$1,396.01	\$162.55	\$1,558.55
Air Francis Hangar	860-002-711	\$516.65	\$60.16	\$576.81
SVW Hangar	860-002-762	\$516.65	\$60.16	\$576.81
Bridgeford	860-001-087	\$4,418.52	\$366.23	\$4,784.74
CHP Hangar Facility	850-000-118	\$1,195.26	\$279.01	\$1,474.27
1 Executive Way Llc	057-190-023	\$4,060.41	\$312.54	\$4,372.95
110 Camino Oruga Llc	057-152-014	\$1,726.35	\$99.09	\$1,825.44
483 Technology Way Llc	057-280-012	\$214.84	\$71.75	\$286.59
600 Tower Road Holdings Llc	057-110-025	\$439.24	\$31.40	\$470.64
Advanced Pressure Technology	057-210-016	\$6,383.29	\$1,258.20	\$7,641.49
Airpark 607 Llc	057-240-014	\$2,609.36	\$428.17	\$3,037.53
Airport Boulevard Realty li Llc	057-200-015	\$21.89	\$225.78	\$247.67
Airport Boulevard Realty li Llc	057-200-016	\$1,267.28	\$582.56	\$1,849.84
Airport Boulevard Realty li Llc	057-200-017	\$8.12	\$70.38	\$78.49
Airport Boulevard Realty li Llc	057-200-018	\$14.21	\$54.93	\$69.13
Airport Boulevard Realty li Llc	057-200-019	\$8.99	\$91.40	\$100.39
Airport Boulevard Realty li Llc	057-200-023	\$15.95	\$39.48	\$55.43
Airport Boulevard Realty li Llc	057-200-025	\$23.63	\$242.03	\$265.66
Airport Boulevard Realty li Llc	057-200-026	\$23.34	\$0.00	\$23.34
Airport Boulevard Realty Llc	057-200-024	\$15,138.72	\$4,351.72	\$19,490.43
Akv Properties Llc	057-152-001	\$15.22	\$67.92	\$83.15
Akv Properties Llc	057-152-009	\$367.92	\$48.64	\$416.56
Albertson	057-100-018	\$1,502.32	\$130.43	\$1,632.75
Amendola Stephen A And Elizabeth H/W	057-230-007	\$1,682.11	\$206.58	\$1,888.69
Anderson Raymond E Tr Etal	057-110-001	\$0.00	\$0.00	\$0.00
Bailey Cummings Family Lp	057-230-008	\$2,087.49	\$370.68	\$2,458.17
Barbour Vineyards Llc	057-152-004	\$598.41	\$120.21	\$718.63
Barrel Ten Quarter Circle Land Co Inc	057-220-030	\$7,604.56	\$1,090.69	\$8,695.25
Barrel Ten Quarter Circle Land Co Inc	057-240-018	\$3,574.82	\$202.55	\$3,777.37
Barrel Ten Quarter Circle Land Co Inc	057-240-019	\$88.43	\$365.61	\$454.04
Barrel Ten Quarter Circle Land Co Inc	057-240-020	\$95.10	\$211.99	\$307.08
Barrel Ten Quarter Circle Land Co Inc	057-240-021	\$79.30	\$73.81	\$153.10
Barrel Ten Quarter Circle Land Co Inc	057-240-022	\$83.79	\$29.61	\$113.40
Barrel Ten Quarter Circle Land Co Inc	057-240-023	\$93.79	\$41.20	\$134.99
Barrel Ten Quarter Circle Land Co Inc	057-240-024	\$72.48	\$159.21	\$231.69
Barrel Ten Quarter Circle Land Co Inc	057-240-025	\$72.48	\$154.48	\$226.97
Barrel Ten Quarter Circle Land Co Inc	057-240-026	\$72.92	\$306.82	\$379.74
Barrel Ten Quarter Circle Land Co Inc	057-240-027	\$72.48	\$458.73	\$531.22

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Barrel Ten Quarter Circle Land Co Inc	057-240-028	\$72.48	\$303.82	\$376.30
Barrel Ten Quarter Circle Land Co Inc	057-240-029	\$72.48	\$288.37	\$360.85
Berglund Family Vineyards	057-151-020	\$13.05	\$37.08	\$50.12
Biagi Sr Land Llc	057-240-017	\$19,689.18	\$4,323.35	\$24,012.53
Biagi Wine Estates Llc	057-240-012	\$8,167.79	\$1,995.88	\$10,163.67
Bickford John S And Carol A H/W	057-110-042	\$0.00	\$85.46	\$85.46
Bienenfeld Mark & Isabelle	057-280-005	\$252.24	\$84.25	\$336.48
Bin To Bottle Llc	057-152-013	\$2,009.38	\$102.87	\$2,112.25
Birdsall Daniel H & Kristin C	057-280-013	\$213.10	\$71.17	\$284.27
Blair Richard E & Gail A Tr	057-290-009	\$208.75	\$51.77	\$260.52
Bourassa Victor F & Katharine L Tr	057-270-004	\$266.50	\$71.47	\$337.98
Bourassa Victor F & Katharine L Tr	057-270-005	\$266.42	\$71.45	\$337.87
Bourassa Victor F & Katharine L Tr	057-270-006	\$315.30	\$84.56	\$399.86
Boyd Eric R	057-290-013	\$182.66	\$45.30	\$227.95
Brown Garrett E And Beverly J Tr	057-110-012	\$0.00	\$0.00	\$0.00
Busby David & Helen	057-280-002	\$174.83	\$58.39	\$233.22
Busby David & Helen	057-280-003	\$187.00	\$62.46	\$249.46
Busby David & Helen	057-280-004	\$187.00	\$62.46	\$249.46
Busby David J Etal	057-250-023	\$18.56	\$65.23	\$83.78
Busby Enterprises Inc	057-290-008	\$208.75	\$51.77	\$260.52
Campainha Dale & Kathryn B	057-260-002	\$391.40	\$30.35	\$421.76
Campbell Paul C & Mary M Tr	057-110-044	\$0.00	\$37.03	\$37.03
Carlsen Investments Llc	057-240-002	\$6,232.72	\$426.12	\$6,658.84
Chase Fred Leslie & Diane Elizabeth Tr	057-110-040	\$0.00	\$0.00	\$0.00
Chohan Satish M & Surekha S	057-250-032	\$34.94	\$121.20	\$156.13
Complete Welders Supply	057-151-026	\$610.33	\$89.26	\$699.59
Creekside Gateway Business Park Llc	057-210-048	\$45.66	\$175.94	\$221.60
Creekside Gateway Business Park Llc	057-210-049	\$7.25	\$21.46	\$28.70
Creekside Gateway Business Park Llc	057-210-052	\$3,417.74	\$605.20	\$4,022.94
Creekside Napa Ii Llc	057-210-050	\$6,664.83	\$1,237.42	\$7,902.24
Creekside Napa Ii Llc	057-210-051	\$3.62	\$17.16	\$20.79
Devlin Gateway Llc	057-250-035	\$6,305.95	\$969.02	\$7,274.98
Doctors Company	057-190-009	\$32.33	\$85.57	\$117.90
Doctors Company	057-190-014	\$34.07	\$44.05	\$78.11
Doctors Company	057-190-015	\$76.98	\$18.09	\$95.07
Doctors Company	057-190-016	\$30.15	\$31.14	\$61.30
Doctors Company	057-190-017	\$26.82	\$32.63	\$59.45
Doctors Company	057-190-018	\$26.53	\$35.45	\$61.97
Doctors Company	057-190-021	\$6,227.84	\$978.65	\$7,206.49
Duckworth Paul M & Virginia Etal	057-110-014	\$0.00	\$4.90	\$4.90
Duckworth Paul M & Virginia Etal	057-110-017	\$0.00	\$18.42	\$18.42
Duo Fratelli Llc	057-260-004	\$459.25	\$35.62	\$494.86
Dyce Group Llc The	057-152-007	\$34.50	\$58.88	\$93.38
Farmer Scott A	057-290-012	\$208.75	\$51.77	\$260.52
Gateway Winery Llc	057-250-029	\$160.33	\$341.21	\$501.54
Gonzalez Martin & Cristina Etal	057-110-060	\$0.00	\$0.00	\$0.00
Grassi Mark Anthony & Jami Lee Tr	057-270-008	\$314.25	\$84.28	\$398.53
Green Jean M Tr	057-270-002	\$37.05	\$9.94	\$46.99
Green Jean M Tr	057-270-003	\$37.05	\$9.94	\$46.99
Griffin Eamon P & Carla M	057-290-006	\$208.75	\$51.77	\$260.52
Guererra Family Llc	057-230-014	\$1,964.21	\$145.48	\$2,109.69
Guerrera Properties Llc	057-200-002	\$30.88	\$108.57	\$139.45
Hanrahan Jerry & Linda	057-300-002	\$493.87	\$140.84	\$634.71

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Harding Harry And Sons	057-110-033	\$0.00	\$22.84	\$22.84
Harding Nelson & Mindy K Tr Etal	057-110-004	\$0.00	\$489.11	\$489.11
Harding Nelson & Mindy K Tr Etal	057-110-039	\$0.00	\$51.66	\$51.66
Harding Thomas H & Ladonna Tr	057-110-007	\$0.00	\$47.29	\$47.29
Harding Thomas H M/M	057-110-032	\$0.00	\$36.19	\$36.19
Harding Thomas H M/M	057-110-041	\$0.00	\$34.26	\$34.26
Harry Harding & Sons Inc	057-110-059	\$0.00	\$84.69	\$84.69
Harry Harding And Sons Inc	057-110-061	\$0.00	\$15.42	\$15.42
Hcv Napa Assoc Llc	057-210-002	\$445.31	\$0.00	\$445.31
Hegarty Edward J Tr	057-110-023	\$0.00	\$51.52	\$51.52
Hill Lynn S & Susan P Tr	057-270-014	\$128.29	\$34.41	\$162.70
Hill Lynn S & Susan P Tr	057-270-015	\$174.39	\$46.77	\$221.16
Hydro Conduit Corporation #1650	057-110-037	\$0.00	\$185.14	\$185.14
Ibew Local Union 180 Holding Company	057-210-057	\$18.12	\$86.68	\$104.80
Jacuzzi Laura Lea Etal	057-210-041	\$36.10	\$154.48	\$190.58
Kaltreider Mary Kay	057-250-022	\$751.16	\$311.56	\$1,062.73
Karakasevic Milorad & Susan Jane Tr	057-250-034	\$41.46	\$135.22	\$176.68
Kowaleski Mike And Melissa D H/W	057-151-027	\$404.19	\$53.72	\$457.91
L2 Ventures Llc	057-210-018	\$3,682.33	\$572.74	\$4,255.07
Lafitte Cork & Capsule Inc	057-230-009	\$2,392.43	\$123.17	\$2,515.60
Laird Kenneth E & Gail Tr	057-250-033	\$3,512.51	\$989.75	\$4,502.26
Lauritsen Robert Etal	057-110-024	\$0.00	\$85.20	\$85.20
Lopez Joseph F & Deborah	057-250-005	\$47.45	\$123.16	\$170.61
Maple Cynthia V Tr	057-110-013	\$0.00	\$0.00	\$0.00
Marino Michael D	057-210-026	\$36.39	\$21.46	\$57.84
Marino Michael D	057-210-027	\$48.27	\$386.21	\$434.49
Mark A & Monika L Foxworthy	057-220-025	\$1,502.32	\$1,267.93	\$2,770.26
Mattson Properties Llc	057-220-021	\$1,322.74	\$391.11	\$1,713.85
Mcdaniel Anthony Tr	057-290-011	\$208.75	\$51.77	\$260.52
Mcdaniel Barbara Bonds Tr	057-220-028	\$1,322.74	\$422.01	\$1,744.75
Mcneil Patrick	057-270-013	\$129.77	\$34.80	\$164.58
Mcneil Patrick M	057-270-012	\$316.78	\$84.96	\$401.73
Merritt John B Jr & Bell Elaine C	057-210-058	\$1,826.55	\$208.13	\$2,034.68
Meyer Craig & Bernadette	057-270-009	\$296.60	\$79.55	\$376.14
Milan-Camino Oruga Llc	057-152-012	\$1,556.05	\$144.29	\$1,700.34
Morgan Investment Group Inc	057-250-026	\$39.14	\$119.91	\$159.05
Morgan Investments Group Inc	057-280-011	\$214.84	\$71.75	\$286.59
Mosher Dennis J & Virginia L Tr	057-210-013	\$3,819.41	\$687.02	\$4,506.43
Nac 101-Cjp Llc Etal	057-240-005	\$5,428.09	\$205.12	\$5,633.22
Napa 34 Holdings Llc	057-210-056	\$490.70	\$578.03	\$1,068.74
Napa Airport Center Llc	057-240-003	\$2,489.33	\$991.07	\$3,480.40
Napa Camera Holdings Llc	057-310-011	\$189.44	\$73.34	\$262.78
Napa Camera Holdings Llc	057-310-012	\$113.68	\$44.01	\$157.69
Napa Camera Holdings Llc	057-310-013	\$303.12	\$117.34	\$420.46
Napa City Of	057-110-049	\$35.37	\$34.26	\$69.63
Napa City Of	057-110-052	\$19.86	\$53.24	\$73.10
Napa City Of	057-110-065	\$27.11	\$78.16	\$105.27
Napa City Of	057-110-066	\$22.03	\$68.67	\$90.70
Napa City Of	057-110-067	\$3,124.97	\$184.19	\$3,309.16
Napa City Of	057-110-068	\$81.47	\$34.26	\$115.73
Napa County Of	057-210-029	\$260.94	\$0.00	\$260.94
Napa County Of	057-210-054	\$4,261.95	\$712.44	\$4,974.40
Napa County Of	057-210-059	\$38.56	\$0.00	\$38.56

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Napa County Of	057-210-060	\$304.43	\$144.30	\$448.72
Napa Gateway Llc	057-210-024	\$20,874.87	\$4,002.55	\$24,877.42
Napa Lot II LLC	057-220-023	\$1,417.22	\$1,394.75	\$2,811.97
Napa Office Llc	057-200-001	\$36.24	\$38.62	\$74.86
Napa Office Llc	057-200-009	\$26.53	\$0.00	\$26.53
Napa Pointe 1 LLC	057-100-021	\$3,384.51	\$442.45	\$3,826.96
Napa Valley Gateway Limited	057-250-031	\$64.51	\$147.72	\$212.23
Napa Valley Gateway Limited	057-250-036	\$31.60	\$132.60	\$164.20
Napa Valley Gateway Limited	057-250-037	\$34.79	\$295.67	\$330.46
Napa Valley Petroleum Inc	057-110-006	\$0.00	\$81.25	\$81.25
Napa Vineyard Commons Llc	057-300-003	\$531.74	\$151.65	\$683.39
Napa Vineyard Commons Llc	057-300-004	\$550.29	\$156.94	\$707.22
Napa Vineyard Commons Llc	057-300-005	\$573.10	\$163.44	\$736.54
Napa/Livermore Properties Llc	057-230-011	\$853.17	\$56.27	\$909.44
Napa/Livermore Properties Llc	057-230-012	\$658.43	\$74.92	\$733.34
Napa-Vallejo Waste Management Authority	057-090-060	\$3,287.79	\$149.93	\$3,437.72
Nielson George S & Diann M Tr	057-151-030	\$677.39	\$102.30	\$779.69
Nohea Napa Gateway Llc	057-250-008	\$104.23	\$266.06	\$370.29
Nvg Property Development Lp	057-210-037	\$14.93	\$49.35	\$64.28
Nvg Property Development Lp	057-210-038	\$24.79	\$107.28	\$132.07
Nvg Property Development Lp	057-310-002	\$416.80	\$161.35	\$578.15
Nvg Property Development Lp	057-310-003	\$189.44	\$73.34	\$262.78
Nvg Property Development Lp	057-310-004	\$340.96	\$132.00	\$472.95
Nvg Property Development Lp	057-310-005	\$340.96	\$132.00	\$472.95
Nvg Property Development Lp	057-310-006	\$189.44	\$73.34	\$262.78
Nvg Property Development Lp	057-310-008	\$151.52	\$58.66	\$210.18
Nvg Property Development Lp	057-310-009	\$340.96	\$132.00	\$472.95
Nvg Property Development Lp	057-310-010	\$492.56	\$190.68	\$683.24
Nvgl I Lp	057-200-010	\$6.23	\$0.00	\$6.23
Nvgl I Lp	057-200-027	\$2,203.98	\$669.26	\$2,873.24
Nvgl I Lp	057-200-028	\$16.96	\$230.87	\$247.83
Organ Allen	057-110-063	\$0.00	\$41.80	\$41.80
Organ Allen	057-110-064	\$0.00	\$49.95	\$49.95
Owen Jeffrey R & Toni L Tr	057-290-003	\$208.75	\$51.77	\$260.52
Owens Corning Masonry Products Llc	057-110-027	\$0.00	\$179.95	\$179.95
Owens Corning Masonry Products Llc	057-110-070	\$0.00	\$563.14	\$563.14
Pacheco Comapny Inc	057-250-025	\$85.53	\$111.19	\$196.72
Pacheco Company Inc	057-210-039	\$48.71	\$0.00	\$48.71
Pacheco Company Inc	057-210-040	\$31.31	\$0.00	\$31.31
Pacific Bell Telephone Company	057-190-006	\$1,503.69	\$275.06	\$1,778.75
Peju Providence Winery	057-190-019	\$1,577.10	\$108.05	\$1,685.14
Peju Province Winery	057-190-020	\$423.76	\$94.94	\$518.70
Perez Reynaldo Jr & Patricia	057-290-004	\$208.75	\$51.77	\$260.52
Perez Reynaldo Jr & Patricia S	057-280-008	\$213.10	\$71.17	\$284.27
Perez Reynaldo Jr & Patricia S	057-280-009	\$214.84	\$71.75	\$286.59
Perez Reynaldo Jr & Patricia S Etal	057-280-006	\$174.83	\$58.39	\$233.22
Phez Llc	057-210-045	\$2,957.27	\$466.41	\$3,423.68
Profili Airpark Llc Etal	057-240-001	\$7,121.31	\$2,061.62	\$9,182.93
Profili Family Partnership Lp Etal	057-240-013	\$5,502.26	\$1,327.42	\$6,829.68
Profili Ronald L Tr	057-200-003	\$32.33	\$116.29	\$148.62
Re James S & Erin L	057-260-006	\$382.71	\$29.68	\$412.39
Rhoda Frank D	057-290-010	\$208.75	\$51.77	\$260.52
Rmcg LLC	057-220-024	\$1,682.11	\$92.69	\$1,774.80

Owner Name	APN	Fire Protection Assessment Amount	Street Maint. Assessment Amount	TOTAL ASSESSMENT AMOUNT
Rombauer Investments Llc Etal	057-250-030	\$191.35	\$571.68	\$763.03
Rombauer Joan K Trust Investments Llc Etal	057-240-015	\$5,760.12	\$1,507.01	\$7,267.12
Rossmiller Scott	057-151-021	\$347.91	\$26.23	\$374.14
Safe Harbor Partners Llc	057-210-044	\$2,399.31	\$609.16	\$3,008.46
Santen Inc	057-220-020	\$1,682.11	\$1,299.84	\$2,981.95
Savoy Corporation	057-230-013	\$1,502.32	\$286.40	\$1,788.72
Schermer Steven M Tr	057-152-006	\$1,903.53	\$177.45	\$2,080.98
Seguin Moreau Napa Cooperage Inc	057-151-028	\$3,128.78	\$190.15	\$3,318.93
Sherwood Eric J	057-290-002	\$182.66	\$45.30	\$227.95
Skihawk Development Company	057-110-069	\$0.00	\$941.90	\$941.90
Skyway Court Llc	057-240-004	\$4,712.50	\$1,103.05	\$5,815.56
Solano	057-220-022	\$1,322.74	\$455.33	\$1,778.07
Solano Napa Builders Exchange	057-151-031	\$978.51	\$119.07	\$1,097.58
Solomon Robert J & Kelly	057-151-029	\$550.05	\$108.36	\$658.42
Steelbird Ghetto Properties Llc	057-220-026	\$43.49	\$300.39	\$343.88
Steelbird Ghetto Properties Llc	057-220-027	\$3,605.57	\$804.90	\$4,410.47
Steelbird Ghetto Properties Llc	057-220-029	\$46.39	\$35.62	\$82.01
Steyteyeh Sharif Etal	057-110-043	\$0.00	\$33.83	\$33.83
Strong Kenneth L & Laurie M Tr	057-280-010	\$214.84	\$71.75	\$286.59
Su Wuan Lee Mai	057-060-010	\$661.04	\$295.42	\$956.46
Syar Industries Inc	057-110-018	\$0.00	\$87.39	\$87.39
Syar Industries Inc	057-110-019	\$0.00	\$87.71	\$87.71
Taylor Steven Dean Sr	057-270-007	\$156.30	\$41.92	\$198.22
Tech Industrial 1 Llc Etal	057-250-015	\$1,904.83	\$139.47	\$2,044.30
Tmt Properties Inc	057-240-030	\$10,640.63	\$2,886.75	\$13,527.39
Tower Road Investors Llc	057-110-016	\$0.00	\$102.06	\$102.06
Tower Road Winery Co-Op	057-110-028	\$0.00	\$727.31	\$727.31
Truc Shack Properties LLC	057-210-062	\$23.34	\$208.55	\$231.89
Truc Shack Properties LLC	057-210-063	\$21.45	\$89.26	\$110.71
Tsion Group Llc	057-220-016	\$2,261.44	\$257.05	\$2,518.49
United Cerebral Palsy Of The North Bay Inc	057-250-014	\$2,221.09	\$296.10	\$2,517.18
Vino Ventures Llc	057-290-005	\$208.75	\$51.77	\$260.52
Wagner Paul C & Katrina S	057-260-005	\$382.71	\$29.68	\$412.39
Waken Eugene & Dhana	057-210-032	\$43.05	\$67.80	\$110.86
Waken Eugene R & Dhana	057-250-006	\$54.37	\$119.73	\$174.10
Walkenhorst Stewart & Shannon Etal	057-210-022	\$50.59	\$374.20	\$424.79
Walker Ronald M & Janet L Etal	057-280-007	\$173.96	\$58.10	\$232.06
Warren Donald E & Leslie F Tr	057-260-003	\$495.78	\$38.45	\$534.23
Wchyp li Greenwood Rt Llc	057-210-055	\$271.37	\$524.82	\$796.19
Whal Properties Lp	057-190-024	\$8,534.54	\$755.40	\$9,289.94
Whal Properties Lp	057-190-025	\$7,813.05	\$568.63	\$8,381.68
Williams Guy L	057-290-007	\$208.75	\$51.77	\$260.52
Wine Service Cooperative	057-210-023	\$2,908.34	\$575.73	\$3,484.07
Wine Service Cooperative	057-220-019	\$5,763.71	\$1,081.00	\$6,844.71
Wwl Napa Llc	057-151-023	\$1,735.95	\$167.69	\$1,903.65
Zapolski/Rudd Llc	057-250-028	\$37.11	\$280.80	\$317.91
TOTAL:		\$317,913	\$73,944	\$391,857

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 XIID 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 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 Highway 12 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 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 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. The County Greenwood Ranch Fire Station within CSA 3 provides these benefits:

1. Reduced response times throughout the CSA 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 Greenwood Ranch Fire 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) Type III Fire Engine with 500 gpm pump capacity and 500 gallons of water – Volunteer Firefighter response.
- 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.

The following table shows the cost allocation between the Countywide Fire Fund and CSA No. 3. Generally, the methodology used to arrive at the apportionment is described as follows:

Capital Costs

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

- Greenwood Ranch Station over the past 5 years to calls in the CSA No. 3 area versus the balance of the entire south county area.
2. Countywide Fire Fund funding to include land, fire engine, hazardous materials vehicle, furniture and equipment for new station, and \$350,000 of construction cost for new station.
 3. CSA No. 3 funding of \$950,000 for fire station construction costs. Since the CSA No. 3 has no funding, this \$950,000 requires debt financing, with CSA No. 3 to pay annual debt service on Certificates of Participation which vary annually. The maturity date to pay off the COP is June 2013. For Fiscal Year 2010/2011 the payment is \$85,473.

Operation and Maintenance Costs

Over the long term, 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. Last year the County fire department added 3 additional engineers housed at the Greenwood Fire Station to comply with response times for the Gateway Hotel. 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 \$697,760. 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 \$259,183. This results in an annual CSA No. 3 cost of approximately \$438,577. The following table shows the costs to operate and maintain the fire station.

TOTAL ANNUAL OPERATION AND MAINTENANCE COSTS AIRPORT FIRE STATION FISCAL YEAR 2010/2011			
ITEM	TOTAL	COUNTY WIDE FUND	CSA NO. 3
<u>PERSONNEL COSTS</u>			
2 - Fire Captain	\$257,562	\$171,708	\$85,854
11.5 Engineers	\$1,226,463	\$817,641	\$408,822
Unplanned Overtime	\$70,000	\$46,667	\$23,333
<i>Subtotal Personnel Costs</i>	<i>\$1,554,025</i>	<i>\$1,036,016</i>	<i>\$518,009</i>
<u>OPERATING COSTS</u>			
Engine Maintenance	\$7,284	\$4,856	\$2,428
Travel	\$5,000	\$3,333	\$1,667
Utilities	\$20,130	\$13,420	\$6,710
Supplies and Misc. Equipment	\$25,350	\$16,900	\$8,450
<i>Subtotal Operating Costs</i>	<i>\$57,764</i>	<i>\$38,509</i>	<i>\$19,255</i>
<u>STATION MAINTENANCE COSTS</u>	\$50,000	\$33,333	\$16,667
<u>APPARATUS REPLACEMENT COSTS</u>	\$68,750	\$45,833	\$22,917
<u>CDF OVERHEAD</u>			
Administration Fee	\$178,264	\$118,843	\$59,421
DEBT SERVICE ON FIRE STATION			\$84,409
TOTAL EXPENSES	\$1,908,803	\$1,272,534	\$720,677
LESS: Structural Fire Tax from CSA 3			(\$259,183)
Net Allocable Cost to CSA 3			<u>\$461,494</u>
Projected CSA 3 Assessments			(\$317,913)
Loan from County Fire Fund			\$143,581

Countywide Fire Fund Subsidy

Assessment revenues from CSA No. 3 for Fiscal Year 2010/2011 will generate \$317,913. This is not enough to cover the \$461,494 CSA 3 cost responsibility. Therefore, the Countywide Fire Fund will "subsidize" the shortfall of \$143,581 for Fiscal Year 2010/2011. The annual subsidy will be tracked so that when current assessment levels exceed the CSA No. 3 allocable costs, such excess revenues will pay back the Countywide Fire Fund. The following table shows the 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
Total	\$1,545,313

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 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 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.

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, resulting in less damage.

Fire Assessment Adjustments

In 1997, the CSA 3 property owners approved language on their assessment ballot that would allow the County to annually increase the assessments based on the percentage increase as identified in the Engineering News Record Construction Cost Index for the San Francisco area. The percentage change from March 2009 to March 2010 went down by 0.30%. However, since the County is still subsidizing the district, the recommendation is to keep the assessment rates consistent with last year. Therefore for Fiscal Year 10/11 the maximum fire assessment for developed square footage excluding warehousing is \$0.087 per square foot, the maximum warehouse fire assessment is \$0.052 per square foot, and the maximum vacant fire assessment is \$14.496 per acre.

STREET MAINTENANCE SERVICES

Street maintenance is another service the County will provide in the CSA 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 of the existing roads for approximately \$730 per month, or \$8,800 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 3 will landscape and maintain the median in Airport Boulevard. The existing Airport Boulevard median is approximately 0.5 miles long. The irrigation system is already installed. Ongoing maintenance, including water costs is estimated at \$1,100 per month for the Airport Boulevard median. Additional median landscaping within CSA 3 will increase maintenance costs. Maximum landscape maintenance costs are projected to not exceed \$29,000 in any fiscal year.

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 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 (5,206,017), plus its linear street frontage to the total number of linear street feet (74,964), plus its estimated daily trip ends to the total number of estimated daily trip ends (46,618).

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 3,875,280; the total number of linear street frontage for Zone 1 is 48,026; and the total number of estimated daily trip ends is 30,424.

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 3 DIAGRAM

Attached are the County of Napa CSA 3 Benefit Zone diagrams.