

**City of Napa**  
**Citywide Landscape Maintenance**  
**Assessment District**

**Preliminary Engineer's Report**  
**Fiscal Year 2026-2027**

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**City of Napa  
Citywide Landscape Maintenance Assessment District  
Fiscal Year 2026-2027**

**1. Executive Summary**

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Pursuant to the provisions of the Landscaping and Lighting Act of 1972 (the “Act”), the City Council of the City of Napa, State of California, adopted a resolution on May 19, 2026 initiating proceedings for the levy of assessments and ordering the preparation of an Engineer’s Report for the Citywide Landscape Maintenance Assessment District (the “District”) for Fiscal Year 2026-2027.

The foregoing resolution directed Jessica Lowe, P.E., to prepare and file a report presenting plans and specifications of the existing improvements to be made within the District or within any zone thereof, an estimate of the costs of proposed new improvements and/or maintenance of servicing existing improvements, a diagram of the District, showing the area and properties to be assessed, and an assessment amount, per acre, that will be assessed upon all assessable lots and/or parcels, respectively, within the District in proportion to the special benefit received for the referenced fiscal year.

**2. Plans and Specifications**

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The District provides funding for the continued maintenance, servicing, and administration of various landscaping and lighting improvements and associated appurtenances located within the public right-of-way and dedicated easements within the boundaries of the District.

The diagram showing the exterior boundaries of the District and the lines and dimensions of each lot or parcel of land within each zone is included in Section 5 of this report.

The purpose of the District is to provide for maintenance and servicing of improvements within each benefit zone. Facilities to be maintained and serviced may include, but are not limited to: landscaping, parking lots, walkways, crosswalks, fences, signs, park and parkways, streetlights, retaining walls, embankments, drainage facilities, sprinkler systems, electrical energy for irrigation controllers and streetlights and associated appurtenant facilities. Landscaping may include ornamental planting including lawns, shrubs and trees. Servicing may include installing, operating, maintaining, repairing and replacing the public facilities together with the equipment, facilities, staff time and any necessary administrative activities. The repair, removal or replacement of all or any part of any improvement, providing for the life, growth, health and beauty of the landscaping, treating for disease or injury, as well as the maintenance, repair and replacement, as necessary, of all irrigation systems and graffiti removal from walls immediately adjacent to the cultivated areas.

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**3. Estimate of Costs (By Zone)**

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**Zone A  
Oak Ridge Subdivision  
Budget 41250200**

Estimated Beginning Fund Balance (07/01/26)	\$	8,009
Total Revenue: FY26-27 Assessment	\$	3,280
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 500
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 500
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 2,100
51210	Part-Time Employees	\$ -
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 500
70160	Equipment	\$ -
	Subtotal	\$ 2,750
	Total Expenses	\$ 3,250
Projected Ending Fund Balance (06/30/27)	\$	8,039
Number of Lots	41	
Per Lot Assessment	\$80	

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**Zone B**  
**Hillview Park Subdivision**  
Budget 40650200

	Estimated Beginning Fund Balance (07/01/26)	\$	5,255
	Total Revenue: FY26-27 Assessment	\$	1,610
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	200
53312	Electricity/Natural Gas	\$	-
	Subtotal	\$	200
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	150
51210	Part-Time Employees	\$	850
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53510	Water	\$	250
70160	Equipment	\$	-
	Subtotal	\$	1,400
	Total Expenses	\$	1,600
	Projected Ending Fund Balance (6/30/27)	\$	<u><u>5,265</u></u>
Number of Lots	23		
Per Lot Assessment	\$70		

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**Zone C  
Sunrise Meadows Subdivision  
Budget 41850200**

Estimated Beginning Fund Balance (07/01/26)	\$	1,903
Total Revenue: FY26-27 Assessment	\$	2,400
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 500
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 500
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 200
51210	Part-Time Employees	\$ -
53120	Property Tax Admin Fee	\$ 60
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 1,500
70160	Equipment	\$ -
	Subtotal	\$ 1,860
	Total Expenses	\$ 2,360
	Projected Ending Fund Balance (06/30/27)	<u>\$ 1,943</u>
Number of Lots	120	
Per Lot Assessment	\$20	

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**Zone D  
Foxridge Subdivision  
Budget 40450200**

Estimated Beginning Fund Balance (07/01/26)	\$	6,363
Total Revenue: FY26-27 Assessment	\$	3,000
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 500
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 500
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 500
51210	Part-Time Employees	\$ 200
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 1,500
70160	Equipment	\$ -
	Subtotal	\$ 2,350
	Total Expenses	\$ 2,850
Projected Ending Fund Balance (06/30/27)	\$	<u>6,513</u>
Number of Lots		50
Per Lot Assessment		\$60

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**Zone E  
Trancas Street Median Landscaping  
Budget 42050200**

Estimated Beginning Fund Balance (07/01/26)	\$	150
Total Revenue: FY26-27 Assessment	\$	1,700
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 100
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 100
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ -
51210	Part-Time Employees	\$ -
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 1,600
70160	Equipment	\$ -
	Subtotal	\$ 1,750
Total Expenses	\$	1,850
Projected Ending Fund Balance (06/30/27)	\$	<u>-</u>
Number of Lots	2	
Per Lot Assessment	\$850	

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**Zone F  
Oxford Gardens Subdivision  
Budget 41450200**

Estimated Beginning Fund Balance (07/01/26)		\$	-
Total Revenue: FY26-27 Assessment		\$	960
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	200
53312	Electricity/Natural Gas	\$	-
	Subtotal	\$	<u>200</u>
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	100
51210	Part-Time Employees	\$	-
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53510	Water	\$	500
70160	Equipment	\$	-
	Subtotal	\$	<u>750</u>
Total Expenses		\$	950
Projected Ending Fund Balance (06/30/27)		\$	<u><u>10</u></u>
Number of Lots	16		
Per Lot Assessment	\$60		

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**Zone G**  
**Glencar Estates Subdivision**  
Budget 40550200

	Estimated Beginning Fund Balance (07/01/26)	\$	4,318
	Total Revenue: FY26-27 Assessment	\$	2,320
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	-
53312	Electricity/Natural Gas	\$	-
	Subtotal	\$	-
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	900
51210	Part-Time Employees	\$	500
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53510	Water	\$	750
70160	Equipment	\$	-
	Subtotal	\$	2,300
	Total Expenses	\$	2,300
	Projected Ending Fund Balance (06/30/27)	\$	<u><u>4,338</u></u>
Number of Lots	29		
Per Lot Assessment	\$80		

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**Zone H  
Dry Creek Village Subdivision  
Budget 40350200**

Estimated Beginning Fund Balance (07/01/26)	\$	4,410
Total Revenue: FY26-27 Assessment	\$	2,280
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 200
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 200
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 900
51210	Part-Time Employees	\$ 650
53120	Property Tax Admin Fee	\$ 100
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 250
70160	Equipment	\$ -
	Subtotal	\$ 2,000
	Total Expenses	\$ 2,200
Projected Ending Fund Balance (06/30/27)	\$	4,490
Number of Lots	152	
Per Lot Assessment	\$15	

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**Zone I  
Rancho Las Flores Subdivision  
Budget 41550200**

Estimated Beginning Fund Balance (07/01/26)	\$	7,150
Total Revenue: FY26-27 Assessment	\$	4,080
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 200
53312	Electricity/Natural Gas	\$ 100
	Subtotal	\$ 300
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 2,000
51210	Part-Time Employees	\$ 800
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 750
70160	Equipment	\$ -
	Subtotal	\$ 3,700
	Total Expenses	\$ 4,000
Projected Ending Fund Balance (06/30/27)	\$	7,230
Number of Lots	136	
Per Lot Assessment	\$30	

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**Zone J  
Woodside Gardens Subdivision  
Budget 42350200**

Estimated Beginning Fund Balance (07/01/26)	\$	-
Total Revenue: FY26-27 Assessment		\$ 1,600
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ -
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ -
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ -
51210	Part-Time Employees	\$ -
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 1,200
70160	Equipment	\$ -
	Subtotal	\$ 1,350
Total Expenses		\$ 1,350
Projected Ending Fund Balance (06/30/27)		<u>\$ 250</u>
Number of Lots	20	
Per Lot Assessment	\$80	

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**Zone K  
Hyde Park II Subdivision  
Budget 40750200**

	Estimated Beginning Fund Balance (07/01/26)	\$	2,987
	Total Revenue: FY26-27 Assessment	\$	2,200
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	-
53312	Electricity/Natural Gas	\$	-
	Subtotal	\$	-
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	700
51210	Part-Time Employees	\$	500
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53510	Water	\$	800
70160	Equipment	\$	-
	Subtotal	\$	2,150
	Total Expenses	\$	2,150
	Projected Ending Fund Balance (06/30/27)	\$	<u><u>3,037</u></u>
Number of Lots	44		
Per Lot Assessment	\$50		

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**Zone L  
Walnut Grove Subdivision Unit 1  
Budget 42250200**

	Estimated Beginning Fund Balance (07/01/26)	\$	3,425
	Total Revenue: FY26-27 Assessment	\$	550
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	-
53312	Electricity/Natural Gas	\$	-
	Subtotal	\$	-
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	350
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53110	Banking Fees	\$	10
53510	Water	\$	-
70160	Equipment	\$	-
	Subtotal	\$	510
	Total Expenses	\$	510
	Projected Ending Fund Balance (06/30/27)	\$	<u>3,465</u>
Number of Lots	11		
Per Lot Assessment	\$50		

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**Zone M  
Vineyard Vista Subdivision  
Budget 42150200**

Estimated Beginning Fund Balance (07/01/26)	\$	1,367
Total Revenue: FY26-27 Assessment	\$	2,080
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ -
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ -
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 800
51210	Part-Time Employees	\$ 500
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 550
70160	Equipment	\$ -
	Subtotal	\$ 2,000
	Total Expenses	\$ 2,000
Projected Ending Fund Balance (06/30/27)	\$	<u>1,447</u>
Number of Lots	13	
Per Lot Assessment	\$160	

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**Zone N**  
**Orchard Estates Subdivision**  
Budget 41350200

Estimated Beginning Fund Balance (07/01/26)	\$	5,091
Total Revenue: FY26-27 Assessment	\$	3,000
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ -
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ -
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 1,000
51210	Part-Time Employees	\$ 600
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 1,200
70160	Equipment	\$ -
	Subtotal	\$ 2,950
	Total Expenses	\$ 2,950
	Projected Ending Fund Balance (06/30/27)	<u>\$ 5,141</u>
Number of Lots	25	
Per Lot Assessment	\$120	

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**Zone O  
Chaudhary Estates Subdivision  
Budget 40250200**

	Estimated Beginning Fund Balance (07/01/26)	\$	3,464
	Total Revenue: FY26-27 Assessment	\$	1,400
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>		
56110	Office Supplies	\$	500
53312	Electricity/Natural Gas	\$	150
	Subtotal	\$	650
	<b><u>Services and Equipment</u></b>		
51910	Regular Employees	\$	750
51210	Part-Time Employees	\$	-
53120	Property Tax Admin Fee	\$	50
53210	Assessment Roll Prep	\$	100
53510	Water	\$	300
70160	Equipment	\$	-
	Subtotal	\$	1,200
	Total Expenses	\$	1,850
	Projected Ending Fund Balance (06/30/27)	\$	<u>3,014</u>
Number of Lots	7		
Per Lot Assessment	\$200		

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**Zone P  
Mills Subdivision  
Budget 41050200**

Estimated Beginning Fund Balance (07/01/26)	\$	3,208
Total Revenue: FY26-27 Assessment	\$	1,600
<b><u>OBJ CODE</u></b>	<b><u>Materials and Supplies</u></b>	
56110	Office Supplies	\$ 500
53312	Electricity/Natural Gas	\$ -
	Subtotal	\$ 500
	<b><u>Services and Equipment</u></b>	
51910	Regular Employees	\$ 150
51210	Part-Time Employees	\$ 200
53120	Property Tax Admin Fee	\$ 50
53210	Assessment Roll Prep	\$ 100
53510	Water	\$ 600
70160	Equipment	\$ -
	Subtotal	\$ 1,100
	Total Expenses	\$ 1,600
	Projected Ending Fund Balance (06/30/27)	\$ <u>3,208</u>
Number of Lots	8	
Per Lot Assessment	\$200	

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**4. Method of Apportionment of Assessment**

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The assessment for the maintenance of the improvements will be apportioned to each parcel in the District as shown on the latest equalized roll of the County Assessor. The description of each lot or parcel is part of the records of the County Assessor of the County of Napa and such records are, by reference, made part of this Report.

Pursuant to the Landscaping and Lighting Act of 1972 and Article XIID of the Constitution of the State of California, all parcels that have special benefit conferred upon them as a result of the maintenance and operation of improvements are identified and the proportionate special benefit derived by each identified parcel is determined in relationship to the entire cost of the maintenance and operation of the improvements. Only parcels that receive direct special benefit are assessed, and each parcel is assessed in proportion to the estimated benefit received.

The purpose of the District is to provide a means for maintenance of “back-on” landscaping improvements along arterial and major collector streets in new subdivisions and landscaping in street medians. The Developer is required to install the landscaping and irrigation improvements as part of the subdivision development. The cost of maintaining the landscaping and irrigation improvements shall be calculated separately for each zone and this cost shall be apportioned to the lots in each subdivision in the following manner:

**ZONE A - Oakridge Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately one thousand (1,000) feet long along the west side of Foster Road shall be assessed equally to the owners of Lots 1 through 41 of Oak Ridge Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE B - Hillview Park Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately three hundred ninety-five (395) feet long along the north side of Browns Valley Road shall be assessed equally to the owners of Lots 1 through 23 of Hillview Park Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE C - Sunrise Meadows Subdivision**

The cost of maintaining the fifteen (15) foot strip approximately four hundred fifteen (415) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 120 of Sunrise Meadows Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear yards and side yards of several lots in the subdivision.

**ZONE D - Foxridge Subdivision**

The cost of maintaining the twenty (20) foot strip approximately fifteen hundred (1500) feet long along the west side of Browns Valley Road, and the twenty (20) foot strip approximately five hundred (500) feet long along the south side of Redwood Road shall be assessed equally to the owners of Lots 1 through 50 of Foxridge Subdivision. The twenty (20) foot strip consists of five (5) feet in the City right-of-way and

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fifteen (15) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE E - Trancas Street Median Landscaping**

The cost of maintaining the landscaped median islands on Trancas Street, between California Boulevard and Baxter Avenue, shall be assessed equally to the owners of APN 1-370-23 and APN 1-370-33. The landscaped median islands consist of the island in the center of Trancas Street, between Baxter Avenue and the signalized entrance to the Bel Aire Plaza Shopping Center and the landscaped island in the intersection of Baxter Avenue and Trancas Street.

**ZONE F - Oxford Gardens Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately two hundred thirty (230) feet long along the south side of Trower Avenue shall be assessed equally to the owners of Lots 1 through 16 of Oxford Gardens I and Oxford Gardens II Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way, and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE G - Glencar Estates Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 29 of Glencar Estates Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE H - Dry Creek Village Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately six hundred (600) feet long along the east side of Dry Creek Road, shall be assessed equally to the owners of Lots 1 through 152 of Dry Creek Village Unit No. 1 and Dry Creek Village Unit No. 2. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE I - Rancho Las Flores Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately fourteen hundred (1400) feet long along the south side of Wine Country Avenue shall be assessed equally to the owners of Lots 1 through 136 of Rancho Las Flores Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE J - Woodside Gardens Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately four hundred (400) feet long along the north side of Wine Country Avenue shall be assessed equally to the owners of Lots 1 through 20 of Woodside Gardens Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE K - Hyde Park II Subdivision**

The cost of maintaining the fifteen (15) foot strip, approximately 546 feet long on the west side of Jefferson Street, shall be assessed equally to the owners of Lots 24 through 67 of Hyde Park II

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Subdivision. The fifteen (15) foot strip consists of five (5) feet in the City right-of-way and ten (10) feet in a Landscape Maintenance Easement in the rear and side yards of several lots in the subdivision.

**ZONE L - Walnut Grove Subdivision**

The cost of maintaining and replacing the existing walnut tree in the new median island in Black Walnut Lane shall be assessed equally to the owners of Lots 1 through 11 of Walnut Grove Subdivision, Unit One.

**ZONE M - Vineyard Vista Estates Subdivision**

The cost of maintaining the ten (10) foot strip, approximately 800 feet long on the west side of Summerfield Drive, shall be assessed equally to the owners of Lots 1 through 13 of Vineyard Vista Estates Subdivision. The ten (10) foot strip consists of the area behind the sidewalk and the area between the curb and sidewalk approximately 100 feet southerly of Salvador Avenue, all in the public right-of-way.

**ZONE N – Orchard Estates Subdivision**

The cost of maintaining the twenty-six (26) foot landscape strip, approximately 373 feet long along the south side of Orchard Avenue shall be assessed equally to the owners of Lots 1 through 25 of Orchard Estates Subdivision.

**ZONE O – Chaudhary Estates Subdivision**

The cost of maintaining the twenty (20) foot wide strip of land, approximately 210 feet in length on the south side of Trower Avenue shall be assessed equally to the owners of Lots 1 through 7 of the Chaudhary Estates. The twenty (20) foot wide strip consists of ten (10) feet of City Street right- of-way and ten (10) feet of landscape easement behind proposed lots 5, 6 and 7.

**ZONE P – Mills Subdivision**

The cost of maintaining the ten (10) foot wide strip of land, approximately 300 feet in length on the south side of Browns Valley Road shall be assessed equally to the owners of Lots 1 through 8 of the Mills Subdivision. The ten (10) feet of landscape easement is located at the rear of Lots 1 through 4 beginning at McCormick Lane and running east.

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**5. Assessment District Diagram**

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An Assessment Diagram for each zone within the District has been submitted to the City Clerk in the format required under the provision of the Act. The lines and dimensions as shown on maps of the Napa County Assessor for the current year are incorporated herein and made part of this Report.