



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, May 15, 2007

5:30 p.m.

AGENDA

Members of the City Council

*Woody Fridae, Mayor
Mike Martin, Mayor Pro Tempore
Harold Anderson
Cecilia Curry
Tom Stone*

*John W. Donlevy, Jr., City Manager
John Wallace, City Attorney
Nanci Mills, City Clerk*

PLEASE NOTE – The numerical order of items on this agenda is for convenience of reference. Items may be taken out of order upon request of the Mayor or Council Members. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

PUBLIC COMMENTS

At this time, any member of the public may address the City Council on matters, which are **not** listed on this agenda. Citizens should reserve their comments for matter listed on this agenda at the time the item is considered by the Council. An exception is made for members of the public for whom it would create a hardship to stay until their item is heard. Those individuals may address the item after the public has spoken on issues that are not listed on the agenda. Presentations may be limited to accommodate all speakers within the time available. Public comments may also be continued to later in the meeting should the time allotted for public comment expire.

All times stated are approximate.

DISCUSSION ITEMS (5:30 p.m.)

1. Resolution 2007-13, Approving the Sale of Tax Allocation Bonds for the Winters Community Development Project Area. (pp 1-6) (40 minutes)
2. Appointment of Financing Team for the issuance of Water and Sewer Revenue Bonds. (pp 7-10) (15 minutes)
3. Status report on and direction on Storm Drain Master Plan Project. (pp 11-25) (45 minutes)

CONSENT CALENDAR (10 minutes)

All matters listed under the consent calendar are considered routine and non-controversial, require no discussion and are expected to have unanimous Council support and may be enacted by the City Council in one motion in the form listed below. There will be no separate discussion of these items. However, before the City Council votes on the motion to adopt, members of the City Council, staff, or the public may request that specific items be removed from the Consent Calendar for separate discussion and action. Items(s) removed will be discussed later in the meeting as time permits.

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, May 1, 2007 (pp 26-29)
- B. Approve Project Budget Sheet for 2007 Annual W/SS Improvements, Project No. 06-16 (pp 30-32)
- C. RESOLUTION 2007-18 A Resolution of the City Council of the City of Winters Authorizing the Application for a CALFED Watershed Program Grant Entitled Lower Putah Creek Winters Area Riparian Restoration Projects. (pp 33-44)
- D. RESOLUTION 2007-19 A Resolution of the City Council of the City of Winters Authorizing Submittal of an Application to the California Integrated Waste Management Board for the Used Oil Recycling Block Grant, FY 2007/08 (pp 45-46)
- E. RESOLUTION 2007-20 A Resolution of the City Council of the City of Winters Authorizing a Budget Adjustment for Expenditures for Hydrological Services through June 30, 2007 (pp 47-53)
- F. I-505 NB Ramps/Grant Avenue Traffic Signal Improvements (pp 54-56)
- G. Joint Use Pool Agreement – City of Winters & WJUSD (pp 57)
- H. Jackson/McArthur Road Reconstruction, Utility Phase Project No. 06-01 (pp 58-60)

PRESENTATIONS (20 minutes)

Officer Lang – Appreciation of Service

PRESENTATIONS (Continued)

Jeanne Ritchie - Appreciation of Service

Swearing in Jose Munoz – Reserve Police Officer

Jessica Jordan – Recognition of Senior Project

Ceremony to Honor Community Members Becoming U.S. Citizens

7:30 Public Hearings (Published)

4. Hold Public Hearing and Adoption of Resolution 2007-22 Amending and/or Approving the Annual Levy Report, and Ordering the Levy and Collection of Assessments Within the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2007/2008. (pp 61-118) (10 minutes)
5. Public Hearing and Adoption of Resolution 2007-21 Designating Certain Parking Restrictions on Second Street to Railroad Avenue (pp 119-123) (10 minutes)
6. Public Hearing and 1st Reading of Ordinance 2007-04 Pertaining to Stopping, Standing and Parking (pp 124-129) (10 minutes)
7. Update on the Hispanic Community Needs Forum (pp 130-132) (10 minutes)
8. Request from Venita D. O'Brien to accept application for annexation of Assessor Parcel Numbers 030-190-26 and 29. (pp 133-140) (10 minutes)
9. Continued public hearing and consideration of Development Agreement for the Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19) (pp 141) (10 minutes)
10. Continued public hearing and consideration of Development Agreement for the Anderson Place Tentative Subdivision Map Project (APN 003-220-22). (pp 142-181) (10 minutes)

COMMUNITY DEVELOPMENT AGENCY

1. Resolution 2007-14, Approving the Forms of and Authorizing the Execution of an Indenture of Trust, A Bond Purchase Agreement, Continuing Disclosure Agreement and an Official Statement Relating to the Issuance of the Agency's Tax Allocation Bonds and Approving Certain Actions in Connection Therewith. (pp 182-188) (10 minutes)
 2. Rotary Park Restroom RFP – Award of Bid (PP 189-190) (5 minutes)
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FINANCING AUTHORITY (10 minutes)

1. Financing Authority Resolution 2007-15, Approving the Forms of and Authorizing the Execution of An Indenture of Trust, A Bond Purchase Agreement, Continuing Disclosure Agreement and Official Statement Relating to the Issuance of the Agency's Tax Allocation Bonds and Approving Certain Actions in Connection Therewith (pp 191-196)

CITY MANAGER REPORT (5 minutes)

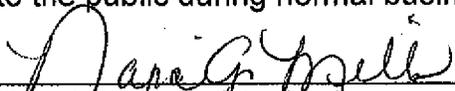
COUNCIL/STAFF COMMENTS (5 minutes)

INFORMATION ONLY

EXECUTIVE SESSION

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the May 15, 2007, regular meeting of the Winters City Council was personally delivered to each Councilmember's mail boxes in City Hall and posted on the outside public bulletin board at City Hall, 318 First Street on May 9, 2007, and made available to the public during normal business hours.



Nanci G. Mills, City Clerk

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Staff recommendations are guidelines to the City Council. On any item, the Council may take action, which varies from that recommended by staff.

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Wednesday at 10:00 a.m.

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**CITY COUNCIL
STAFF REPORT**

TO: Mayor and City Council
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Shelly Gunby, Director of Financial Management
SUBJECT: (Proposed) \$11,725,000 Winters Community Development Agency
Winters Redevelopment Project Area Tax Allocation Bonds, Series 2007
(the "2007 Bonds")

RECOMMENDATION:

1. Adopt Resolution 2007- 13 Approving the Forms of and Authorizing the Execution of A First Supplemental Indenture of Trust, A bond Purchase Agreement, Continuing Disclosure Agreement and an Official Statement Relating to the Issuance of the Agency's Tax Allocation Bonds and Approving Certain Actions in Connection Therewith.
2. Read into the minutes the following:
 - a. The Community Development Agency recognizes that Bonded Indebtedness (both the existing 2004 Tax Allocation Bonds, and the proposed 2007 Tax Allocation Bonds) will be senior to the existing contracted indebtedness for the Water Distribution Facility Improvements.

BACKGROUND:

At the April 3, 2007 meeting, the Winters Community Development Agency (the "Agency"), approved, in concept, a financing plan based on the issuance of tax allocation bonds.

Based on significant increases in property values within the Winters Redevelopment Project Area (the "Project Area"), the Agency is now in a position to issue additional tax allocation bonds to be secured by the Project Area tax increment revenues (net of statutory pass through payments to affected taxing entities). By proceeding with the financing, the Agency will be taking advantage of today's current low interest rates. Based on the projected net tax increment revenue (\$1,022,274) for FY 2006-2007 the Agency is now able to issue 30 year tax allocation bonds in the approximate principal amount of \$11,725,000. . A portion of the sale proceeds will be deposited in the Housing Fund to be used for qualified low and moderate housing purposes. As a result, the Housing Set-Aside will be available to pay for a corresponding portion of the

debt service as described below.

The estimated net proceeds to the Agency, after paying all costs of issuance, underwriter's discount and setting aside monies in a debt service reserve funds would be approximately \$9,668,827. Of this amount \$1,372,884 would be deposited into the Agency's Low and Moderate Income Housing fund, leaving a balance of approximately \$8,295,943 for general redevelopment projects.

The estimated principal amount of bonds and the estimated net proceeds amount are based on an interest rate structure that assumes that the issue will receive a bond insurance commitment, thus insuring that the Agency's 2007 Bonds will receive an AAA rating. Financing packages relative to the proposed financing have been sent to nationally recognized bond insurance firms. While their initial responses have been positive, we still do not have an insurance commitment in hand.

The repayment of principal and interest on the proposed bonds would be secured solely by the net tax increment revenues of the Project Area, and the bonds would not be a debt of the City of Winters, or any of its political subdivisions (except the Agency).

SUMMARY OF DOCUMENTS

1. Preliminary Official Statement - this is the offering document that will be presented to potential investors in the 2007 Bonds, and contains information about the Agency, the Project Area, and the tax increment revenues of the Project, as well as a summary of the terms and payment obligations of the Agency for the 2007 Bonds.
2. Supplemental Indenture of Trust - this document defines the payment terms and conditions of the 2007 Bonds, and establishes the funds and accounts that will be held by the Trustee on behalf of Agency, including the Debt Service Reserve Account.
3. Bond Purchase Contract – this document provides the terms and conditions by which the Underwriter, E.J. De la Rosa, will purchase the 2007 Bonds. The 2007 Bonds will be sold initially to the Financing Authority, and then will be resold immediately to the Underwriter, pursuant to the Marks-Roos Local Bond Pooling Act of 1985. By using the Marks-Roos structure, the Agency can sell the Bonds on a negotiated basis to the Underwriter, which will save the Agency an estimated \$15,000 of expenses that would otherwise be spent for costs associated with an advertised public sale of the Bonds.
4. Continuing Disclosure Agreement - the Disclosure Agreement defines the Agency's obligation to provide annual updates of information related to the Project Area and the tax increment revenues, for the benefit of the Bondholders and the other interested parties, pursuant to federal regulations.

These documents are available for review and are on file with the City Clerk

FISCAL IMPACT:

The proposed 30 year \$11,725,000 Tax Allocation Bonds would be secured solely by tax increment revenues generated from the Project Area, and would not be a debt of

the City or any other related subdivision. The 2007 Bonds will provide net proceeds in the amount of approximately \$9,668,827 to fund Agency projects, including projects benefiting low-and moderate-income housing. The estimated annual debt service payments will start at approximately \$513,636 and will increase over time to approximately \$1,252,500 in 2037/2038. This increase in debt service payments will be possible due to the increase in tax increment received by the agency by the projects made possible by this bond issue, and the fact that the 2004 Bonds debt service will drop off after 2034.

Exhibit A

\$11,725,000
City of Winters Community Development Agency
Winters Redevelopment Project Area
Tax Allocation Bonds
Series 2007

Estimated Sources and Uses of Funds

Sources of Funds

Principal Amount of Bonds	\$11,725,000
Original Issue Discount	<u>(210,022)</u>
Total Sources	\$11,514,978

Uses of Funds

Total Underwriter Discount (1.20%)		140,700
Debt Service Reserve Fund		710,232*
Capitalized Interest		513,374**
Gross Bond Insurance Premium		231,845
Costs of Issuance		250,000
Net Proceeds		
LMI Housing Fund	\$1,372,884	
Redevelopment Project Fund	<u>8,295,943</u>	
Total Net Proceeds		<u>9,668,827</u>
TOTAL USES		<u>\$11,514,978</u>

* Will be used for the final debt service payment

**First year's interest to be paid from bond proceeds instead of tax increment.

RESOLUTION NO. 2007-13

**RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF WINTERS, CALIFORNIA, APPROVING THE SALE OF
TAX ALLOCATION BONDS**

WHEREAS, the Winters Community Development Agency (the "Agency") is a redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the Community Redevelopment Law (Part I of Division 24 (commencing with Section 33000) of the Health and Safety Code of the State of California) and the powers of the Agency include the power to issue bonds for any of its corporate purposes; and

WHEREAS, the Agency has adopted its Resolution entitled:

**RESOLUTION OF THE WINTERS COMMUNITY DEVELOPMENT AGENCY
APPROVING THE FORMS AND AUTHORIZING THE EXECUTION OF AN
FIRST SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE
AGREEMENT, CONTINUING DISCLOSURE AGREEMENT AND AN OFFICIAL
STATEMENT RELATING TO THE ISSUANCE OF THE AGENCY'S TAX
ALLOCATION BONDS AND APPROVING CERTAIN ACTIONS IN
CONNECTION THEREWITH**

; and

WHEREAS, under and pursuant to the above Resolution, the Agency has authorized the issuance and sale of not to exceed Fourteen Million Dollars \$14,000,000 Winters Community Development Agency, City of Winters Community Development Project Area Tax Allocation Bonds, Series 2007 (the "Bonds").

NOW, THEREFORE, BE IT RESOLVED by the City, as follows:

Section 1. Approval of Issuance of Bonds. The issuance of a principal amount not to exceed Fourteen Million Dollars (\$14,000,000) Winters Community Development Agency, City of Winters Community Development Project Area Tax Allocation Bonds, Series 2007, (the "Bonds") in order to fund certain redevelopment projects of the Agency is hereby authorized and approved pursuant to Health and Safety Code Section 33640.

Section 2. Effective Date. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED by the City Council of the City of Winters held at a regular meeting on the 15th day of May, 2007.

Mayor of the City of Winters

ATTEST:

Nanci G. Mills, City Clerk

I, Nanci G. Mills, City Clerk for the City of Winters, do hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of Winters, California, at a regular meeting thereof held on the 15th day of May, by the following vote of the City Council to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have set my hand and affixed the official seal of the City of Winters, California, on this 15th day of May, 2007.

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Shelly Gunby, Director of Financial Management *[Signature]*
SUBJECT: Appointing Finance Team for Water and Sewer Revenue Bonds

RECOMMENDATION:

Appoint the Finance team currently issuing the 2007 Tax Allocation Bonds to be the Finance Team for the Water and Sewer Revenue Bonds..

BACKGROUND:

In 2005, the City of Winters performed a Water and Sewer Rate Study and 7-year Financing Plan. A component of the financing plan was the issuance of Water and Sewer Revenue Bonds to provide funding for the repair and replacement of infrastructure throughout the City.

Staff has investigated a number of sources for financing including:

1. California Statewide Communities Development Authority (CSCDA) Bond Pool.
2. California Infrastructure and Economic Development Bank
3. Traditional Bond Issue.

Attached is a memo from Urban Futures, Inc., the Financial Advisor for the Community Development Agency detailing some experiences they have with the other types of financing options available to the City of Winters.

Representatives from both Urban Futures and E.J. DeLaRosa are available to answer any question you might have.

M E M O R A N D U M

TO: Shelly Gunby, Director of Financial Management
City of Winters

FROM: Marshall Linn
Doug Anderson
Urban Futures, Inc.

DATE: April 19, 2007

SUBJECT: Water and Wastewater Financing Project
Financing Options

We have reviewed several financing alternatives for the proposed Water and Wastewater Project, for the purpose of determining the most efficient method for financing the necessary improvements. The results of our review are summarized below.

1. California Statewide Communities Development Authority (CSCDA) Bond Pool:

This "pooled" financing structure was developed to provide capital to smaller issuers, with the idea that a large pool of bond proceeds could be accessed by issuers that might not otherwise be able to issue bonds, or did not have the time or resources to establish their own financing team to service their financing needs. Assumed economies of scale with regards to issuance costs and fees were expected to be achieved by virtue of the size of the various bond pools, but a review of actual pricing results show that net interest costs for CSCDA are identical to other non-pool issues sold on the same sale dates.

Some additional points to consider about CSCDA:

- Bonds are marketed through one underwriter (Henderson Capital), and do not target potential investors that would be interested in the unique credit characteristics of the City of Winters, for example.
- In many cases additional annual fees will be payable to the issuer, CSCDA, by the pool participants, negating any cost savings over non-pooled issues.

2. California Infrastructure and Economic Development Bank (CIEDB)

This funding source was created by the State of California to provide infrastructure financing for specific development projects. The source of funds is from various bond issuances by the State, and has the same restrictions on uses as any other tax-exempt bond proceeds.

This funding source could be useful for large-scale development projects, with specific future construction timelines and capital requirements. However, the application processing time and restrictions on uses limit this source of funds to projects that are planned far in advance of when the actual funds will be needed, and fit within a narrow window of project guidelines mandated by the state.

Urban Futures has worked with the CIEDB staff on several projects, and have never gotten beyond the application phase because of numerous restrictions on project selection, and timing delays. Although the cost of these funds can be up to a full point lower than traditional bond issues, based on our experience with CIEDB we do not believe completion of the application process and delivery of funds could be achieved in the timeframe that the City of Winters has planned for the Water and Wastewater improvements.

3. City of Winters Bond Issuance

By utilizing the City's Finance Team to design, execute, and deliver bond financing proceeds, the City can provide funding for the necessary Water and Wastewater improvements in the most efficient and timely manner. While certain portions of the above referenced programs may sound attractive at first glance, our experience has been that there is no ultimate cost advantage to these programs, and in some cases the costs may actually be higher when time constraints and future flexibility are factored into the equation.

The advantages that would come from the City issuing its own bonds includes:

- **Service Advantage:**
 - a. Time spent by City's Finance Team to analyze specific needs and goals
 - b. Financing Plan tailored to meet the unique needs of the City
 - c. Availability of Finance Team to conduct workshops and meetings

- **Interest Rate Advantage:**
 - a. Focus on marketing Winters to a more specific group of investors
 - b. Extensive experience of the Underwriter in the California municipal market

- **Structuring Advantage:**
 - a. Financing Team will be solely focused on Winters and will not use a “cookie cutter” approach to structure the financing.
 - b. Use of the City’s Financing Team is cost effective, considering the additional level of service provided as compared to pooled or state programs.

By issuing its own debt, the City of Winters can control the terms and timing of its financing program, and will not be tied to another issuers’ constraints and costs.



CITY COUNCIL STAFF REPORT
May 15, 2007

TO: Honorable Mayor and Council Members

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: **Status of CEQA Analysis for Storm Drainage Master Plan Update and Request for Direction to Proceed.**

RECOMMENDATION: Staff recommends that the City Council take the following actions:

1. Direct staff to proceed with the preparation of a negative declaration pursuant to the California Environmental Quality Act (CEQA) for the update of the Winters Storm Drainage Master Plan;
2. Confirm that the fee nexus study (to establish impact fees for improvements addressed in the Storm Drainage Master Plan) will not move forward until the update of the Storm Drainage Master Plan is revised and brought forward for separate consideration; and
3. Direct staff to include proposed adoption of new General Plan policies as part of the Storm Drainage Master Plan project.

BACKGROUND: Last year, the City Council directed staff to begin the CEQA analysis for the Storm Drainage Master Plan Update. The City's Contract Planner Heidi Tschudin has prepared the attached draft Project Description and Initial Analysis for the Master Plan Update. At the same meeting, Councilmembers also discussed whether the current General Plan policy that addresses development in the existing General Plan Flood Overlay Area should be modified as part of the Master Plan Update project

FISCAL IMPACT: The City will incur additional expenses for the work on this project by its City Engineer and Contract Planner.

ATTACHMENT

DRAFT Project Description and Initial Analysis for the Storm Drainage Master Plan Update

City of Winters
Storm Drainage Master Plan Update
Project Description and Initial Analysis

Project Title: *City of Winters Storm Drainage Master Plan Update* comprised of adoption and implementation of the following: 1) Adoption of the "Moody Slough Subbasin Drainage Report" and "Putah Creek/Dry Creek Subbasin Drainage Report" amending and superseding the 1992 City Storm Drainage Master Plan. 2) Adoption of the "Moody Slough and Putah Creek/Dry Creek Storm Drainage Cost Allocation Report" establishing cost burdens for storm drainage development fees. 3) Amendment of the General Plan to add new policies. 4) Direction to revise and finalize the "Flood Overlay Area Storm Drainage Development Impact Fee Nexus Study" establishing storm drainage development fees.

Lead Agency: City of Winters
Community Development Department
318 First Street
Winters, CA 95694

Lead Agency Contact: Nick Ponticello, City Engineer
(530) 668-5883

Dan Sokolow, Community Develop Director
(530) 795-4910, x114

Project Location: The Moody Slough Drainage Subbasin consists of 3,260.4 acres, a portion of which (902.4 acres) is within the incorporated boundary of the City of Winters, California. Generally all City acreage north of Moody Slough Road, east of Cemetery Drive, north of Grant Avenue (State Route 128), west of Interstate 505, falls within this drainage subbasin.

The Putah Creek Subbasin consists of 902.6 acres, a portion of which (361.5 acres) is within the incorporated boundary of the City. Generally everything within the City limits south of Moody Slough Road falls within this subbasin. More precisely, the south face of the berm along Willow Canal (just south of Moody Slough Road) represents the northern boundary of the Putah Creek/Dry Creek Subbasin.

These two drainage basins overlap substantially within and around the City boundaries. The infrastructure improvements identified in the two reports include a number of shared facilities.

The City boundaries encompass approximately 1,630 acres and the General Plan

Urban Limit Line (ULL) includes another approximately 350 acres for a total of approximately 1,980 acres.

General Plan and Zoning: Land Use: The Moody Slough and Putah Creek/Dry Creek Drainage Subbasins include a mix of existing and planned land uses within the City and agricultural land outside of the City, within the unincorporated are of Yolo County.

The General Plan includes a designated Flood Overlay Zone (FOZ) totaling approximately 964 acres that includes all 350 acres of the non-annexed ULL, plus about 614 acres within the City's boundaries. This represents almost 38 percent of the City's total municipal area of 1,630 acres. Acreage within the FOZ is designated on the General Plan Land Use Diagram as follows:

<u>Land Use Designation</u>	<u>Acreage</u>
Agriculture	0.0
Rural Residential	45.9
Low Density Residential	123.4
Medium Density Residential	51.1
Medium/High Density Residential	46.0
High Density Residential	23.4
Neighborhood Commercial	10.0
Central Business District	0.0
Highway Service Commercial	5.6
Office	0.0
Planned Commercial	13.8
Planned Commercial/Business Park	0.0
Light Industrial	60.6
Heavy Industrial	36.6
Public/Quasi-Public	335.8
Parks and Recreation	76.2
Open Space	135.7
TOTAL	964.1

The FOZ represents a local flood designation that is not entirely coterminous with the Federal Emergency Management Agency (FEMA) 100-year floodplain or flood hazard area. The federal 100-year floodplain encompasses approximately 31.6 acres within the City limits and about 30.5 acres outside of the City limits but within the ULL.

The FOZ is defined as the area contributing to the City's flood problem and for this reason includes lands that fall both within and outside of the federal 100-year floodplain. The purpose of identifying the FOZ was to ensure the inclusion of those properties in the funding mechanism for improvements to reduce or eliminate the 100-year flood hazard. (N. Ponticello, City Engineer, pers. com. December 11, 2006)

Policies: The following goals and policies of the General Plan are applicable to the issue of storm drainage and/or flooding:

Land Use Goal I.A – To provide for orderly, well-planned, and balanced growth consistent with the limits imposed by the City's infrastructure and service capabilities and by the City's ability to assimilate new growth.

Policy I.A.9 - No new development may occur within the flood-overlay area shown in Figure II-1 until a feasibility and design study for a comprehensive solution to the 100-year flooding problem has been completed and a fee schedule

has been established or financing program adopted which includes all affected and contributing properties for financing the comprehensive flood control solution.

Public Facilities and Services Goal IV.A – To maintain an adequate level of service in the Winters' public facilities and services to meet the needs of existing and future development.

Policy IV.A.1 – The City shall ensure, insofar as possible, that public facilities and services are developed and operational, as they are needed to serve new development.

Policy IV.A.2 – The City shall regularly monitor current levels of service in Winters' public facilities and services.

Policy IV.A.3 – The City shall ensure through capital facility planning and budgeting and through review of private development projects that City-adopted level of service standards are maintained.

Policy IV.A.4 - The City shall ensure through a combination of development fees and other funding mechanisms that new development pays its fair share of the costs of developing new facilities and services. The City at its discretion may allow developers to construct needed improvements according to City specification in lieu of paying development fees for such improvements.

Policy IV.A.5 - The City shall ensure through a combination of assessment districts, utility user taxes, and other funding mechanisms that adequate funding is available for the improvement, operation, and maintenance of public facilities and services.

Public Facilities and Services Goal IV.D – To maintain an adequate level of service in the City's storm drainage system to accommodate runoff from existing and future development and to prevent property damage due to flooding.

Policy IV.D.1 - The City shall maintain a regular program for replacing and upgrading older and undersized storm drains

Policy IV.D.2 - The City shall expand and develop storm drainage facilities to accommodate the needs of existing and planned development.

Policy IV.D.3 - The City shall determine the feasibility of developing a recreational lake in conjunction with development of the North Area to serve as a detention facility, designed to accommodate all stormwater runoff from the North Area.

Policy IV.D.4 - The City, in cooperation with property owners, developers and the Yolo County Flood Control and Water Conservation District shall undertake a feasibility and design study for a comprehensive solution to the flooding problems associated with Chicahominy and Moody Sloughs. The comprehensive solution may include such features as diversion to Putah Creek, diversion under I-505, detention ponds, changes in land use designations, elevating building pads, and structural flood proofing as deemed effective and cost effective. As a condition to any development entitlement approval, all development affected by or contributing to the 100-year flooding problem shall be required to contribute to the financing of the comprehensive flood control solution in an amount that reflects that property's relative contribution to the flooding problem or benefit from the program adopted.

Policy IV.D.5 – Future drainage system discharges into Putah Creek, shall comply with applicable state and federal pollutant discharge requirements.

Natural Resources Goal VI.C -- To protect sensitive native vegetation and wildlife communities and habitat.

Policy VI.C.1 -- The City shall undertake a feasibility study for the establishment of an Open Space Preserve between the Urban Limit Line and Grant Avenue west of I-505. Such preserve should be designed to provide for a combination of uses including agriculture, habitat protection, groundwater recharge, and educational and recreational activities. The Open Space Preserve should, to the maximum extent possible, be designed to function as part of the City's flood control and wastewater discharge system. The City should consider requiring developments that cannot mitigate wetlands or riparian habitat impacts on-site to make in-lieu contributions to the establishment, development, and maintenance of the Open Space Preserve or other mitigations consistent with the regional Habitat Management Plan.

Natural Resources Goal VI.D -- To promote the protection and enhancement of wetlands and the riparian and aquatic ecosystems of Putah Creek and Dry Creek.

Policy VI.D.2 -- Modifications to creek/channels and other wetland features (e.g., bridge crossing, flood control improvements, or culverting) shall be designed to minimize disturbance to areas of dense riparian and marshlands cover. Any proposed channel modifications shall be coordinated with representatives of the California Department of Fish and Game and the U.S. Army Corps of Engineers to ensure that the concerns and requirements of both

agencies can be easily incorporated into specific development plans during the initial phase of project design. Where wetland features are present, jurisdictional determinations and appropriate mitigation will be required subject to the provisions of Section 404 of the Clean Water Act and Sections 1601-1606 of the CDFG Code. Preliminary determinations and coordination with jurisdictional agencies shall be completed prior to approving specific development plans on parcels with wetland features.

Health and Safety Goal VII.B – To prevent loss of life, injury, and property damage due to flooding.

Policy VII.B.1 -- The City shall continue to participate in the National Flood Insurance Program. To this end, the City shall ensure that its regulations are in full compliance with standards adopted by the Federal Emergency Management Agency.

Policy VII.B.2 -- Construction of storm drainage improvements shall be required, as appropriate, to prevent flooding during periods of heavy rainfall.

Policy VII.B.3 -- The City shall impose appropriate conditions on grading projects performed during the rainy season to ensure that silt is not conveyed to the storm drainage system.

Policy VII.B.4 -- To mitigate flooding impacts associated with Moody and Chickahominy Sloughs, the City shall require property owners who are affected by or contribute to such flooding to participate in the development and implementation of a comprehensive solution to the flooding problem in proportion to their relative contribution to the flooding problem or benefit from the program adopted.

Existing Conditions: The General Plan Background Report (May 19, 1992) contains a discussion of localized flooding problems starting on page IX-10. The City of Winters is situated on an alluvial fan formed by Putah Creek. Drainage is generally towards the southeast from the gently sloping hills to the west of the City across generally flat agricultural land and residential areas. The City falls primarily within two drainage subbasins – Moody Slough and Putah Creek/Dry Creek.

The terrain within both subbasins slopes from east to west. Moody Slough is slightly higher in elevation with a range of 313 feet in the coastal foothills, to 124 feet where Moody Slough crosses I-505. Putah Creek/Dry Creek has a range of 180 feet in the coastal foothills to 122 feet near Willow Canal. Ground elevation is 128 feet just upstream of Railroad Avenue.

The Moody Slough Drainage Subbasin is surrounded by the Chickahominy Slough Drainage Subbasin to the north, the Putah Creek Drainage Subbasin to the south, and the Dry Creek Drainage Subbasin to the west. During periods of high runoff, the Chickahominy Slough Drainage Subbasin spills into the Moody Slough Drainage Subbasin upstream (west) of I-505.

Groundwater within the low lying areas just upstream (west) of I-505 are rarely less than approximately 15 feet below the existing ground level.

Moody Slough is a natural drainage channel/canal that runs from west to east along the northerly boundary of the City. East (downstream) of I-505 it is named Dry Slough. Under existing conditions, during large storm events, flows from Moody Slough overtop CR 89 and I-505.

Dry Creek is a natural drainage channel/canal that bounds the City on the west. It runs north to south and crosses Highway 128 (Grant Avenue) before forming a confluence with Putah Creek.

Putah Creek is a natural drainage that bounds the City to the south. It runs from west to east and crosses I-505

Many flooding problems in the vicinity of the City have been caused in part by impeded flow in Moody and Chickahominy Sloughs. Limited channel/canal capacity and culvert capacity at CR 89 and I-505 are the main contributors to flooding in Moody Slough. Several reaches of Chickahominy Slough are also undersized, and that channel/canal has been straightened to an east-west path which is not directly downslope. As a result, when the channel/canal overtops, the flows move southeasterly away from the channel/canal until it hits the elevated I-505 facility, which sends the flows south towards the Putah Creek subbasin and the town of Winters.

Existing land uses within the subbasins are primarily agriculture, rural residential, and open space. For the portion of these subbasins that lie within the City Limits, there are more urban uses, primarily residential. This affects the Putah Creek/Dry Creek Subbasin more so than the Moody Slough Subbasin which is larger and extends much further outside of the City limits.

Background: The City's Storm Drainage Master Plan (prepared by CH2M Hill) was adopted May 19, 1992 (Ordinance 92-06) in conjunction with adoption of the General Plan and other master plans for sewer and water. The FOZ was adopted at the same time as a part of the General Plan Land Use Diagram. The 1992 Master Plan has not been amended or otherwise modified to date and remains the City's controlling document for storm drainage master planning. The 1992 Master Plan specifically addressed only the portions of the City's Urban Limit Line that drained to Dry Creek and Putah Creek and deferred evaluation of the Moody Slough drainage to "future studies due to the identified 100-year flood plain in that area and the need for any drainage plan to be part of a comprehensive flood control solution."

On May 19, 1992 the City Council adopted Resolution No. 92-14 which imposed citywide development fees, including a storm drainage fee. On September 21, 1992 the City Council adopted Resolution No. 92-51 amending Resolution NO. 92-14 pertaining to fees for storm drainage system facilities and specifically noted that those fees were for areas of the City NOT subject to major flooding, and further provided that in the future when necessary facilities for flood control are identified and costs of construction of those facilities are established, storm drainage fees will be adopted for areas subject to major floods.

On April 2, 1996 the City Council adopted Ordinance No. 96-02 which established a Storm Drainage/Flood Control Fee of \$2,393 for the Ranch Arroyo Drainage Shed.

On November 21, 2000 the City Council took action to authorize an update of the City's Master Plan for storm drain/flood control in the Moody Slough 100-year flood area.

On December 17, 2002 the City Council approved Urgency Ordinance 2002-04 establishing an Interim Flood Fee which would apply to all construction in the Flood Overlay Zone as identified within the General Plan. This ordinance was extended by the City Council on January 21, 2003 for 30 days.

In September 2004 a report entitled "General Plan Flood Overlay Area Storm Drainage Impact Fees Report, Moody Slough and Putah Creek Subbasins, Revised Draft", referred to as the Draft Drainage Master Plan, was released.

On October 5, 2004 a presentation on the Drainage Impact Fees Report was presented to the City Council and the Council took no action at that time.

On September 9, 2005 three reports (dated August 2005) were released for public and agency review:

- Moody Slough Subbasin Drainage Report
- Putah/Dry Creek Subbasins Drainage Report
- Moody Slough and Putah Creek/Dry Creek Subbasins Storm Drainage Cost Allocation Report

On April 18, 2006, in conjunction with approval of the Winters Highlands project, the City modified the FOZ to remove 32.75 acres (Note: The revised FOZ boundary and acreage is what has been used throughout this document.)

On September 19, 2006 the staff requested authorization from the City Council to initiate CEQA analysis for the Moody Slough Subbasin Report. The Council authorized staff to return with a CEQA determination.

Other Storm Drainage Planning Documents: Since adoption of the City's 1992 Storm Drainage Master Plan, a number of other engineering reports on area storm drainage have been prepared. They include:

- *Chickahominy – Moody Slough Watershed, State's Report to Steering Committee* prepared in January 1980 for the USDA Soil Conservation Service.
- *Chickahominy – Moody Slough Watershed – Investigation of Flood Problems* prepared in January 1982 for the USDA Soil Conservation Service.
- *Davis-Winters Drainage Report, Chickahominy -- Dry Slough Drainage Complex – Drainage Report* prepared in March 1986 for the Yolo County Department of Public Works and Transportation.
- *Winters North Area Flood Control Study* prepared for private parties in 1993 by Nolte and Associates.
- *West Central Master Plan* prepared in 1993 for the City of Winters (City Council Resolution No. 93-49).
- *Covell Drainage System Comprehensive Master Plan* prepared in 1993 for the Yolo County Flood Control District by Borcalli and Associates.
- *Winters Highlands Storm Drainage Study* prepared as a part of the Winters Highlands application in 1994 by Laugenour and Meikle.

- *Final feasibility Report, Environmental Assessment/Initial Study, Winters and Vicinity, California* prepared in February 1997 by the U.S. Army Corp of Engineers.
- *Greyhawk Specific Plan Drainage Master Plan* prepared as part of a project application in 2000.
- *Carter Ranch Subdivision Rancho Arroyo Detention Basin Design* prepared and subsequently constructed for the Carter Ranch project.

These independent studies form the basis for storm drainage collection, detention, and flood planning for their respective areas. The subject project takes these prior area-specific studies into account, and provides one comprehensive report that addresses collection, conveyance, detention, and flood control for the entire City, including providing the basis for establishing future impact fees and assessment districts based on zones of benefit.

Previous Relevant Environmental Analysis: The 1992 General Plan was the subject of a certified Environmental Impact Report that examined the environmental impacts associated with adoption of the General Plan. On May 19, 1992 the City Council adopted Resolution No. 92-13 certifying the two-volume EIR (SCH#91073080) prepared for the City General Plan and adopting the City General Plan. On the same date the City Council also adopted Resolution No. 92-13A adopting the "Storm Drainage Master Plan" prepared by CH2M Hill consistent with and for purposes of implementing the 1992 General Plan.

The General Plan EIR assumed a certain amount of growth on then-vacant land within the General Plan area as depicted in Figure 7 (revised, page E&R-56, FEIR, May 8, 1992). The vacant land yield analysis is broken down by six planning areas which do not compare precisely to the FOZ area; however the FOZ is generally comprised of Planning Areas I, V, and VI (Note: the CBD yield was excluded from Planning Area V because it clearly falls outside the FOZ). Within those planning areas, the General Plan EIR assumed the following growth would occur by 2010:

- 1,603 dwelling units
- 293,800 square feet commercial
- 811,400 square feet industrial
- 0 square feet public (Note: PQP acreage is identified in Revised Figure 6 but no development is assumed in Revised Figure 7)
- 318.2 acres parks and open space (Figure 6, revised, page E&R-55, FEIR, May 8, 1992).

For purposes of future development, this amount of growth within the FOZ is generally assumed to fall within build-out assumptions for the General Plan and therefore be already accommodated with the adopted master plans for roadways, water, and sewer service citywide. This would be confirmed at the time of proposed development through a project specific assessment of consistency with the General Plan EIR and EIR assumptions.

Regarding the planned storm drainage system that would provide flood control and storm drainage management for planned City growth, the General Plan EIR addresses this in several places:

Pages 105 through 113 of the Draft EIR addresses potential impacts associated with onsite drainage (storm drainage originating on or immediately to the west of the City's future growth area that would be captured within the City's storm drain pipe system) and regional flood control (management of flood waters approaching the City's growth area from the north and control of outflows from onsite drainage facilities). The DEIR concludes (page 112) that the (then) Draft Storm Drainage Master Plan would avoid both types of impacts and therefore no mitigation measures are necessary.

Pages E&R-19 through E&R-21 of the Final EIR make revisions to the DEIR analysis to refer to a future design and feasibility study for a comprehensive solution to the 100-year flooding problems associated with Chickahominy and Moody Sloughs. The revised text refers to preventing development through new proposed Policy I.A.9 until the comprehensive study has been completed. Potential features of that comprehensive solution are identified including diversion to Putah Creek, diversion under I-505, detention ponds, recreational lake/detention facility, modified land use, elevated building pads, and structural flood proofing. The text also refers to proposed revised Policy IV.D.4 which requires development to participate in the financing of the comprehensive solution based on nexus.

On page E&R-40 the flood overlay area is described as encompassing the majority of the FEMA 100-year floodplain and other areas which affect or are affected by 100-year flooding. Reference is made to new Policy I.A.9 and revised Policy IV.D.4 as preventing development within the FOZ until the feasibility study is done, the comprehensive solution identified, and the financing program put into place.

Pages 221 through 230 of the FEIR contain individual responses to comments made on the General Plan Draft EIR and reiterate changes described above from earlier pages of the FEIR.

In summary, the General Plan EIR refers to the need for a comprehensive flooding/storm drainage program, but does not provide CEQA clearance for adoption/implementation of such a program or construction of specific improvements that resolve drainage and flood control issues. This is because no such specific solution was ultimately adopted as a part of the General Plan, General Plan EIR, or City Storm Drainage Master Plan. The 1992 Storm Drainage Master Plan (which has not been amended or updated since adoption) specifically defers to a future action (which the subject project constitutes) to identify and adopt a comprehensive solution to the 100-year flooding problem.

Description of the Project: The project, for the purposes of this CEQA analysis, is adoption of the following documents as a package: 1) the "Moody Slough Subbasin Drainage Report" (August 2005); 2) the "Putah Creek/Dry Creek Subbasin Drainage Report" (August 2005); and 3) the Moody Slough and Putah Creek/Dry Creek Storm Drainage Cost Allocation Report (August 2005)" establishing cost burdens for the storm drainage development fees. A fourth report, the Impact Fee Nexus Study has been circulated in draft form but is not proposed for adoption at this time. It will require subsequent revisions after the City takes action on the subject project.

There are several aspects or "layers" to this project from a CEQA perspective: 1) Program Adoption -- adoption of the documents themselves, which implement several goals and policies of the General Plan by putting into place a plan and fee program for

solving area drainage problems; 2) Construction of Capital Improvements – construction of the capital improvements that comprise the storm drain “solution” and would be financed by the fee program; and 3) Removal of Development Constraints -- indirect effects of opening up land now precluded from development within the flood overlay area. Each of these is discussed in more detail below.

Program Adoption – As described initially three documents are proposed for adoption. These documents partially implement the requirements of the City’s General Plan, specifically, Land Use Policy I.A.9 and Health and Safety Policy VII.B.5 both of which require that a feasibility and design study for a comprehensive solution to the 100-year flooding problem be completed and a fee schedule established or financing program adopted which includes all affected and contributing properties. The adoption of these reports is required in order to allow the City to consider development in the Flood Overlay Area. Adoption of a fee schedule or financing program is also required.

The two Drainage Reports do the following: 1) evaluate existing drainage and flooding conditions within their respective drainage subbasins; 2) identify regulatory agencies, applicable policies and guidelines, permitting requirements; 3) develop storm drainage and surface water quality treatment design criteria and standards; 4) identify cumulative drainage and flooding impacts for each subbasin, associated with ultimate development in accordance with the City’s General Plan; and 5) identify phased drainage master plan facilities to mitigate increases to existing flooding problems and accommodate planned development within each subbasin.

The objective of the Drainage Reports is to identify cost-effective “backbone” drainage facilities that would provide protection to planned development and prevent adverse impacts on surrounding lands. These proposed facilities are identified below:

Within the Moody Slough Subbasin:

Putah Creek Diversion Channel – Excavated diversion channel/canal with maximum conveyance capacity of 1,150 cfs that would route overflow from proposed Moody Slough detention/water quality ponds to Putah Creek. This diversion channel/canal will also serve as a flood control facility for the Putah Creek/Dry creek subbasins by receiving overland releases as well as serving as a collection facility for overflow draining from water quality facilities. Assume acquisition of approximately 10 acres for this facility including the channel/canal, maintenance roads, landscaping, and fencing on each side. A concrete box culvert crossing under Grant Avenue and an outfall structure into Putah Creek will be required.

Moody Slough Detention/Water Quality Ponds – Five excavated ponds, assumed to total approximately 71 acres, connected via an open channel/canal (totaling 7 acres) into a chain that directs drainage into the proposed diversion channel/canal. These ponds are depicted in Figure 7 of the Wood Rodgers Report, and would be generally located north of Moody Slough Road and south of CR 32A.

Runoff Corridors – Three excavated “runoff corridors” (shallow channels/canals) for draining subbasin areas in the northwest that are outside the urban limit line but drain through the plan area into the westerlymost proposed detention/water quality pond. Land acquisition costs for the runoff corridors are not included in the report. It is assumed that other existing rights-of-way or easements are in place or that land will be dedicated.

Winters North Drain/Levee – An excavated channel/canal and levee along the northern limit line to direct floodwater from outside of the urban limit line easterly into Moody Slough where it crosses under I-505 in existing culverts. Included is a movable flood barrier that would be installed where the levee meets the frontage road to protect the City from high flows at this location during a flood event. Assume acquisition of approximately 31 acres for the Winters North Drain, Relocated Willow Canal

described below, and I-505 floodwall including area for drain, levee, pipeline or open canal/channel, and future parallel roadway.

Relocated Willow Canal – Construction of a 54-inch pipeline between the Winters North Drain and proposed pond #1, along the northern urban limit. The pipeline would transition to a channel/canal near I-505. Levees and a new road would adjoin the channel/canal.

CR 33 – Overland flow from land to the south would be allowed to flow along CR 33 and discharge directly into the Putah Creek Diversion Channel.

Within the Putah Creek/Dry Creek Subbasins:

Putah Creek Diversion Channel – See description above.

Rancho Arroyo Regional Detention Pond – Modifications to existing pond to accommodate new pump station at pond outlet.

Putah Creek Detention/Water Quality Ponds – Four excavated ponds, assumed to total approximately 8 acres, each with an outlet control weir structure allowing drainage into the proposed diversion channel/canal. These ponds are depicted in Figure 5 of the Wood Rodger Report, and would be generally located north and south of Grant Avenue (two in each direction) at the east end of town near the I-505 interchange.

Grant Street Interceptor -- Excavated canal with 110 cfs capacity constructed between Broadview Drive and Grant Avenue to capture overland flow north of Grant Avenue and direct it into a proposed 60-inch storm drain that would be constructed parallel to Grant Avenue and would drain into the proposed Putah Creek Diversion Channel. Assume acquisition of one acre for both channel/canal and storm drain.

Additional Storm Drain – Construction of 66-inch storm drain along south face of Grant Avenue between Morgan Street and the southwest detention/water quality pond to capture flow in that area and direct it via the pond and diversion channel/canal, into Putah Creek.

The Cost Allocation Report allocates the costs of facilities identified in the Drainage Report, according to zones of benefit covering most of the northern portions of the City thus enabling the City to assess drainage development impact fees on land designated for development pursuant to the City's General Plan. The report identifies eight zones of benefit each with different requirements for storm drainage. The engineering "Opinion of Probable Cost" for the Moody Slough Subbasin Facilities is \$19,748,585. The engineering "Opinion of Probable Cost" for the Putah Creek/Dry Creek Subbasin Facilities is \$4,026,340. Total costs for improvements in both subbasins are estimated to be \$23,774,925.

The draft Impact Fee Nexus Study calculates the storm drainage development impact fee ("Flood Area Storm Drainage Fee" or "fee") to be assessed on new development within the flood overlay area based on establishment of nexus between projected new development in this area through buildout of the City's General Plan (2010) and the storm drainage facilities required to serve this development. The nexus basis is average runoff coefficients according to soil types within land use types. This nexus will serve as the basis for imposing the fees under California Government Section 66000 *et seq.* (Assembly Bill 1600). The draft Nexus Study identifies a cost range of \$28,904 per acre for Public/Quasi Public development in Zone 5b on the low end to \$88,041 per acre for Neighborhood Commercial development in Zone 2 on the high end (see Table 1, page 3). As later revisions and updates to this draft fee study are prepared, these per acre fees are expected to change.

Construction of Capital Improvements – The various specific capital improvements identified within the project documents as necessary to solve the flooding and drainage problems within the FOZ, will be subject to subsequent CEQA analysis either as a separate public works project or through the environmental review for later proposed development projects. Therefore the necessary CEQA clearance for these public works activities is not addressed or provided for in this analysis.

Removal of Development Constraints -- Under existing conditions, development within the FOZ has generally been unable to proceed. Should the City of Winters take action to adopt/approve the proposed project described herein, this would serve to partially satisfy Policies I.A.9 and IV.D.4 of the General Plan. Under the current policies, once a fee schedule or financing program are in place, this will allow for opening up the 964-acre FOZ area for potential development. Based on land use designations and General Plan allowed maximum development yields, the following development could potentially occur within the FOZ area:

Land Use Designation	Acreage	Totals
Agriculture	0.0	
Rural Residential	45.9 (45.9 x 1.0du = 46 dus)	
Low Density Residential	123.4 (123.4 x 7.3du = 901 dus)	
Medium Density Residential	46.0 (46.0 x 10.0du = 460 dus)	
High Density Residential	23.4 (23.4 x 20.0du = 468 dus)	
		2,182 dus
Neighborhood Commercial	10.0 (0.40 FAR = 174,240sf)	
Central Business District	0.0	
Highway Service Commercial	5.6 (0.40 FAR = 97,574sf)	
Office	0.0	
Planned Commercial	13.8 (0.40 FAR = 242,194sf)	
Planned Commercial/Business Park	0.0	
		514,008sf
Light Industrial	60.6 (0.40 FAR = 1,005,894sf)	
Heavy Industrial	36.6 (0.40 FAR = 637,718sf)	
		1,693,613 sf
Public/Quasi-Public	335.8 (87.6 ac* x 0.50FAR)	1,907,928 sf
Parks and Recreation	76.2	
Open Space	135.7	
		212 acres
TOTAL	964.1	

*Note: 204.5 acre sewer treatment plant expansion property removed; 28.9 acres approved and under construction sports park removed; 14.8 acres existing Rominger school removed)

In summary adoption of the project could indirectly lead to the following approximate maximum development within the FOZ area:

- 2,181 dwelling units
- 514,008 square feet of commercial (retail and office) uses (including potentially some additional residential development as allowed under the General Plan)
- 1.69 million square feet of industrial uses

- 1.91 million square feet of public uses (government, hospital, religious, and schools)
- 212 acres of parks and open space (park, recreation, habitat, and some multi-use retention facilities).

However, only that portion already assumed within the General Plan EIR (see earlier discussion) could potentially proceed in reliance on the General Plan EIR, without triggering the need for further CEQA clearance.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

The Yolo County Flood Control and Water Conservation District owns and operates two dams and reservoirs with hydroelectric plants, a diversion structure on Cache Creek, and more than 150 miles of channels/canals and laterals to deliver irrigation water. To the extent that flood control improvements or drainage modifications are proposed that affect the District's facilities coordination with them and their approval would be necessary.

The Yolo-Solano Air Quality Management District has rules that apply to construction projects and infrastructure operations. Various permits and approvals may be needed.

The Regional Water Quality Control Board has jurisdiction over discharge into Putah Creek and impacts to water quality. Discharge permits and/or various NPDES approvals may be needed.

The State Reclamation Board has jurisdiction over features of the Sacramento River Flood Control Project, including Putah Creek, which has a designated floodway. The Board may require an encroachment permit for projects affecting Putah Creek.

The State Water Resources Control Board has jurisdiction for permitting and licensing the use of surface water, as well as enforcement responsibility. Changes to drainage patterns that may result in significant changes to existing water rights may require Board approval.

The State Department of Fish and Game has jurisdiction over various species and habitat which may be impacted by flood control improvements or drainage modifications. A Streambed Alteration Permit and other approvals may be required.

Caltrans has jurisdiction over the state highway system. An encroachment permit would be needed for any culverts under a highway.

The federal Army Corps of Engineers has jurisdiction over wetlands features for which which may be impacted by flood control improvements or drainage modifications. A Section 404 permit and other approvals maybe needed.

The federal Fish and Wildlife Service has jurisdiction over various species and habitat which may be impacted by flood control improvements or drainage modifications. Various approvals may be needed.

Other Project Assumptions: The Initial Study assumes compliance with all applicable State, federal, and local codes and regulations.

Analysis: Under existing conditions, development within the FOZ has generally been unable to proceed. Should the City of Winters take action to adopt/approve the proposed project described herein, this would serve to partially satisfy Policies I.A.9 and IV.D.4 of the General Plan. Subsequent approval of a fee schedule or financing program would have the resulting effect of opening up the 964-acre FOZ area for potential development. A comparison of the amount of FOZ development assumed in the General Plan EIR versus the maximum amount of development allowed within the FOZ is provided below:

<u>1) FOZ Build Out</u>	<u>2) General Plan EIR</u>
2,181 dus	1,603 dus
514,008 sf comm	293,800 sf comm
811,400 sf indus	1.69 msf indus
0 sf public	1.91 msf public
318.2 ac park/OS	212 ac park/OS

For purposes of future development, the amount of growth within the FOZ that was included within the General Plan EIR analysis (column two growth) is generally assumed to be already accommodated in terms of service capacity within planned City infrastructure (water, roadways, sewer) except for flood control/drainage for addressing the 100-year floodplain. This assumption would be confirmed at the time of proposed development through a project specific assessment of consistency with the General Plan EIR and EIR assumptions. It should be noted that for commercial, industrial, and public/quasi-public land uses, the General Plan EIR actually assumed more growth than planned for the FOZ area. It is not clear why this was the case, however those excess assumptions could arguably translate into CEQA clearance for an additional "equivalent" (in terms of CEQA impact) amount of other land uses for which the General Plan EIR assumed less than the planned amount (residential, and parks/open space).

Notwithstanding the fact that some amount of growth within the FOZ has already been assumed to occur, the City will be faced with the circumstance of no CEQA clearance for the identified capital improvement projects necessary to implement the comprehensive flood protection program that would be put in place in the subject project is approved/adopted. As such it may be prudent for the City to adopt an additional policy that still precludes growth in this area until the necessary capital improvements have appropriate CEQA clearance thus allowing construction to commence. Additionally it may be prudent for the City to put other policies in place to control the phasing and direction of growth within the FOZ area, as well as to potentially give priority to non-residential uses until a better citywide jobs/housing match has been achieved.

Conclusions and Recommendations:

1) Based on an analysis of available information, presented herein, it appears that the appropriate CEQA documentation for the proposed project is a Mitigated Negative Declaration.

- 2) The prior General Plan EIR contemplated adoption of the project, but not construction of specific improvements because at the time those improvements were not known.
- 3) By taking the proposed actions, the FOZ area will be poised for development of up to:

- 1,603 dus (General Plan EIR assumption)
- 514,008 sf comm. (FOZ maximum)
- 811,400 sf Indus (FOZ maximum)
- 0 sf public (FOZ maximum)
- 212 ac park/OS (General Plan EIR assumption)

Development within the FOZ area beyond these amounts, up to the maximums allowed under the General Plan, will require additional CEQA analysis.

- 4) The following new General Plan policies are recommended for adoption as a part of the proposed project:

a) Policy I.A.9.1: Notwithstanding Policies I.A.9 and IV.D.4, no new development may occur within the General Plan flood overlay zone until the necessary capital improvements have appropriate CEQA clearance thus allowing construction to commence, and until a time table for construction has been developed and approved by Council with a finding that the construction schedule will result in timely operation of the ultimate facilities in a manner that avoids drainage and or flooding impacts from development that would be allowed to proceed.

b) Policy I.A.9.2: Interim drainage/flooding solutions that are project-specific and do not implement logical components parts of the ultimate comprehensive drainage/flooding solutions as identified in the updated Storm Drainage Master Plan, are hereby found to be adverse to the City's best interests and therefore shall not be allowed within the General Plan flood overlay zone except as provided for in Policy I.A.9.3 below.

c) Policy I.A.9.3: Contingent on satisfying Policies I.A.9, I.A.9.1, and IV.D.4 and other applicable policy and regulatory requirements of the City, jobs-producing non-residential development within the General Plan flood overlay zone may be allowed to proceed provided it addresses interim drainage and flooding requirements in a manner found acceptable by the City Engineer, and that furthers and is not inconsistent with the updated Storm Drainage Master Plan; and also provided that the project pays otherwise applicable fees for implementation of the updated Storm Drainage Master Plan.



Minutes of the Regular Meeting of the
Winters City Council
Held on Tuesday, May 1, 2007 @ 7:30 p.m.

Mayor Fridae called the meeting to order at 7:30 p.m.

Present were Council Members Anderson, Curry, Martin, Stone and Mayor Fridae. Also present were City Manager John Donlevy, Community Development Director Dan Sokolow, Fire Chief Scott Dozier and City Clerk Nanci Mills.

The presentation by Granite Bay Holdings has been postponed until a later date.

PUBLIC COMMENTS

Juanita Martinez, 807 Walnut Lane, presented a petition to Council from residents along Walnut Avenue and Colby Lane, who are concerned regarding the recycling center that has been moved from the side of the market to the back of the market. Their concerns include noise, increased vehicle and pedestrian traffic, early morning/late night pickup/drop off by tractor-trailers, vandalism, and litter.

Kris Maxwell, 104 Colby Lane, also voiced concern regarding these same issues. It was also noted that patrons of the recycling center are using an easement as an entrance and/or exit to the recycling center.

Council will refer to staff and bring back as an action item.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 17, 2007
- B. Resolution No. 2007-16, Budget Adjustment for Purchase of a Truck-Mounted Crane
- C. Proclamation in Honor of Building Safety Week, May 6 – 12, 2007

City Manager John Donlevy gave an overview. Council Member Curry made a motion to approve the consent items as presented. Seconded by Council Member Stone. Motion carried unanimously.

PRESENTATIONS

1. Update on Winters Highlands project from Granite Bay Holdings, LLC –
Continued to the May 15, 2007 City Council meeting.

DISCUSSION ITEMS

1. Strategic Planning

City Manager John Donlevy gave an overview and spoke of the importance of economic development. From a sales tax standpoint, the City of Winters is in the bottom 11% of the state with an average per capita in the incorporated and unincorporated area of \$69, compared to the Yolo County average at \$169. He also stressed the importance of extending the infrastructure so economic development can occur. Within 10-15 minutes from Winters, two billion dollars worth of developments are occurring, ie: Kaiser Hospital, Genentech expansion, and the Nut Tree Project. There is also an influx of approximately 10,000 people on any given night traveling to and from Cache Creek Casino and Resort, and there are literally thousands of people traveling to Lake Berryessa on the weekends. The demands on our public safety services is a daily concern. From the fire standpoint, the volunteer core is shrinking and the police department is presently down two officers with no recruits on the horizon.

In January of 2003, the fiscal sustainability process was started, and we have the same issues facing us today – economic development and public safety. Two key areas of the strategic planning, community development and land use, will be addressed with a General Plan update and Flood Overlay.

City Manager Donlevy asked the Council for their opinions, and to identify the key priorities from the Strategic Planning Workshop held in March of 2007, and asked for a commitment to move forward. Council Member Curry stated that economic development drives the public safety economics. Council Member Martin agreed that economic development is most important and suggested working with Cal Trans to develop controls on Grant. He also stated that infrastructure needs to be brought to the property near the freeway and to promote Winters in order to attract new businesses. Council Member Martin also asked if a more pro-active role in public safety could be taken, how long have we had staffing deficiencies, and where do we get the funds for additional public safety personnel? Economic development was defined by Council Member Anderson as smart growth.

City Manager Donlevy indicated there is no land that is developable. The strategic planning must be step by step to determine where, how and then define. He also indicated that the flood area is critical. Council Member Martin agreed that the flood area is a big issue. He also suggested expanding the sphere of

influence and to identify the businesses that will come to our area. He also identified the McClish property on the SW corner of I-505 and Grant Avenue as an area of future development. Council Member Stone suggested we get it going. Mayor Fridae complimented staff on the strategic planning summary and indicated he is 100% behind the goals stated and that commercial/business development must begin as soon as possible. He felt there is limited industrial space and would like to move forward with the annexation on the east side of I-505. Although the need to capitalize from the freeway travelers was identified, Mayor Fridae does not want this to conflict with the downtown businesses.

City Manager Donlevy appreciated Council comments and indicated that staff is working on action plans for these issues and will concurrently discuss this along with the budget at the workshop scheduled for June 5th. At this time, the strategic plan will be reviewed, an action plan will be defined and we will move forward. The first phase of the sports park will be one of the first items on the action plan.

Council Member Anderson inquired about the Grant Avenue Expansion and City Manager Donlevy confirmed that he had received a Cal Trans report for Grant Avenue within the City limits. Council Member Martin inquired about a timetable, and City Manager Donlevy responded that timelines will be measurable to verify that the various projects are being accomplished. Council Member Curry was concerned about staffing. City Manager Donlevy confirmed that the City of Winters currently has no Public Works Director or Redevelopment Manager, as the market for these positions is very competitive.

2. Continued public hearing and consideration of Development Agreement for Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19)

Council Member Stone made a motion to continue the public hearing and consideration of Development Agreement for Mary Rose Gardens Tentative Subdivision Map Project to the May 15, 2007 City Council meeting. Seconded by Council Member Curry. Motion carried unanimously.

3. Continued public hearing and consideration of Development Agreement for Anderson Place Tentative Subdivision Map Project (APN 003-220-22)

Council Member Stone made a motion to continue the public hearing and consideration of Development Agreement for Anderson Place Tentative Subdivision Map Project to the May 15, 2007 City Council meeting. Seconded by Council Member Curry. Motion carried unanimously.

COMMUNITY DEVELOPMENT AGENCY

CITY MANAGER REPORT: City Manager Donlevy reported a large turnout for Youth Day. There were no incidents reported during the day, and only one incident reported downtown that evening. He praised the police department for their coordination with surrounding agencies to assist in patrolling the event. The Youth Day committee consists of 8-10 people, who did a great job. City Manager Donlevy would like to schedule a joint workshop with the Planning Commission and City Council to review designs for the Sports Park and Linear Park sometime during the week of May 14-18. The preliminary draft needs to go out to environmental review for the Sports Park. This has been completed for the Linear Park with the Winters Highlands subdivision.

COUNCIL/STAFF COMMENTS: Council Member Curry and Mayor Fridae commended City Staff for the bilingual newsletter and for organizing the ceremony to honor community members becoming U.S. citizens at the May 15 City Council meeting. Mayor Fridae also thought the 71st Annual Youth Day was great. Council Member Stone reminded everyone of the “Annual City-Wide Yard Sale”, which will be held on Saturday, May 12.

INFORMATION ONLY

1. Current Project List

EXECUTIVE SESSION: None

ADJOURNMENT: The meeting was adjourned at 8:55 p.m.

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nicholas Ponticello, City Engineer *NJP*
SUBJECT: Project Budget Sheet for the 2007 Water and Sewer Rehabilitation,
Project No. 06-16

RECOMMENDATION: Staff recommends the City Council approve the Project Budget Sheet (PBS) for the 2007 Water and Sewer Rehabilitation, Project No. 06-16 and authorize the City Engineer to proceed with design.

BACKGROUND: A large portion of the City's water and sewer infrastructure is aged. In 2006, Council approved a utility rate increase to address many things including repair and replacement of deficient infrastructure. Staff has spent the last several months evaluating the needs, using the projects listed in the Water and Sewer Master Plans, having discussions with field staff about their "hot spots", and evaluating the results of the recent video inspection of the older sewer mains. Based on that evaluation, and the funding available with the first Revenue Bond sale, staff has scoped a water and sewer rehabilitation project for implementation in 2007/08.

Water Infrastructure

The water infrastructure throughout the old areas of town needs to be upgraded for pressure, fire flow, and maintenance purposes. The Fourth Street water line upsizing is the top priority identified in the Water System Master Plan, and by the Winters Fire Department. Currently, the water main does not meet the minimum City standard of 8". The 2" - 4" line will be upgraded with the project to a 12" line. The upsizing will improve fire-flow and main looped- service pressure throughout the city.

Based on input from the Fire Department, fire hydrants will be brought up to City Standards with the 2007 project, and new fire hydrants will be installed in a few key areas where minimum spacing requirements exceed 300'.

Sewer Infrastructure

Recent closed-caption video inspections revealed poor structural integrity in a sewer

line in Walnut Lane. This segment will undergo complete replacement, as it is the only connection to Grant Avenue for a significant number of customers. Other key sewer lines throughout the city will undergo maintenance or spot repairs in order to extend the life of the pipes. Maintenance can include cleaning, root cutting, root treatment, and CCTV verification. Spot repairing will occur where the majority of the line segment is in satisfactory condition. A portion of the available funds will be used for a separate contract with SPS, to complete video inspection of additional lines, which were not covered by the most recent inspection project.

Schedule

Sewer line maintenance (cleaning and root eradication) and the remaining sewer video inspection will occur this summer, along with pre-design surveying and soils testing. The design will commence shortly thereafter and will be completed this fall. The construction documents will be advertised for bids in the winter, when the bid climate is typically favorable. Construction should commence in the spring of 2008, as the weather allows..

FISCAL IMPACT: The project is funded through the sale of Bonds, which will be paid back with utility user fees. The City will sell infrastructure bonds for water and sewer, in the amount of \$2,000,000 and \$1,000,000 respectively.

The \$2,000,000 for water includes \$800,000 for a future water meter replacement project, which will be implemented with the next water and sewer rehabilitation project; \$500,000 for the Jackson/McArthur Reconstruction, which is currently out to bid; and \$700,000 for the 2007 rehabilitation project.

The \$1,000,000 for sewer includes funds for the 2007 rehabilitation project and the maintenance and video inspection work.

Attachment: Project Budget Sheet

City of Winters

2007 Annual Water/Sewer Improvements

Project Budget Sheet

CIP#: 06-16

MPFP#(s):

Last Updated: March 2007

Original Approval: April 2007

Project Owner: Public Works

Project Manager: Alan Mitchell

Project Resource: Ponticello Enterprises

Description:

Rehabilitation of existing water and sanitary sewer infrastructure, including spot repairs, pipe replacement, fire hydrants, and other appurtenances, and video inspection.

Authority:

The City is responsible for operation, maintenance, and repair of the water and sanitary sewer infrastructure.

Budget:

Item	Amount	Item	Amount
Project Management	\$ 61,000	Other (CCTV, In-situ repairs)	\$ 144,000
Design	\$ 168,000	Construction	\$ 1,044,000
CM, Testing, Insp.	\$ 98,000	Contingency	\$ 185,000
		Project Total:	\$ 1,700,000

Financing Schedule:		Project Start:	2007	Project Completion:	2008
Phases: Pre-Design, Design, Bid, and Construction					
Fund Code:	615	626			
Name:	Water	Sewer			
FY 06/07:	\$30,000	\$ 130,000			\$ 160,000
FY 07/08:	\$ 670,000	\$ 870,000			\$ 1,540,000
FY 08/09:					\$ -
FY 09/10:					\$ -
Fund Totals:	\$ 700,000	\$ 1,000,000	\$ -	\$ -	\$ -
Ratios:	41.2%	58.8%	0.0%	0.0%	0.0%

Recommended for Submittal

Alan Mitchell, Assistant City Engineer

May-07

Recommended for Approval (Dept. Head)

Nicholas J Ponticello
Nicholas Ponticello, City Engineer

MAY 07
(date)

Finance Department Approval

Shelly Gunby, Director of Finance

(date)

City Manager Approval

John Donlevy, City Manager

(date)



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 8, 2007
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Dawn Van Dyke, Management Analyst/Grant Writer
SUBJECT: RESOLUTION 2007-18, Authorizing Participation in a CALFED Watershed Program Grant Entitled Lower Putah Creek Winters Area Riparian Restoration Projects.

RECOMMENDATION: That the City Council approve Resolution 2007-18 Authorizing Participation in a CALFED Watershed Program Grant Entitled Lower Putah Creek Winters Area Riparian Restoration Projects.

BACKGROUND: The City of Winters, a member of the Lower Putah Creek Coordinating Committee, and owner of a portion of the south bank of Putah Creek, adjacent to the Putah Creek Nature Park, is named as a partner in Solano County Water Agency's application for a CALFED Watershed Program grant in the amount of \$536,490. The grant, entitled Lower Putah Creek Winters Area Riparian Restoration Projects, includes planting and establishment of native vegetation hedgerows and oak woodland plantings along the south bank of Putah Creek and a portion of Dry Creek below State Highway 128; rock vanes would also be installed in Dry Creek. Benefits include creek bank stabilization and prevention of illegal dumping into the creek, as well as formation of a natural barrier to Off Highway Vehicle access.

The concept proposal was submitted on March 16, and approved on May 1. A full proposal application is due June 1. The California River Parkway grant for \$452,000 for removal of the percolation dam is listed in the grant application as a match. However the Agency has identified other sources for matching funds if for any reason the percolation dam removal project does not proceed. The project would commence on January 1, 2008, with an ending date of June 30, 2010.

Solano County Water Agency is the lead agency for this grant application. Streamkeeper Rich Marovich would be the Project Manager.

FISCAL IMPACT: Potentially beneficial, as this project would enhance the south bank of the Putah Creek Nature Park. The formation of a natural barrier to Off Highway

Vehicles and dumping could lead to cost savings due to a reduction in dumping and vehicle damage to the creek.

ATTACHMENTS: CALFED Watershed Program grant application

RESOLUTION NO. 2007-18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
AUTHORIZING PARTICIPATION IN A CALFED WATERSHED
PROGRAM GRANT ENTITLED LOWER PUTAH CREEK WINTERS
AREA RIPARIAN RESTORATION PROJECTS, IF FUNDED**

WHEREAS, the City of Winters is named as a partner in the Solano County Water Agency grant application for a CALFED Watershed Program Grant entitled Lower Putah Creek Winters Area Riparian Restoration Projects; and

WHEREAS, the City of Winters is a member of the Lower Putah Creek Coordinating Committee; and

WHEREAS, Winters Putah Creek Nature Park is one segment in a three-mile reach along Putah Creek Road that would be planted, as well as a segment along Dry Creek below State Highway 128; and

WHEREAS, the City of Winters is an owner of a portion of the bank that would be planted; and

WHEREAS, the project, if funded, would improve water quality and promote ecosystem restoration through the planting and establishment of native vegetation hedgerows at the top of the south bank of Putah Creek to deter current problems of illegal dumping and OHV access; and

WHEREAS, native vegetation is the best long-term deterrent to such activities; and

WHEREAS, native vegetation hedgerows would enhance the wildlife value and especially the wildlife migration corridor; and

WHEREAS, the project would meet the longstanding objectives of the Lower Putah Creek Coordinating Committee, reviewed and supported by the community in public meetings last year; and

WHEREAS, the project is supported by Winters Audubon, Putah Creek Council, Solano RCD, Yolo RCD and the Center for Land-Based Learning who would implement the project along with community volunteers and the Winters Putah Creek Park Committee; and

WHEREAS, planting native hedgerows along the south bank of Putah Creek would not impede future development of Winters Putah Creek Park and would beautify the creek frontage and present a positive image of the creeks and the community; and

WHEREAS, the project start date would be January 1, 2008 and completion date would be June 30, 2010.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Winters does hereby agree to participate in the CALFED Watershed Program grant in the amount of \$536,490, if it is selected for funding.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Winters on May 15, 2007, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk

S

ATTACHMENT 1

CONCEPT PROPOSAL APPLICATION PACKAGE

CALFED Watershed Program
Department of Water Resources



and
California Bay-Delta Authority

IMPORTANT

1. This is not the complete Proposal Solicitation Packet (PSP), this is only the brief Concept Proposal Form to be filled out and returned. To obtain necessary information such as application instructions, program guidelines, and sample budgets/permit tables, please download the complete application packet available on-line at:

<http://www.watershedrestoration.water.ca.gov>

2. The Concept Proposal Application and all accompanying documents must be signed and submitted to DWR with two hard copies and an electronic format copy, no later than – March 16, 2007. Submit applications to:

**State of California
Department of Water Resources
Division of Planning and Local Assistance
DWR Watershed Program
P.O. Box 948236
Sacramento, CA 94236-0001**

3. Please limit your responses. Please use guidelines indicated for each response, using a minimum of 11 point font. You can insert lines in excel to help with text formatting, etc. There are no special control features in this form. The concept proposal application should not exceed 10 pages. Submit two packages without special covers or bindings. We prefer plain paper, three-hole punched and a CD for the electronic version.

4. All applicants will be assigned a Proposal ID number by staff when your Concept Proposal is received. Pre-registration is not required.

Concept Proposal Application Form	
The complete PSP located at the following website: http://www.watershedrestoration.water.ca.gov/watershed	
1. APPLICANT AND PROJECT INFORMATION	
Eligible applicants include local, state, and federal agencies, special districts, state colleges and universities as well as non-profit organizations with IRS §501(c)(3) status. Stewardship groups that do not have a formal legal structure can apply by having an eligible entity assume project management and fiscal responsibilities and apply on behalf of, and as a member of the group. Eligible applicants must have a clear interest in managing watersheds affecting the broader Bay-Delta environment and related watersheds. Tribes can participate through an eligible non-profit or other eligible entity, but cannot apply directly for grant funds. Further information on eligibility criteria is located in the PSP.	
Proposal Information	
Proposal ID:	Assigned by staff
Project Title:	Lower Putah Creek Winters Area Riparian Restoration Projects
Project Subtitle:	Bank Stabilization and Prevention of Illegal Dumping
Project Manager:	Rich Marovich
Grant Amount Requested:	\$536,490
Project Start Date:	1/1/2008
Project Completion Date:	6/30/2010
A) APPLICANT / FISCAL AGENT	
The applicant must meet eligibility requirements listed above. The applicant will act as the fiscal agent and will enter into an agreement with the Department of Water Resources if awarded. Implementation projects are required to have both an agency and local watershed organization as sponsors. Only one party can be designated as the applicant.	
Name of Organization:	Solano County Water Agency
Type of Organization:	Local Agency
Applicant Contact Person	
Last Name:	Marovich
First Name:	Richard
Title:	Streamkeeper
Telephone:	(530) 902-1794 (cell) (707) 455-1107 (office)
E-mail:	rmarovich@scwa2.com
Other:	www.scwa2.com
Mailing address	
Line 1:	PO Box 349
Line 2:	
City:	Elmira
State:	California
Zip Code:	95625
County:	Solano
B) PARTNER / CO-SPONSOR	
List partner or co-sponsor, if applicable.	
Name of Organization:	Putah Creek Council
Type of Organization:	non-profit organizations with IRS §501(c)(3) status
Partner Contact Person	
Last Name:	Calciano
First Name:	Dawn
Title:	Executive Director
Telephone:	530-902-1521
E-mail:	dawn@putahcreekcouncil.org
Other:	www.putahcreekcouncil.org
Partner mailing address	
Line 1:	PO Box 743
Line 2:	
City:	Davis
State:	California
Zip Code:	95617
County:	Yolo
List partner or co-sponsor, if applicable.	
Name of Organization:	U.C. Davis Museum of Wildlife and Fish Biology
Type of Organization:	State College & University
Partner Contact Person	
Last Name:	Engills, Jr.
First Name:	Andrew
Title:	Curator
Telephone:	(530) 752-0364
E-mail:	aengills@ucdavis.edu
Other:	www.ucdavis.edu
Partner mailing address	
Line 1:	Museum of Wildlife and Fish Biology
Line 2:	One Shields Avenue
City:	Davis
State:	California
Zip Code:	95616-8751
County:	Yolo

List partner or co-sponsor, if applicable.	
Name of Organization:	Audubon California Landowner Stewardship Program
Type of Organization:	non-profit organizations with IRS §501(c)(3) status
Partner Contact Person	
Last Name:	Russell
First Name:	Vance
Title:	Landowner Stewardship Program
Telephone:	530-795-2921
E-mail:	RUSSELL, Vance [vrussell@audubon.org]
Other:	http://www.audubon-ca.org/LSP/index.html
Partner mailing address	
Line 1:	5285 Putah Creek Road
Line 2:	
City:	Winters
State:	California
Zip Code:	95694
County:	Solano
List partner or co-sponsor, if applicable.	
Name of Organization:	Solano Resource Conservation District
Type of Organization:	State Agency
Partner Contact Person	
Last Name:	Salz
First Name:	Jodie
Title:	Manager
Telephone:	707-678-1655 x 109
E-mail:	jodie.salz@ca.nacdn.net
Other:	www.solanorcd.org
Partner mailing address	
Line 1:	1170 North Lincoln Street Suite 110
Line 2:	
City:	Dixon
State:	California
Zip Code:	95620
County:	Solano
List partner or co-sponsor, if applicable.	
Name of Organization:	Yolo Resource Conservation District
Type of Organization:	State Agency
Partner Contact Person	
Last Name:	Robins
First Name:	Paul
Title:	Executive Director
Telephone:	530-662-4876
E-mail:	Paul Robins [robins@yolorcd.org]
Other:	www.yolorcd.org
Partner mailing address	
Line 1:	221 West Court Street, Suite 1
Line 2:	
City:	Woodland
State:	California
Zip Code:	95695
County:	Yolo

List partner or co-sponsor, if applicable.	
Name of Organization:	Lower Putah Creek Coordinating Committee
Type of Organization:	Stewardship Group
Partner Contact Person	
Last Name:	England
First Name:	Sid
Title:	Chair
Telephone:	530-752-2432
E-mail:	asengland@ucdavis.edu
Other:	www.watershedportals.org/lpccc
Partner mailing address	
Line 1:	c/o Solano County Water Agency
Line 2:	PO Box 349
City:	Elmira
State:	California
Zip Code:	95625
County:	Yolo
List partner or co-sponsor, if applicable.	
Name of Organization:	City of Winters
Type of Organization:	Other
Partner Contact Person	
Last Name:	Dontevy
First Name:	John
Title:	City Manager
Telephone:	530-795-4910 x 110
E-mail:	John.Dontevy@cityofwinters.org
Other:	www.cityofwinters.org
Partner mailing address	
Line 1:	318 First Street
Line 2:	
City:	Winters
State:	California
Zip Code:	95694
County:	Yolo
List partner or co-sponsor, if applicable.	
Name of Organization:	Center for Land Based Learning
Type of Organization:	non-profit organizations with IRS §501(c)(3) status
Partner Contact Person	
Last Name:	Kimball
First Name:	Mary
Title:	Director
Telephone:	530-795-1520
E-mail:	Mary.Kimball@landbasedlearning.org
Other:	www.landbasedlearning.org
Partner mailing address	
Line 1:	5265 Putah Creek Road
Line 2:	
City:	Winters
State:	California
Zip Code:	95694
County:	Yolo
C) LOCATION INFORMATION	
Please describe the location of your project including the watersheds, communities and GPS location information. A map must be included with the proposal that clearly	
Name of watershed(s):	Lower Putah Creek
Communities: (City or Unincorporated Area)	Winters, CA
Counties:	Solano and Yolo
GPS Center point of reference	
Latitude:	38.525607
Longitude:	-121.969357

D) ELECTED OFFICIALS		
For information regarding your elected officials visit: http://www.vote-smart.org/		
Congressional District Number:	1	
Congressional Representative:	Michael C. Thompson	
Senate District Number:	5	
Senate Representative:	Mike Machado	
Assembly District Number:	8	
Assembly Representative:	Lois Wolk	

2. RESPONSIVENESS TO PSP GRANT EMPHASIS

A) CALFED INTERRELATED PROGRAM OBJECTIVES		
Place an X in the boxes that apply:		Briefly describe how your project supports the CALFED Program Objectives checked. (200 words)
<input type="checkbox"/>	Water Supply Reliability	Plant native vegetation to infill gaps in riparian vegetation with the following benefits: stabilize eroding streambanks, reduce sediment loading from bank erosion, provide a physical barrier to illegal dumping and enhance the continuity of the Putah Creek wildlife migration corridors including the Dry Creek tributary wildlife migration corridor.
<input checked="" type="checkbox"/>	Water Quality	
<input checked="" type="checkbox"/>	Ecosystem Restoration	
<input type="checkbox"/>	Levee System Integrity	

B) PSP GRANT EMPHASES		
Place an X in the box and select from the drop-down list, the primary emphases your project will address.		
Watershed Assessments & Planning		
Watershed Assessments: Choose from the dropdown list, the watershed your		Other
Watershed Plans: Choose from the dropdown list, the watershed your plan will address:		Other
<input checked="" type="checkbox"/>	Implementation of a Watershed Plan	
Lower Putah Creek Watershed Management Action Plan (2005)		(Covering Lower Putah Creek and tributaries)
Watershed Valuation		
Select type of valuation project proposed from the drop-down list:		Other

C) PROJECT LEVEL PRIORITIES		
Place an X in the box next to each priority that your		Briefly explain how the proposed activities will benefit the watershed(s) described.
<input checked="" type="checkbox"/>	Broaden the participation of federal, state or local government agencies with watershed partnerships	Joint project with Lower Putah Creek Coordinating Committee (Cities of Davis, Fairfield, Suisun, Vacaville, Vallejo and Winters; Solano County Water Agency; Solano Irrigation District; Maine Prairie Water District; Putah Creek Council; Yolo County, U.C. Davis and Riparian Landowners); Solano RCD; Yolo RCD; California Audubon; and Center for Land-Based Learning.
<input type="checkbox"/>	Advance the application of science by applying watershed health indicators.	
<input checked="" type="checkbox"/>	Support management that recognizes integrated watershed functions and processes.	Establish continuity of wildlife migration corridors at their weakest links; stabilize eroding banks on tributaries that are caused by water storage.
<input type="checkbox"/>	Monitoring and reporting of watershed conditions.	
<input type="checkbox"/>	Ensure long-term sustainability of watershed management.	
<input type="checkbox"/>	Education and outreach as a part of agency activities.	
<input type="checkbox"/>	Support disadvantaged communities.	

D) Project Description

What do you propose to do? What work will these grant funds support? (500 words maximum)

We propose to enhance the continuity of the wildlife migration corridor, deter unauthorized vehicle access, deter illegal dumping and beautify the most visible reach of Putah Creek by installing a 15-foot wide native vegetation hedgerow along three miles of south bank of Lower Putah Creek on the southern boundary of the City of Winters; and stabilize eroding streambanks, reduce sediment loading, deter unauthorized vehicle access, enhance the wildlife migration corridor and beautify the most visible reach of the contiguous Dry Creek tributary for 3600 linear feet below Highway 128 on the southwestern edge of Winters with rock vanes (installed by a geomorphologist), native vegetation hedgerow and oak woodland plantings on both banks. We propose to broaden the participation of federal, state and local agencies and local stewardship groups by integrating funds, technical skills and community volunteers from organizations that actively promote sustainable watershed management. We propose to apply watershed health indicators including monitoring of benthic invertebrates, insects, birds and other wildlife with baseline and post project surveys by season.

E) Watershed Context

Describe your watershed and community and the major benefits anticipated from your project. (250 words)

Lower Putah Creek flows almost due east for 30 miles from Lake Berryessa to the Yolo Bypass. Major tributaries include Pleasants Creek and Dry Creek. It forms the boundary of Yolo and Solano counties for most of its length. Through the Solano Project (Monticello Dam, Putah Diversion Dam and Putah South Canal) it provides water to 300,000 municipal customers and surface water that irrigates 70,000 acres of farm land in Solano County. Controlling illegal dumping; stabilizing eroding banks and providing continuity of the riparian corridor for wildlife migration are major benefits of this project and objectives of our Watershed Management Action Plan (2005) and prior studies such as the USFWS Reconnaissance Plan for Lower Putah Creek (1993).

F) Community Capacity

Explain how this project will increase local capacity to engage in watershed management. (250 words)

This project will build community capacity by increasing opportunities for community volunteerism; providing project-based learning from rearing native plants through planting, establishment and maintenance of riparian vegetation. It will support the ongoing community campaign against illegal dumping through deterrence (vegetative barriers in problematic locations) that support annual (spring and fall) community cleanup events. It will encourage volunteers that we are not just taking the garbage out at the same sites, but actively engaging in deterrence of illegal dumping. It will further encourage volunteerism by restoring highly visible reaches of Dry Creek and mainstem Putah Creek at the closest population center where the growth of restoration plantings will be a daily reminder of their connection to the watershed and their ability to achieve positive change. It will reinforce our efforts creekwide to achieve similar objectives in less visible locations.

G) Partnerships & Connections

How is your project connected to other projects, the academic community and agency activities in your community, watershed, and/or region? (250 words)

The Lower Putah Creek Coordinating Committee (LPCCC) proposes this project with Solano County Water Agency as fiscal agent. The LPCCC consists of the cities of Davis, Fairfield, Suisun City, Vacaville, Vallejo and Winters, Counties of Solano and Yolo; Maine Prairie Water District; Putah Creek Council; Solano County Water Agency, Solano Irrigation District; Putah Creek riparian landowners and University of California Davis. This project is connected to LPCCC geomorphic restoration and invasive weed control sites; the community campaign against illegal dumping led by Putah Creek Council, off-highway vehicle deterrence by California Parks, City of Winters and LPCCC, the invasive weed control and geomorphic restoration projects led by the LPCCC; and the habitat restoration work of Solano County Resource Conservation District, Yolo County Resource Conservation District, California Audubon, Putah Creek Council and the Center for Land Based Learning who are all engaged in this project. UC Davis monitors fish and wildlife on Putah Creek.

H. Additional Information

Describe any other important features of your project. (300 words)

The Lower Putah Creek Coordinating Committee's Report to the Community (2006) documented the priorities of landowners and community members: invasive species control, bank stabilization, trash cleanup, habitat enhancement, projects with multiple funding sources, availability of on-site materials, contiguous lands and project visibility; and selected Winters Putah Creek Park, the confluence of Putah Creek and Dry Creek and Dry Creek tributary sites as top priorities for restoration.

3. TASK AND BUDGET INFORMATION

Please provide an estimate of cost & budget information for your proposal in the following tables.

For information regarding standard labor rates, visit: <http://www.labormarketinfo.edd.ca.gov/>**Part 1: Task Item Budget**

Please provide an estimate of costs and budget information for the task items proposed. Include all tasks and sub-tasks, including the costs that may be supported by

Project Work Task	Task Description	Other Funds	Grant Funds	Project Total
Task 1: Remove Winters Percolation Dam	remove dam, narrow channel	452,000	0	452,000
Task 2: Stabilize banks of Dry Creek	rock vanes, earth work	100,000	0	100,000
Task 3: Off-highway vehicle barriers	Install barriers	50,000	0	50,000
Task 4: Riparian restoration	plant vegetation, monitor response of insects, birds		407,740	407,740
Task 5: Community participation in restoration	grow, plant, maintain vegetation, monitor benthic invertebrates		118,750	118,750
Task 6:				
Add additional tasks as needed:				
Administration:				
Reporting:				
	Monthly, annual, special, final		7,000	7,000
Invoicing:				
	Data collection:		3,000	3,000
CEQA or Permitting:				
	Negative Declaration			
	Mitigations			
	EIR/EIS	20,000		20,000
	other permits			
TOTAL PROPOSED BUDGET: (should match total for Part 2: Line Item		\$622,000	\$536,490	\$1,158,490

Part 2: Line Item Budget

Line-Item details must correspond to the task-items listed above. Please add rows and information to meet the specific needs of your project/program.

Line-Item Details	Description of activity	Other Funds	Grant Funds	Project Total
Total Salaries & Wages:				
Personnel Services:				
Class or title: Streamkeeper				
	Cost per hour: \$38	Project supervision	3,800	7,600
	Anticipated Hours: 200			
	Benefits: \$12		1,200	2,400
				3,600
Class or Assistant Streamkeeper				
	Cost per hour: \$29	Equipment operations	5,220	11,600
	Anticipated Hours: 400			
	Benefits: \$11		1,980	4,400
				6,380
(insert more rows as applicable)				
General Expenses:				
	Travel			
	Equipment		20,000	20,000
	Supplies			
	Data Software/Hardware			
Partner Contracts				
		589,800		589,800
Professional & Consultant contracts				
		20,000	485,290	505,290
Construction Expenses				
Overhead				
			5,200	5,200
TOTAL PROPOSED BUDGET: (should match total for Part 1: Task Item		\$622,000	\$536,490	\$1,158,490

A) EXPLANATION OF BUDGET AND COSTS

Describe the basis for the budget amounts listed in the tables above. (200 words)

19,440 linear feet x 15 foot average width of hedgerow along Putah Creek Road @ \$7 per linear foot (California Audubon current costs +10% for inflation) = \$135,890; Dry Creek revegetation 7,200 linear feet x 30 feet average width of hedgerow and oak woodland @\$12 per linear foot (Yolo RCD current costs + 10% for inflation) = \$85,750; CLBL SLEWS student participation planting events (average 30 students): 15 events @\$4,000 per event (cost competitive with professional planting crews)= \$60,000; Putah Creek Council community participation events including 4 Adopt-A-Reach cleanup events (average 100 participants), 3 Adopt-A-Flat grass plug planting events , 3 Adopt-An-Oak acorn rearing events, 14 Adopt-A-Reach planting days, 6 benthic invertebrate monitoring events = 30 community participation events @ \$4000 per event (average 40 participants -average cost since 2002) = \$118,750. Baseline and post project bird and insect surveys 4/site/year \$84,900. Equipment costs cover use (depreciation/maintenance) of LPCCC mechanized equipment \$20,000.

B) OTHER FUND SOURCES:

List any other fund sources, grants or applications, public or private, that have been submitted to support this work.

Description	Source	Type	Requested Amount	Funded?
1 Percolation Dam Removal	CA River Parkway	public	\$452,000	yes
2 DWR Urban Streams	Dry Creek Confluence	public	\$345,440	yes
3 Off Highway Vehicle Restoration	CA Parks	public	\$50,000	no
4 Dry Creek Geomorphic Assessment	Rick Cheney	private	\$10,000	yes

C) OTHER PROJECT WORK:

List any other projects or activities conducted in the Watershed over the past three years, public or private, that support this work.

Description	Location	Status	Project \$	Notes
1 WCB Riparian Restoration	Entire Watershed	ends 8-2007	\$1,200,000	
2 CBDA Community Restoration	Entire Watershed	ends 3-2008	\$997,000	
3 LPCCC Fish and Wildlife Monitoring	Mainstem Putah Creek	ongoing	\$372,000	3 years
4 Cal/EPA IWMB Farm and Ranch	within 2 miles	2007-2008	\$130,000	
5 Team Arundo Phase 2	Entire Watershed	ends 4-2008	\$64,000	
6 Off Highway Vehicle Restoration	CA Parks	public	\$63,000	505 site

D) ONGOING COSTS & SUSTAINABILITY

Describe how the benefit of the project and ongoing costs and management will be sustained. (200 words)

The Lower Putah Creek Coordinating Committee exists in perpetuity with revenues tied to municipal, agricultural and industrial wholesale water deliveries. The riparian vegetation will be largely self-maintaining once established, the LPCCC will maintain weed control with its own equipment, community volunteerism will increase with this highly visible project and many opportunities for community participation and chance to learn from restoration and wildlife monitoring experts.

SIGNATURE PAGE

Original, authorized signatures are required from the applicant organization that will act as the fiscal agent.

Sign and print name, title and date.

Approval 1

signature	printed name	title	organization	date

Approval 2

signature	printed name	title	organization	date

An original signed document must be received in our office no later than 5:00pm on March 16, 2007 to be considered complete.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE: May 7, 2007

THROUGH: John W. Donlevy, Jr., City Manager 

FROM: Dawn Van Dyke, Management Analyst/Grant Writer

SUBJECT: Resolution 2007-19 Authorizing the Application to the California Integrated Waste Management Board for the Used Oil Recycling Block Grant for fiscal year 2007-2008

RECOMMENDATION: That the City Council approve Resolution 2007-19, authorizing the application to the California Integrated Waste Management Board for the Used Oil Recycling Block Grant for fiscal year 2007-2008.

BACKGROUND: The City of Winters in the past has been included in a regional Used Oil Recycling Block grant with Yolo County and the City of Woodland. This year, the City will apply for the grant in cooperation with Yolo County for the unincorporated areas of the county. The City will administer the grant, which will be in the amount of \$15,000.

FISCAL IMPACT: Positive. Funding will be used to continue used oil recycling in the City of Winters, as well as to further education and publicity activities.

ATTACHMENTS: None

RESOLUTION 2007- 19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
AUTHORIZING SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA
INTEGRATED WASTE MANAGEMENT BOARD FOR THE USED OIL
RECYCLING BLOCK GRANT, FY 2007/08**

WHEREAS, the people of the State of California have enacted the California Oil Recycling Enhancement Act that provides for a Used Oil Recycling Block Grant (Grant) to eligible cities and counties for establishing and maintaining local used oil collection programs that encourage recycling or appropriate disposal of used oil; and

WHEREAS, the California Integrated Waste Management Board has been delegated the responsibility for administering the Grant program, which includes procedures governing the application by and payment to eligible cities and counties; and

WHEREAS, if awarded, the applicant will enter into a Grant Agreement with the California Integrated Waste Management Board for implementation of a used oil collection program;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Winters hereby authorizes the submittal of an application to the California Integrated Waste Management Board for the Used Oil Recycling Block Grant, FY 2007/08;

BE IT FURTHER RESOLVED that the City Manager, or a designee, is hereby authorized and empowered to execute in the name of the City of Winters all grant documents necessary to secure grant funds and implement the approved grant project.

I HEREBY CERTIFY THAT the foregoing resolution was duly and regularly adopted by the City Council of the City of Winters, County of Yolo, State of California, on the 15th day of May, 2007 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Woody Fridae, Mayor

ATTEST:

Nanci G. Mills, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Management Analyst *CS*
SUBJECT: Resolution 2007-20, Budget Adjustment in the amount of \$43,400.00 for out of scope expenses to Luhdorff & Scalmanini Consulting Engineers for hydrological services related to the Waste Treatment Facility.

RECOMMENDATION:

Adopt Resolution 2007-20, A Resolution of the City Council of the City of Winters Amending the City of Winters 2006-2007 Adopted Operating Budget and approving a budget adjustment in the amount of \$43,400.00 for Luhdorff & Scalmanini Consulting Engineers (LSCE) through June 30, 2007. LSCE is currently providing hydrological services at the Waste Water Treatment Facility the budget adjustment is necessary to cover the costs of services that are out of the scope of the initial agreements. Funds are available from the Sewer O & M funds.

BACKGROUND:

There are three areas that have exceeded the original budget they are:

1. Efforts to redevelop the existing monitoring wells significantly exceeded the initial time required to complete this task, the cost incurred by LSCE increased substantially.
2. The original estimates regarding monitoring reports and laboratory work reflected the average cost for one quarterly report. The estimate did not take into account the repetitive nature of monitoring and reporting or the expanded list of required constituents needing to be monitored. The completion of the 2006 Annual Report also required more time due to the inclusion of effort prior to LSCE's services..
3. Since the original budgets were approved the project experienced additional charges as a result of Regional Water Quality Control Board requirements related to the Cease and Desist Order and Revised Monitoring and Reporting Program.

FISCAL IMPACT: The proposed budget amendment includes \$29,450.00 for out-of-scope services, \$5000.00 in reserve for subsurface investigations, due to the uncertainty if these activities and \$8950.00 for the future preparation of the 2007 second quarter monitoring report to be done June 2007.
The total for all work is \$43,400.00.

RESOLUTION 2007-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS AMENDING THE CITY OF WINTERS 2006-2007
ADOPTED OPERATING BUDGET AND APPROVING
EXPENDITURE FOR HYDROLOGICAL SERVICES THROUGH
JUNE 30, 2007**

WHEREAS, On June 26, 2006 the City Council of the City of Winters adopted operating budget for Fiscal Year 2006-2007; and

WHEREAS, the City finds it necessary to expand services required due to well re-development expenditures being higher than expected and increased reporting activities required as a result of Cease and Desist Order; and

WHEREAS, funding is available in the Sewer O & M Fund established to purchase such items; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that the adopted operating budget for fiscal year 2006-2007 be amended as follows:

Section 1: Increase 2006-2007 budgeted expenditures in the following funds and amounts:

Fund 621-54919-640	\$43,400.00
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PASSED AND ADOPTED by the City Council, City of Winters, the 15th day of May 2007 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Keith Fridae, Mayor

ATTEST:

Nanci G. Mills, CITY CLERK



April 26, 2007
File No. 06-1-063

Ms. Carol Scianna
Winters City Hall
318 First Street
Winters, CA 95694

**SUBJECT: BUDGET AMENDMENT FOR SERVICES THROUGH JUNE 30, 2007
CITY OF WINTERS WASTEWATER TREATMENT FACILITY
YOLO COUNTY, CA**

Dear Ms. Scianna:

Luhdorff and Scalmanini, Consulting Engineers (LSCE) are currently providing hydrogeologic services to the City of Winters related to the City's Wastewater Treatment Facility under two separate file numbers and separate budgets. LSCE's August 3, 2006 scope for services established a budget of \$52,349.00, and that budget was supplemented by LSCE's October 5, 2006 scope for services with a budget of \$72,794.00. The City's authorization of these services resulted in a combined budget of \$125,143.00. Through the month of March 2007, a total of \$96,942.23 has been billed; as of April 1, 2007, the remaining budget is \$28,200.77.

This budget amendment is submitted to the City for costs incurred due to out-of-scope services, including additionally required well development, portions of the 2006 Annual Report, the 2007Q1 monitoring and reporting activities, requested work related to the Cease and Desist Order (CDO), and forthcoming services not previously scoped (i.e., the 2007Q2 monitoring and reporting activities). Below, additional details are provided on the services conducted:

1. As we verbally communicated to you during our November 7, 2006 meeting in Winters, and later in our January 31, 2007 letter, the effort to re-develop the facility's monitoring wells significantly exceeded our initial time estimate, and as a result the contractor's costs and costs incurred by LSCE increased.
2. The August 3, 2006 project cost estimate contained one line item (Task 6) for quarterly monitoring and reporting activities including laboratory work (applicable to the reduced quarterly suite of constituents, not the expanded annual suite of constituents). This estimate represents an average cost to be achieved due to the repetitive nature of such reports, and it does not account for the number of monitoring reports to be prepared during one fiscal year. Since the preparation of the 2006Q3 Groundwater Monitoring Report, LSCE also prepared the 2006 Annual Groundwater Monitoring Report and the quarterly groundwater monitoring report for the first quarter 2007. These two reports were not included in our previous cost estimates, i.e., the fieldwork, laboratory analyses, and the authoring of these two reports were out of scope. In the case of the 2006 Annual Report, the necessary review of monitoring data from eleven previous monitoring events (generated prior to LSCE's services to the City) increased the work effort.

3. Since LSCE's October 5, 2006 budget was approved by the City, the project experienced additional changes with the RWQCB's preparation of the CDO (adopted January 25, 2007) and the January 4, 2007 Revised Monitoring and Reporting Program (Revised MRP, effective February 1, 2007). Specifically, the City requested LSCE's review and comment on the tentative CDO (including attendance at the December 14, 2006 meeting with RWQCB staff). Also, the Revised MRP requires quarterly sampling activities that are more extensive than the previous annual (expanded) sampling effort. The increased sampling effort affects not only laboratory analytical costs, but also the scope of LSCE's administration, data entry, data description, analyses, interpretation, and report writing beginning with the first quarter in 2007.

The costs of services for these out-of-scope items are:

Well Development:	\$ 9,500.00
Annual Report:	\$ 7,000.00
2007Q1 Report:	\$ 8,950.00
CDO related work:	\$ 4,000.00
<u>TOTAL</u>	<u>\$ 29,450.00</u>

Due to the challenging schedule that followed the RWQCB's October 31, 2006 approval of the subsurface hydrogeologic investigation and subsequent deteriorating field conditions due to rain, the field investigation was phased. This phasing had an effect on LSCE's previous cost estimate due to multiple mobilizations, separate staking of testing locations, and separate County permits. Therefore, a reserve fund of \$5,000.00 is included in the attached budget to account for uncertainty regarding the total cost of the subsurface investigation.

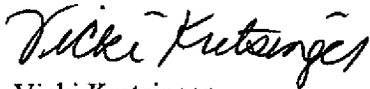
Finally, the budget amendment contains a separate task for the future preparation of the 2007Q2 Groundwater Monitoring Report (including field work and laboratory analyses) in the amount of \$8,950.00.

The total of the enclosed budget amendment is \$43,400.00 (i.e. \$ 29,450.00 for completed out-of-scope work, \$ 5,000.00 reserve, and \$ 8,950.00 for 2007Q2 field work, laboratory costs, and report preparation). Therefore, the combined total budget with the amendment is \$168,543.00. Of this total, \$148,543.00 is budgeted to complete work through June 30, 2007 (i.e., the end of the City's 2006/07 fiscal year). \$20,000.00 of this budget will be allocated to the City's 2007/08 fiscal year. LSCE's August 3, 2006 scope of services allocated the latter funds to the installation of one monitoring well, a wellhead survey, baseline water quality sampling, and reporting. These activities will not occur until after the submittal of the *Monitoring Well Installation and Rehabilitation Workplan* required by June 30, 2007.

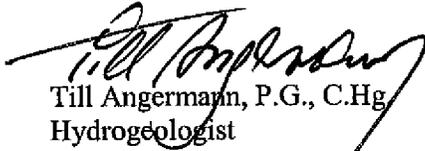
We very much appreciate the opportunity to prepare this scope and budget to respond to your request. We would be pleased to provide further details or respond to questions about any of the above.

Sincerely,

LUHDORFF AND SCALMANINI,
CONSULTING ENGINEERS



Vicki Kretsinger
Principal Hydrologist



Till Angermann, P.G., C.Hg
Hydrogeologist

TEA/vk

Enclosures:
Budget Worksheet
Schedule of Fees - Engineering and Field Services

PROJECT COST ESTIMATE

Client: City of Winters; Ms. Carol Scianna
 Project: City of Winters WDRs/MRP Compliance
 File No: 06-1-063
 Estimate: TEA/VK
 Date: April 26, 2007

Task	Billing Level	Principal Professional	Project Professional	Staff Professional	ACAD Drafting	Field Technician	Clerical Support	Sub-Contractor	Direct Costs	Summary
	Billing Rate (\$/hr)	\$155	\$115	\$85	\$85	\$72	\$48	Lump	Lump	
1	Reserve Fund									
	LSCE	0	0	0	0	0	0	---	\$5,000	0
	Subtotal (Hours)	0	0	0	0	0	0	---	---	0
	Subtotal (Cost)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000
2	Budget Amendment									
	LSCE	0	0	0	0	0	0	---	\$29,450	0
	Subtotal (Hours)	0	0	0	0	0	0	---	---	0
	Subtotal (Cost)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$29,450	\$29,450
3	Quarterly Monitoring and Reporting (2007Q2)									
	LSCE	6	24	0	4	16	2	---	\$372	52
	Laboratory	-	-	-	-	-	-	\$3,300		
	Subtotal (Hours)	6	24	0	4	16	2	---	---	52
	Subtotal (Cost)	\$930	\$2,760	\$0	\$340	\$1,152	\$96	\$3,300	\$372	\$8,950

	Total LSCE Hours	6	24	0	4	16	2	---	---	52
	LSCE Costs	\$930	\$2,760	\$0	\$340	\$1,152	\$96	---	\$34,822	\$40,100
	Subcontractor Costs	-	-	-	-	-	-	\$3,300	\$0	\$3,300
	Total Cost	-	-	-	-	-	-	---	---	\$43,400

**LUHDORFF AND SCALMANINI
CONSULTING ENGINEERS
500 FIRST STREET
WOODLAND, CALIFORNIA 95695**

**SCHEDULE OF FEES - ENGINEERING AND FIELD SERVICES
January, 2006**

Professional:*

<i>Senior Principal</i>	\$ 215.00/hr.
<i>Principal Professional</i>	\$ 155.00/hr.
<i>Project Manager</i>	\$ 145.00/hr.
<i>Senior Professional</i>	\$ 135.00/hr.
<i>Project Professional</i>	\$ 115.00/hr.
<i>Staff Professional</i>	\$ 85.00/hr.

Technical:

<i>Engineering Inspector</i>	\$ 85.00/hr.
<i>Engineering Assistant</i>	\$ 78.00/hr.
<i>Technician</i>	\$ 72.00/hr.
<i>ACAD Drafting</i>	\$ 85.00/hr.

Clerical Support:

<i>Word Processing, Clerical</i>	\$ 48.00/hr.
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<i>Vehicle Use</i>	\$ 0.48/mi.
<i>Aircraft Use</i>	\$ 325.00/hr.
<i>Subsistence</i>	Cost Plus 15%
<i>Groundwater Sampling Equipment (Includes Operator)</i>	\$ 140.00/hr.
<i>Copies</i>	.20 ea.

<i>Professional or Technical Testimony</i>	200% of Regular Rates
<i>Requested Technical Overtime</i>	150% of Regular Rates
<i>Outside Services/Rentals</i>	Cost Plus 15%
<i>Services by Associate Firms</i>	Cost Plus 15%

* Engineer, Geologist, Hydrogeologist, and Hydrologist



STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE : May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nick Ponticello, City Engineer
SUBJECT: I-505 NB Ramps/Grant Avenue Traffic Signal Improvements, Project No. 05-02

RECOMMENDATION: Staff recommends that the City Council: 1) approve the revised Project Budget Sheet for the Grant and I-505 NB Ramp Traffic Signal, Project No. 05-02; and 2) authorize bid advertisement.

BACKGROUND: The City's General Plan requires that project-level traffic impact studies be performed to confirm existing conditions and to identify roadway and intersection improvements required to maintain the City's Level of Service (LOS) thresholds for all developments of 20 units or more. The City is currently in possession of tentative maps for the following developments:

As part of the environmental review process in identifying traffic impacts associated with the current development proposals, the traffic study prepared for the Mitigated Negative Declaration identified specific mitigations to address traffic impacts. One key mitigation requirement was to construct a traffic signal on the northbound off-ramp at the intersection of I-505 and SR128, when the 40th building unit is issued within the City.

On January 18, 2005, Council approved the Project Budget Sheet (PBS) for pre-design and design services and approved a Professional Services Agreement with Fehr & Peers. Staff and the design engineer have been coordinating the design with Caltrans and just recently obtained approval for an Encroachment Permit. The contract documents are ready for bid call.

Contract documents are available for review at the Public Works counter.

SCHEDULE: Staff is preparing the final bid package and the call for bids should occur by May 28th. Bids will be opened in late June for a construction contract award on July 17th.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: None from the General Fund. The original Project Budget Sheet (January 2005) included budget amounts for pre-design, design, environmental analysis and project management, with the understanding that prior to bid call, staff would update the PBS for Council approval, to reflect budgeting for construction, inspection and testing, and design support during construction. The updated PBS (May 2007) is attached and reflects updated cost estimates for construction and actual cost of design. Street Development Impact funds will be used for the construction of the signal.

Attachments: Original Project Budget Sheet (January 2005)
Revised PBS (May 2007)

PROJECT BUDGET SHEET

PROJECT NO.: 05-01 **PROJECT TITLE:** Grant and I-505 NB Off-Ramp Traffic Signal - Design

PM: Engineering **OWNER:** Public Works Department

PRE-DESIGN/CEQA:	\$	30,000	TESTING AND INSPECTION:	\$	
DESIGN:	\$	25,000	PROJECT MANAGEMENT	\$	5,000
CONSTRUCTION:	\$		PROJECT TOTAL:	\$	60,000

PROJECT DESCRIPTION:

Design and construction of a new traffic signal with intersection widening.

PROJECT JUSTIFICATION:

As part of the environmental review process in identifying traffic impacts associated with proposed new development, the traffic study prepared for the Mitigated Negative Declaration identified specific mitigations to address traffic impacts. One key mitigation requirement was to construct a traffic signal on the northbound off-ramp at the intersection of I-505 and SR128, when the 40th building unit is issued within the City.

PROJECT STAGING:

Pre-Design and Design 2004/05
 Construction 2005/06 (dependent upon development approvals)

Fund Code	Project #	TOTAL AMT, \$K	04/05 AMT, \$K	05/06 AMT, \$K	06/07 AMT, \$K
411	0501	60	60		

Notes: Development project will advance funds, which will be reimbursed by future development through impact fees.

RECOMMENDED FOR SUBMITTAL _____	DATE _____
RECOMMENDED FOR APPROVAL (DEPT. HEAD) _____	DATE _____
FINANCE DEPARTMENT APPROVAL _____	DATE _____
CITY MANAGER APPROVAL _____	DATE _____



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
FROM: John W. Donlevy, Jr., City Manager *JWD*
SUBJECT: Joint Use Pool Agreement- City/WJUSD

RECOMMENDATION:

That the City Council approve AN AGREEMENT BETWEEN THE CITY COUNCIL OF THE CITY OF WINTERS CALIFORNIA AND THE BOARD OF TRUSTEES OF THE WINTERS JOINT UNIFIED SCHOOL DISTRICT FOR THE JOINT USE OF THE BOBBIE GREENWOOD COMMUNITY SWIM CENTER

BACKGROUND:

With the upcoming completion of the Bobbie Greenwood Community Swim Center, the City and District Staffs have completed the development of a revised Joint Use Agreement for the use of the pool facility.

Generally, the agreement provides for as follows:

- Community use for recreational programming during non-school hours. This will generally include times before 7:30 a.m. and after 4:00 p.m.
- Establishment of an annual program schedule which is jointly developed by the City and WJUSD
- Joint and shared costs for the maintenance and capital replacement of the facility.

The proposed agreement will serve as a framework document, with the annual schedule defining the actual use of the pool. The expectation is that community use will be available and occur during periods of non-school use and when financially feasible.

The actual agreement will be submitted under a separate cover.

FISCAL IMPACT:

To be determined.



STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nick Ponticello, City Engineer *NWP*
SUBJECT: Jackson/McArthur Road Reconstruction, Utility Phase
Project No. 06-01

RECOMMENDATION: Staff recommends the City Council (1) award the construction contract for the Jackson/McArthur Road Reconstruction – Utility Phase, Project No. 06-01, to West Valley Construction Company, Inc., in the amount of Two Hundred Eighty Nine Thousand Two Hundred Sixty Five Dollars (\$289,265); and (2) authorize expenditures in the amount of Three Hundred Thirty Three Thousand dollars (\$333,000) for construction; and (3) authorize the City Manager to execute the Contract on the City's behalf.

BACKGROUND: Street conditions within the Major Vista Subdivision have been the subject of many complaints over the last few years. The City was able to address roadway and drainage concerns throughout most of the subdivision, with the Road Rehabilitation Project in 2000, but unfortunately, funding constraints did not allow the City to reconstruct Jackson Street and McArthur Avenue. Jackson Street and McArthur Avenue are badly deteriorated and the water system size does not meet current standards. Due to the age of the development, the sewer system was evaluated for potential rehabilitation, but the system was found to be in satisfactory condition. The Jackson/McArthur Reconstruction, Project No. 06-01 was developed to address the street, drainage and water system deficiencies.

On September 19, 2006 City Council authorized the project budget. The design was broken into a utility phase and a roadwork phase, to allow the underground work to get started ahead of the roadwork, and to attract more contractors to bid on the work. The utility phase includes 924 feet of 8-inch water main in McArthur Avenue and 681 feet of 8-inch water main in Jackson Street. New water services with meters will be connected to the homes. New sewer cleanouts will be installed behind the sidewalk and connected to the existing sewer laterals.

In April 2007 the construction documents were advertised for bid. The bid opening was held on May 8, 2007 and three bids were received. The bid tabulation is attached as Exhibit A. Based upon the bid results, West Valley Construction Company, located in San Jose, CA, is the lowest responsible/responsive bidder for the utility phase, with a bid of \$289,265. The requested amount for construction expenditures (\$333,000) includes a 15% contingency, which is typical for this type of project.

The roadwork portion is currently out to bid and award of a contract should come to Council on June 5th.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: The project is funded by Community Development Block Grant (CDBG) funds, and City Utility Enterprise funds. The total approved budget is \$1,044,100. The roadwork portion of the project is budgeted at \$548,500. With the low bid, the utility phase is currently projected to come in under budget.

Attachments: Exhibit A - Bid Tabulation

Jackson McArthur Reconstruction - Utility Phase

Project No. 06-01

BID TABULATION

ITEM NO.	DESCRIPTION	UNITS	QUANTITY	Engineer's Estimate		West Valley Construction		Vaca Valley Excavating &		Vintage Paving Company		Average Bid	
				UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
1	MOBILIZATION	LS	1	\$12,000.00	\$ 12,000.00	\$20,500.00	\$ 20,500.00	\$16,000.00	\$ 16,000.00	\$15,000.00	\$ 15,000.00	\$17,166.67	\$ 17,166.67
2	CONSTRUCTION STAKING	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 1,800.00	\$ 1,800.00	\$ 8,000.00	\$ 8,000.00	\$ 1,500.00	\$ 1,500.00	\$ 3,766.67	\$ 3,766.67
3	TRAFFIC CONTROL	LS	1	\$ 7,000.00	\$ 7,000.00	\$ 6,000.00	\$ 6,000.00	\$10,800.00	\$ 10,800.00	\$ 5,000.00	\$ 5,000.00	\$ 7,266.67	\$ 7,266.67
4	SHEETING, SHORING AND BRACING	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,166.67	\$ 2,166.67
5	PREPARE WATER POLLUTION CONTROL PLAN (WPCP)	LS	1	\$ 2,100.00	\$ 2,100.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
6	PERFORM WATER POLLUTION CONTROL MEASURES	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 2,233.33	\$ 2,233.33
7	INSTALL 6-IN GATE VALVE (ON HYDRANT LATERAL)	EA	3	\$ 2,200.00	\$ 6,600.00	\$ 950.00	\$ 2,850.00	\$ 1,600.00	\$ 4,800.00	\$ 2,000.00	\$ 6,000.00	\$ 1,516.67	\$ 4,550.01
8	INSTALL 8-IN GATE VALVE	EA	9	\$ 2,800.00	\$ 25,200.00	\$ 1,150.00	\$ 10,350.00	\$ 1,800.00	\$ 16,200.00	\$ 3,000.00	\$ 27,000.00	\$ 1,983.33	\$ 17,849.97
9	INSTALL 8-IN WATER PIPE	LF	1,526	\$ 70.00	\$ 106,820.00	\$ 60.00	\$ 91,560.00	\$ 65.00	\$ 99,190.00	\$ 90.00	\$ 137,340.00	\$ 71.67	\$ 109,368.42
10	LOCATE EXISTING WATER SERVICE	EA	27	\$ 600.00	\$ 16,200.00	\$ 140.00	\$ 3,780.00	\$ 150.00	\$ 4,050.00	\$ 500.00	\$ 13,500.00	\$ 263.33	\$ 7,109.91
11	REPLACE EXISTING WATER SERVICE IN PUBLIC R/W AND CONNECT	EA	35	\$ 2,800.00	\$ 98,000.00	\$ 1,585.00	\$ 55,475.00	\$ 2,000.00	\$ 70,000.00	\$ 2,500.00	\$ 87,500.00	\$ 2,028.33	\$ 70,991.55
12	INSTALL FIRE HYDRANT ASSEMBLY, INCLUDING LATERAL (NEW LOCATION)	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 5,350.00	\$ 5,350.00	\$ 3,500.00	\$ 3,500.00	\$ 8,000.00	\$ 8,000.00	\$ 5,616.67	\$ 5,616.67
13	REMOVE AND REPLACE FIRE HYDRANT ASSEMBLY, INCLUDING LATERAL	EA	2	\$ 6,000.00	\$ 12,000.00	\$ 5,500.00	\$ 11,000.00	\$ 3,500.00	\$ 7,000.00	\$ 4,200.00	\$ 8,400.00	\$ 4,400.00	\$ 8,800.00
14	CONNECT, TEST AND FLUSH WATER SYSTEM	LS	1	\$ 9,000.00	\$ 9,000.00	\$17,000.00	\$ 17,000.00	\$ 7,500.00	\$ 7,500.00	\$35,000.00	\$ 35,000.00	\$19,833.33	\$ 19,833.33
15	ABANDON EXISTING WATER LINES IN PLACE	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	\$ 8,000.00	\$ 8,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,333.33	\$ 5,333.33
16	INSTALL SSCO ON EX SAN SEWER LATERAL	EA	24	\$ 650.00	\$ 15,600.00	\$ 1,400.00	\$ 33,600.00	\$ 1,800.00	\$ 43,200.00	\$ 1,400.00	\$ 33,600.00	\$ 1,533.33	\$ 36,799.92
17	PERFORM CLEANING AND CCTV INSPECTION OF SEWER LATERALS	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 8,500.00	\$ 8,500.00	\$ 5,800.00	\$ 5,800.00	\$ 6,000.00	\$ 6,000.00	\$ 6,766.67	\$ 6,766.67
18	RESTORE ALL DISTURBED LANDSCAPE PLANTINGS AND IRRIGATION SYSTEMS	LS	1	\$15,000.00	\$ 15,000.00	\$12,500.00	\$ 12,500.00	\$23,500.00	\$ 23,500.00	\$20,000.00	\$ 20,000.00	\$18,666.67	\$ 18,666.67
TOTAL				\$ 343,520.00		TOTAL	\$ 289,265.00	TOTAL	\$ 333,040.00	TOTAL	\$ 413,540.00	TOTAL	\$ 345,286.46



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE : May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nanci G. Mills, Director of Administrative Services, City Clerk
SUBJECT: City-Wide Maintenance Assessment District – Adoption of Resolution 2007-22 Approving the Annual Levy Report, Ordering Improvement and the Levy and Collection of Assessments

RECOMMENDATION:

1. Conduct a Public Hearing approving or amending the levy of assessments for the Citywide Maintenance Assessment District.
2. Adopt Resolution 2007-22: a Resolution of the City Council of the City of Winters, California, Amending and/or Approving the Annual Levy Report, Ordering Improvement and the Levy and Collection of Assessments within the City of Winters Citywide Maintenance Assessment District, Fiscal Year 2007/2008.

BACKGROUND:

As provided in the provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500 and by previous Resolution, the City Council initiated proceedings for the "City of Winters Citywide Maintenance Assessment District" for the annual levy and collection of assessments to pay for the operation, maintenance and servicing of landscaping and lighting and all appurtenant facilities and ordering the preparation of an Engineer's Annual Levy Report regarding the District and assessment for Fiscal Year 2007/2008, pursuant to Chapter 1, Section 22565 of the Act.

The Citywide Maintenance Assessment District pays for street lighting and park and landscape maintenance. Funds reside in the Citywide Maintenance Assessment District fund. The Assessment District budget for Fiscal Year 2007/2008 is \$296,135. The Engineer (MuniFinancial) selected by the City Council has prepared and filed with the City Clerk said Report in conjunction with the District and the levy of assessments for Fiscal Year 2007/2008 (beginning July 1, 2007 and ending June 30, 2008) in accordance with Chapter 3, Section 22623 of the Act.

ALTERNATIVE: None

FISCAL IMPACT: None by this action.

RESOLUTION NO. 2007-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, AMENDING AND/OR APPROVING THE ANNUAL LEVY REPORT, AND ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, FISCAL YEAR 2007/2008.

The City Council of the City of Winters, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, The City Council has, by previous Resolutions, ordered the preparation of the Engineer's Annual Levy Report (hereafter referred to as the "Report") for said district known and designated as: City of Winters City-Wide Maintenance Assessment District (hereafter referred to as the "District"), pursuant to the provisions of the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, there has been presented to this City Council the "Engineer's Annual Levy Report" as required by *Chapter 3, Section 22623* of said Act, and as previously directed by Resolution; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented, and is satisfied with each and all of the items and documents as set forth therein, and is satisfied that the levy has been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed, as set forth in said Report; and,

WHEREAS, this City and its legal counsel have reviewed Proposition 218 and found that these assessments comply with applicable provisions of Section XIID of the California State Constitution; and,

WHEREAS, upon reasonable written notice by Yolo County of any claim or challenge, the City of Winters agrees to defend with counsel of its choice, indemnify and hold harmless Yolo County, its Board of Supervisors, officers, officials, agents and employees (collectively "the County"), against the payment of any liabilities, losses, costs and expenses, including attorney fees and court costs, not due to the County's own active negligence or willful misconduct, which the County may incur in the exercise and performance of its powers and duties in placing these assessments onto the County roll and tax bills for the City of Winters;

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS, AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair public hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, a copy of which has been presented to the City Council, is hereby approved (as amended), and is ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection, the City Council hereby finds and determines that:

- i) the land within the District will receive special benefit by the operation, maintenance and servicing of improvements, located within the boundaries of the District; and,
- ii) the District includes all of the lands so benefited; and,
- iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2007, and ending June 30, 2008, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated special benefits to be received by each parcel from the improvements and services.

Section 3 The maintenance, operation and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the installation, maintenance and operation of and the furnishing of services and materials for public parks, public open space, riparian vegetation, public greenbelts, street landscape strips, landscaping adjacent to public buildings, bank stabilization, furnishing of utilities and lighting and all necessary appurtenances.

Section 4 The County Auditor of the County of Yolo shall enter on the County Assessment Roll opposite each eligible parcel of land the amount of levy so apportioned by the formula and method outlined in the Report, and such levies shall be collected at the same time and in the same manner as the County taxes are collected, pursuant to *Chapter 4, Article 2, Section 22646* of the Act. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 5 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the City of Winters City-Wide Maintenance Assessment District and such money shall be expended only for the maintenance, operation and servicing of the improvements as described in Section 3.

Section 6 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2007, and ending June 30, 2008.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution, pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 That the above recitals are all true and correct. That the City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the final approval of the Report.

RESOLUTION NO. _____

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS, THIS _____ day of _____, 2007.

Woody Fridae, Mayor
City of Winters

Nanci G. Mills, City Clerk
City of Winters

I, Nanci G. Mills, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. _____ was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Nanci G. Mills, City Clerk
City of Winters

**CITY OF WINTERS
ENGINEER'S ANNUAL LEVY REPORT
CITY-WIDE
MAINTENANCE ASSESSMENT DISTRICT**

Fiscal Year 2007/2008



**INTENT MEETING: April 17, 2007
PUBLIC HEARING: May 15, 2007**



Corporate Office:

Office Locations:



ENGINEER'S REPORT AFFIDAVIT
*City of Winters Maintenance District formed pursuant to the
Landscaping and Lighting Act of 1972*

City of Winters
Yolo County, State of California

This Report contains the complete Engineer's Annual Levy Report for the City of Winters Maintenance District including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2007/2008, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Yolo County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this _____ day of _____, 2007.

MuniFinancial
Assessment Engineer

By: Richard Kopecky

Richard Kopecky
R. C. E. # 16742



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I. OVERVIEW

A. Introduction

The City of Winters ("City") annually levies and collects special assessments in order to maintain the improvements within the City of Winters City-Wide Maintenance Assessment District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The boundary of the District is coterminous with the City limits.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2007/2008. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Yolo Assessor's Office. The County of Yolo Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3, beginning with Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2007/2008.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method

of apportionment and assessment rate contained in this Report as approved by the City Council.

B. Applicable Legislation

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIID ('Article XIID')*, which was added to the California Constitution with the passage of statewide Proposition 218 in 1996.

In compliance with the substantive and procedural requirements of *Article XIID*, the City initiated and conducted a property owner Validation Vote. At the conclusion of the Public Hearing on June 3, 1997, all property owner ballots returned were opened and tabulated and confirmed in resolution 97-24. The maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel was approved by the majority of property owners in the District. Any assessment rate levied that is less than the maximum assessment rate is considered an exempt assessment pursuant to *Article XIID Section 5(b)*. The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of \$82.50 per Equivalent Residential Dwelling Unit and \$26.25 per Non-Residential parcel. Any proposed new or increased assessment that exceeds the current maximum assessment shall comply with all provisions of *Article XIID Section 4* including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

- 1) The installation or planting of landscaping.
- 2) The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- 3) The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
- 4) The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or

construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- 5) The installation of park or recreational improvements including, but not limited to the following:
 - a) Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
 - b) Lights, playground equipment, play courts and public restrooms.
- 6) The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
 - a) Repair, removal, or replacement of all or any part of any improvements;
 - b) Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
 - c) Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
 - d) The removal of trimmings, rubbish, debris, and other solid waste;
 - e) The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.
 - f) Electric current or energy, gas, or other agent for the lighting or operation of any other improvements.
 - g) Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
- 7) The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.
- 8) Incidental expenses associated with the improvements including, but not limited to:
 - a) The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
 - b) The costs of printing, advertising, and the publishing, posting and mailing of notices;
 - c) Compensation payable to the County for collection of assessments;
 - d) Compensation of any engineer or attorney employed to render services;
 - e) Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
 - f) Costs associated with any elections held for the approval of a new or increased assessment.

II. DESCRIPTION OF THE DISTRICT & IMPROVEMENTS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the District Budget.

A. The District

The boundary of the District is coterminous with the City limits. The City is located in the southwestern corner of Yolo County. The southern boundary of the City is Putah Creek. The City is bordered to the west by Dry Creek and a view of the Vaca Mountain Range. The eastern limit is Highway 505 while the northern boundary runs to vast tracts of farmland. The City is approximately 10 miles west of the City of Davis and 10 miles north of the City of Vacaville. Winters' urban limit line contains approximately 1,980 acres. Of which, 1,277 are currently within the incorporated limits.

The principle highways near the City are Interstate 505 and State Highway 128. I-505 forms the eastern boundary of the City limits and connects to Interstate 80 ten miles to the south and Interstate 5 twenty-three miles to the north. State Highway 128 passes directly through the City and is a major access route from Sacramento and Davis to Lake Barryessa and the Napa Valley.

B. The Improvements

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District are spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The following is a brief description of the improvements to be maintained and operated:

1. City Park, Rotary Park, Valley Oak Park, Blue Oak Park (formerly Putah Creek Hamlet Park), Winters Highlands Park (upon dedication and construction), and the grounds of City Hall and the Community Center: includes maintenance of sidewalks, curb and gutter, walkways, trees, shrubs, groundcover, grass, irrigation system, park lighting, play equipment and structures, ball fields, fencing, restrooms, drinking fountains, benches, tables, drainage facilities, slopes, signs, parking lot and street frontage improvements, and other related improvements and facilities.

2. Street Lighting: street, park and trail lighting within the entire District.
3. Median Island Landscaping: public landscaping and irrigation improvements in the median islands within the District.
4. Curbside Landscaping: public landscaping and fencing, behind the curb on collector and arterial streets, where the street is not fronted by a residence or business.

III. METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIID Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and the associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.

- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

The assessments have been apportioned proportionate to the benefit received. Although the District contains a mixture of residential and non-residential uses, it is the belief of the City that residential properties benefit from all of the maintained improvements and commercial and other non-residential properties receive only benefits from street lighting. The improvements maintained serve to increase the quality of life in the community and therefore all residents benefit, without regard to lot size, occupancy, etc. The assessments are therefore apportioned equally to all residential dwelling units within the City. Commercial and other non-residential properties have been assessed an equivalent share of the cost of energy and maintenance of the street lighting system.

Properties owned by other agencies and City-owned lands were reviewed to establish benefit. The Winters Unified School District receives a proportional benefit and has entered into a Joint Use Facilities Agreement with the City, which offsets the benefits received by the School District through the equitable use of School facilities. Therefore the School District properties have been assigned a zero assessment.

In prior years there was an added assessment for bank stabilization for those parcels that receive direct benefit from the repair of said creek banks. Unused money for bank stabilization is held in reserve and there are no new or additional assessments for bank stabilization.

There has been a provision made by the City Council to allow for reimbursement of the assessment. This reimbursement is to be made to all property owners who can prove that they have paid the assessment and can show a household income that falls below the City Council approved minimums. It is estimated that approximately 5% of the assessed residential property owners would qualify for this reimbursement. Consequently, some refunds will be made that will result in a net reduction of revenues.

C. Assessment Methodology

Equivalent Benefit Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Benefit Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Benefit Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is typically converted to EBU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

For the purposes of relating a single-family unit to other residential properties within the District, all residential units were considered as equivalent, i.e. single-family residences are equivalent to apartment units and other multi-family dwelling units. Commercial and other non-residential properties have been assessed per parcel.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EBU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EBU. This Assessment Rate multiplied by each parcel's individual EBU determines each parcel's levy amount.

Street Lighting & Administration

$$\text{Street Lighting \& Administration Costs} / \text{Total EBU} = \text{Levy per EBU}$$

$$\text{Levy per EBU} \times \text{Parcel's EBU} = \text{Parcel's Levy Amount-Lighting \& Administration}$$

Other Budget Items

Remaining Costs / Residential EBU = Levy per Residential EBU

Levy per Residential EBU x Residential Parcel's EBU = Parcel's Levy Amount-Other

A parcel's total levy amount is calculated by adding together the *Parcel's Levy Amount - Lighting and Administration* and the *Parcel's Levy Amount-Other*.

IV. DISTRICT BUDGET

A. Description of Budget Items

The following describes the services and costs that are funded through the District, shown in the District Budget, Section IV B.

DIRECT COSTS:

Park Maintenance — Includes general operation, maintenance, water, electrical costs, repairs, removals and replacements, spraying, trimming and treatments, debris and other related expenses.

Street Lighting — Includes all costs for removal, replace and/or repair of street/trail lights and appurtenant facilities, power and related costs, pole painting and other related expenses.

Median Island Landscape Maintenance — Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, median curb repairs, trimming, spraying, treatments and other related expenses.

Curbside Landscape Maintenance— Includes maintenance, replacements, repairs of irrigation and landscaping, power costs, sidewalk replacement, trimming, spraying, treatments and other related expenses.

ADMINISTRATION COSTS:

District Administration — The cost to all particular departments and staff of the City for providing the coordination of District maintenance, operations and services of the District, response to public concerns and education, and procedures associated with the levy and collection of assessments. Also, the costs of contracting with professionals to provide any additional administrative, legal, or engineering services specific to the District.

County Administration Fee — The costs to the District for the County to collect assessments on the property tax bills.

LEVY BREAKDOWN:

Reserve Collection/(Transfer) — The 1972 Act pursuant to *Chapter 1, Article 4 Section 22569 (a)*, provides for a District Reserve Fund. This Reserve Fund provides for the collection of funds to operate the District from the time period of July 1 (beginning of the Fiscal Year) through December 10th or when the County provides the City with the first installment of assessments collected from the property tax bills (typically January or

February). Negative amounts shown for this budget item represent transfers from the Reserve Fund that reduces the Balance to Levy. Maintaining a fully funded Reserve eliminates the need for the City to transfer funds from non-District accounts to pay for operational expenses during the first half of the fiscal year and also provides the District with sufficient funds to address any unforeseen or unusual expenditures that may occur during the year.

Capital Improvement Fund Collection/(Transfer) — The 1972 Act pursuant to *Chapter 5, beginning with Section 22660*, provides for the District to establish by resolution an assessment installment plan for proposed improvements and expenditures that are greater than can be conveniently raised from a single annual assessment. Depending on the nature of the planned improvements, the collection of funds necessary to complete the project may be collected over a period up to thirty years, but typically not more than five years. The funds collected shall be accumulated in a separate improvement fund commonly referred to as a Capital Improvement Fund (CIF) and are not considered part of the regular maintenance of the improvements or the Reserve Fund.

Because the money accumulated in the Capital Improvement Fund is for a specific planned project (budgeted separately), the amount shown for this item in the annual budget will typically be a positive number representing the amount being collected that year as part of the Balance to Levy. A negative number (Transfer) should only occur after the project has been completed and excess funds are being credited back to the District's regular accounts. The actual fund balances and expenditures for Capital Improvements are clearly identified under the Fund Balance Information section of the Budget.

Although the Budget shown in this Report contains CIF line items, a Capital Improvement Plan has not been established for this District.

Contribution Replenishment — This item represents repayments of amounts that had been temporarily advanced to the District from other revenue sources (usually the General Fund) or represents funds being loaned to the District for the current Fiscal Year that must be repaid by future assessments. Similar to the Reserve Collection/(Transfer) line item, this item directly impacts the Reserve Fund Balances either positively or negatively.

Repayments are shown as a positive number and represent additional monies being collected in the current annual assessment to repay a prior loan. These loans are typically for capital improvement expenditures or unforeseen expenditures incurred in prior years and Reserve Fund monies were not sufficient to cover the expenses. To ensure the ongoing operation and maintenance of the improvements, the City may advance funds to the District as a temporary loan to meet current expenditures, and collect repayment of the loan through the annual assessments the following year or possibly over several years. Generally, all available Reserve Funds are exhausted before a temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

A loan for the current fiscal year (Contribution) is shown as a negative number. If the District is expected to incur significant expenditures in the current fiscal year for special services or capital improvements (upgrades or refurbishing of the improvements) and the proposed assessment revenues (annual assessments) and/or available Reserve Funds are not sufficient to cover the expenditures, the City may advanced funds to the District as a temporary loan to meet the proposed expenditures. Generally, all available Reserve Funds must be exhausted before a temporary loan is advanced to the District and any funds temporarily loaned in excess of the available Reserve Funds will be reflected as a negative Ending Reserve Fund Balance. This negative Reserve Fund Balance will be repaid and replenished through future assessment revenues.

Other Revenue Source/General Fund Contribution — This item includes additional funds designated for the District that are not annual assessments. These funds are added to the District account to reduce assessments, and may be from non-District or District sources including City General Fund Contributions and/or interest earnings. Any funds indicated on this line will be shown as a negative number indicating a reduction in the amount to be levied and represent funds that do not have to be repaid.

Balance to Levy — This is the total amount to be collected for the current fiscal year through the annual assessments (for special benefits). The Balance to Levy represents the sum of Total Direct and Administration Costs, Reserve Fund Contributions or Transfers, Contributions from Other Revenue Source, and the Contribution Replenishment. Only those costs related to the improvements identified as special benefits are levied and collected on the tax roll.

B. District Budget

Fiscal Year 2007/2008 District Budget

City of Winters	
City-Wide Maintenance Assessment District	
2007/08	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$219,335.00
Street Lighting	75,000.00
Median Island Landscape Maintenance	800.00
Curbside Landscape Maintenance	1,000.00
TOTAL DIRECT	\$296,135.00
ADMINISTRATION COSTS	
District Administration	\$20,700.00
County Administration Fee	2,000.00
TOTAL ADMIN	\$22,700.00
COLLECTION/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$318,835.00
Reserve Collection/(Transfer)	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
Other Revenue/General Fund Contribution	(130,135.00)
TOTAL ADJUSTMENTS	(\$130,135.00)
Balance to Levy (Budgeted)	\$188,700.00
Total Revenue at Maximum Rate	\$188,700.00
Variance above/(below) Maximum Revenue	\$0.00
Levy at Applied Rate	\$188,700.00
Applied Charge	188,700.00
	\$0.00
DISTRICT STATISTICS	
Total Parcels	2,086
Total Residential Parcels Levied	1,891
Total Non-Residential Parcels Levied	136
Total Parcels Levied	2,027
Total Equivalent Residential Benefit Units	2,244
Total Equivalent Non-Residential Benefit Units	136
Applied Residential Levy per Benefit Unit	\$82.50
Applied Non-Residential Levy per Benefit Unit	\$26.25
Maximum Levy per Residential Benefit Unit (Current Year)	\$82.50
Maximum Levy per Non-Residential Benefit Unit (Current Year)	\$26.25
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	\$0.00
Reserve Fund Adjustments	0.00
Transfer to Reserve Collection	0.00
Anticipated Reserve Balance	\$0.00

APPENDIX A - DISTRICT BOUNDARY MAPS

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act. The map is on file in the Office of the City Clerk and by reference made part of this Report.

The boundary for the District is contiguous with the boundary of the City and defined as the corresponding parcels identified on the Yolo County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Yolo County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

APPENDIX B — 2007/2008 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Yolo County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility rights-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that can not be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

**City of Winters
City-Wide Landscaping and Lighting District
Fiscal Year 2007/08 Applied Roll**



APN		Situs Address	Charge
003-120-03-1	511	MAIN ST	26.25
003-120-04-1		GRANT AVE	82.50
003-130-03-1	600-602	4TH ST	165.00
003-130-09-1	410	GRANT AVE	247.50
003-130-10-1	415	BAKER ST	165.00
003-130-12-1	407	EDWARDS ST	82.50
003-130-13-1	408	GRANT AVE	82.50
003-130-14-1	406	GRANT AVE	82.50
003-130-15-1	404	GRANT AVE	82.50
003-130-16-1	402	GRANT AVE	82.50
003-130-17-1	616	4TH ST	82.50
003-130-18-1	614	4TH ST	82.50
003-130-19-1	403	BAKER ST	82.50
003-130-20-1	405	BAKER ST	82.50
003-130-21-1	407	BAKER ST	82.50
003-130-22-1	409	BAKER ST	82.50
003-130-23-1	411	BAKER ST	82.50
003-130-24-1	413	BAKER ST	82.50
003-130-25-1	414	BAKER ST	82.50
003-130-26-1	412	BAKER ST	82.50
003-130-27-1	410	BAKER ST	82.50
003-130-28-1	408	BAKER ST	82.50
003-130-29-1	409	EDWARDS ST	82.50
003-130-30-1	411	EDWARDS ST	82.50
003-130-31-1	413	EDWARDS ST	82.50
003-130-32-1	415	EDWARDS ST	82.50
003-130-33-1	508	4TH ST	82.50
003-130-34-1	403	EDWARDS ST	82.50
003-130-35-1	518	4TH ST	82.50
003-130-36-1	406	BAKER ST	82.50
003-141-02-1	316	GRANT AVE	165.00
003-141-03-1	314	GRANT AVE	82.50
003-141-04-1	310	GRANT AVE	82.50
003-141-06-1	302	GRANT AVE	82.50
003-141-07-1	301	BAKER ST/604 3RD ST	165.00
003-141-08-1	303	BAKER ST A & B	165.00
003-141-09-1	307	BAKER ST	165.00
003-141-10-1	309	BAKER ST	82.50
003-141-12-1	304	GRANT AVE	82.50
003-141-13-1	308	GRANT AVE	82.50
003-141-14-1	611	4TH ST	82.50
003-141-15-1	607	4TH ST	82.50
003-141-16-1	311	BAKER ST	82.50
003-141-17-1	313	BAKER ST	82.50
003-142-02-1	318	BAKER ST	82.50
003-142-03-1	310	BAKER ST	82.50
003-142-05-1	304	BAKER ST	82.50
003-142-06-1	510	3RD ST	82.50
003-142-08-1	305	EDWARDS ST	82.50
003-142-09-1	307	EDWARDS ST	82.50
003-142-10-1	309	EDWARDS ST	82.50
003-142-11-1	311	EDWARDS ST	82.50
003-142-13-1	303	EDWARDS ST	165.00

APN		Situs Address	Charge
003-142-14-1	502	3RD ST	165.00
003-142-15-1	308	BAKER ST	82.50
003-142-16-1	306	BAKER ST	82.50
003-142-17-1	315	EDWARDS ST	26.25
003-143-01-1	315	ABBEY ST	82.50
003-143-02-1	415	4TH ST/312 EDWARDS	247.50
003-143-03-1	310	EDWARDS ST	82.50
003-143-04-1	308	EDWARDS ST	82.50
003-143-05-1	306	EDWARDS ST	82.50
003-143-06-1	304	EDWARDS ST	82.50
003-143-08-1	408	3RD ST	82.50
003-143-09-1	400	3RD ST	82.50
003-143-11-1	309	ABBEY ST	82.50
003-143-12-1	311	ABBEY ST	82.50
003-143-13-1	313	ABBEY ST	82.50
003-143-14-1	418	3RD ST	82.50
003-143-15-1	410	3RD ST	82.50
003-143-16-1	307	ABBEY ST	82.50
003-143-17-1	305	ABBEY ST	82.50
003-144-01-1	215	BAKER ST	82.50
003-144-03-1	210	GRANT AVE	82.50
003-144-04-1	208	GRANT AVE	990.00
003-144-05-1	610	2ND ST	82.50
003-144-06-1	600	2ND ST	165.00
003-144-07-1	203	BAKER ST	82.50
003-144-08-1	205	BAKER ST	82.50
003-144-11-1	212	GRANT AVE	82.50
003-144-12-1	214	GRANT AVE	82.50
003-144-13-1	209	BAKER ST	82.50
003-146-01-1	215	ABBEY ST	82.50
003-146-02-1	218	EDWARDS ST	82.50
003-146-03-1	216	EDWARDS ST	82.50
003-146-04-1	214	EDWARDS ST	82.50
003-146-05-1	212	EDWARDS ST	82.50
003-146-07-1	204	EDWARDS ST A & B	165.00
003-146-11-1	207	ABBEY ST	82.50
003-146-12-1	209	ABBEY ST	82.50
003-146-13-1	211	ABBEY ST	82.50
003-146-14-1	210	EDWARDS ST	165.00
003-146-15-1	206	EDWARDS ST	82.50
003-146-17-1	205	ABBEY ST	82.50
003-146-18-1	416-18	2ND ST	165.00
003-146-19-1	201	ABBEY ST	82.50
003-146-20-1	203	ABBEY ST	82.50
003-151-01-1	617	1ST ST	82.50
003-151-02-1	14	GRANT AVE	82.50
003-151-03-1	12	GRANT AVE	82.50
003-151-04-1	8	GRANT AVE	26.25
003-151-08-1	611	1ST ST	82.50
003-151-13-1	601	1ST ST	82.50
003-151-14-1	605	1ST ST	82.50
003-151-21-1	11	BAKER ST	990.00
003-151-24-1		RAILROAD AVE	26.25
003-151-25-1	600	RAILROAD AVE	26.25
003-151-26-1	2	GRANT AVE	26.25
003-152-01-1		GRANT AVE	82.50
003-152-02-1	108	GRANT AVE	825.00
003-152-03-1	104	GRANT AVE	82.50
003-152-04-1	618	1ST ST	82.50
003-152-05-1	612	1ST ST	82.50

APN		Situs Address	Charge
003-152-06-1	600	1ST ST	82.50
003-152-07-1	105	BAKER ST	82.50
003-152-08-1	109	BAKER ST	82.50
003-152-09-1	111	BAKER ST	82.50
003-152-10-1	113	BAKER ST	82.50
003-152-11-1	115	BAKER ST	82.50
003-152-12-1	117	BAKER ST	165.00
003-152-13-1	607	2ND ST	82.50
003-152-14-1	611	2ND ST	82.50
003-153-01-1	16	BAKER ST	82.50
003-153-04-1	10	BAKER ST	26.25
003-153-05-1	8	BAKER ST	82.50
003-153-06-1	510	RAILROAD AVE	26.25
003-153-07-1	504	RAILROAD AVE	26.25
003-153-08-1	3-5	EDWARDS ST	26.25
003-153-09-1	7	EDWARDS ST	26.25
003-153-10-1	9	EDWARDS ST	82.50
003-153-11-1	15	EDWARDS ST	82.50
003-153-15-1	511	1ST ST	82.50
003-153-17-1	12	BAKER ST	82.50
003-153-18-1	14	BAKER ST	82.50
003-154-01-1	517	2ND ST	82.50
003-154-02-1	114	BAKER ST	82.50
003-154-03-1	110	BAKER ST	82.50
003-154-08-1	105	EDWARDS ST	82.50
003-154-09-1	107	EDWARDS ST	82.50
003-154-10-1	111	EDWARDS ST	82.50
003-154-13-1	115	EDWARDS ST	82.50
003-154-15-1	515	2ND ST	82.50
003-154-16-1	500	1ST ST	82.50
003-154-17-1	512	1ST ST	26.25
003-155-02-1	12	EDWARDS ST	82.50
003-155-04-1	416	RAILROAD AVE	26.25
003-155-05-1	400	RAILROAD AVE	26.25
003-155-06-1	5	ABBAY ST	26.25
003-155-07-1	11	ABBAY ST	82.50
003-155-08-1	15	ABBAY ST	82.50
003-155-09-1	17	ABBAY ST	26.25
003-155-11-1	415	1ST ST	82.50
003-155-13-1	409	1ST ST	82.50
003-155-14-1	8	EDWARDS ST	82.50
003-155-15-1	4	EDWARDS ST	26.25
003-156-03-1	106	EDWARDS ST	82.50
003-156-04-1	104	EDWARDS ST	82.50
003-156-05-1	418	1ST ST	82.50
003-156-07-1	105	ABBAY ST	82.50
003-156-09-1	119	ABBAY ST	82.50
003-156-10-1	121	ABBAY ST	82.50
003-156-11-1	123	ABBAY ST	82.50
003-156-13-1	417	2ND ST	82.50
003-156-14-1	415	2ND ST	82.50
003-156-15-1	108	EDWARDS ST	165.00
003-156-16-1	110	EDWARDS ST	82.50
003-156-17-1	111	ABBAY ST	82.50
003-156-18-1	115	ABBAY ST	165.00
003-156-19-1	412	1ST ST	82.50
003-156-20-1	408	1ST ST	82.50
003-156-21-1	101	ABBAY ST	82.50
003-160-03-1	11	E BAKER ST	26.25
003-160-04-1	10	E GRANT AVE	82.50

APN		Situs Address	Charge
003-160-05-1	12	E GRANT AVE	82.50
003-160-10-1	13	E EDWARDS ST	26.25
003-160-12-1	24	E BAKER ST	82.50
003-160-13-1	26	E BAKER ST	82.50
003-160-14-1	516	EAST ST	82.50
003-160-16-1	25	E EDWARDS ST	82.50
003-160-20-1	22	E EDWARDS ST	82.50
003-160-21-1	20	E EDWARDS ST	82.50
003-160-22-1	11	E ABBEY ST	26.25
003-160-23-1	10	E EDWARDS ST	26.25
003-160-25-1	8	E EDWARDS ST	26.25
003-160-28-1	512-514	EAST ST	165.00
003-160-29-1	27	E EDWARDS ST	82.50
003-160-32-1	15	E BAKER ST	82.50
003-160-33-1	13	E BAKER ST	26.25
003-160-35-1	25	E BAKER ST	330.00
003-160-36-1	19	E ABBEY ST	82.50
003-160-37-1	21	E ABBEY ST	82.50
003-160-41-1	18	E BAKER ST	82.50
003-160-42-1	21	E EDWARDS ST	82.50
003-160-43-1	20	E BAKER ST	82.50
003-160-44-1	23	E EDWARDS ST	82.50
003-160-47-1	7	E EDWARDS ST	26.25
003-160-48-1	11	E EDWARDS ST	26.25
003-160-53-1	7	E BAKER ST	26.25
003-160-54-1		E BAKER ST	26.25
003-160-55-1		E BAKER ST	26.25
003-160-58-1	29	E ABBEY ST	82.50
003-160-60-1	23	E ABBEY ST	82.50
003-160-61-1	28	E EDWARDS ST	82.50
003-160-62-1	613	RAILROAD AVE	26.25
003-160-63-1	517	RAILROAD AVE	26.25
003-160-64-1			26.25
003-171-01-1	437	ABBEEY ST	165.00
003-171-02-1	438	EDWARDS ST	82.50
003-171-03-1	436	EDWARDS ST	165.00
003-171-04-1	434	EDWARDS ST	82.50
003-171-05-1	432	EDWARDS ST	82.50
003-171-06-1	430	EDWARDS ST	82.50
003-171-09-1	418	HAVEN ST	26.25
003-171-10-1	419	HAVEN ST	165.00
003-171-11-1	421	ABBEEY ST	82.50
003-171-12-1	423	ABBEEY ST	82.50
003-171-14-1	431	ABBEEY ST	82.50
003-171-15-1	433	ABBEEY ST	330.00
003-171-16-1	435	ABBEEY ST	82.50
003-171-17-1	425	ABBEEY ST	82.50
003-171-18-1	427	ABBEEY ST	82.50
003-171-19-1	422	EDWARDS ST	82.50
003-171-20-1	424	EDWARDS ST	82.50
003-171-21-1	428	EDWARDS ST	82.50
003-171-22-1	426	EDWARDS ST	82.50
003-172-01-1	439	MAIN ST	82.50
003-172-05-1	430	ABBEEY ST	82.50
003-172-06-1	428	ABBEEY ST	82.50
003-172-07-1	424	ABBEEY ST	82.50
003-172-08-1	422	ABBEEY ST	165.00
003-172-09-1	318	HAVEN ST	82.50
003-172-12-1	423	MAIN ST	82.50
003-172-13-1	427	MAIN ST	82.50

APN		Situs Address	Charge
003-172-14-1	431	MAIN ST	82.50
003-172-15-1	433	MAIN ST	82.50
003-172-16-1	435	MAIN ST	82.50
003-172-17-1	437	MAIN ST	82.50
003-172-18-1	421	MAIN ST	82.50
003-172-19-1	432	ABBAY ST	82.50
003-172-22-1	434	ABBAY ST	82.50
003-172-23-1		ABBAY ST	82.50
003-173-03-1	400	EDWARDS ST	82.50
003-173-10-1	415	ABBAY ST	82.50
003-173-11-1	411	ABBAY ST	82.50
003-173-12-1	407	ABBAY ST	82.50
003-173-13-1	409	ABBAY ST	82.50
003-173-14-1	413	ABBAY ST	82.50
003-173-15-1	401	ABBAY ST	82.50
003-173-18-1	405	W ABBAY ST	82.50
003-173-19-1	410	EDWARDS ST	82.50
003-173-20-1	414	EDWARDS ST	82.50
003-173-21-1	412	EDWARDS ST	82.50
003-173-22-1	406	EDWARDS ST	82.50
003-173-23-1	403	ABBAY ST	82.50
003-173-24-1	404	EDWARDS ST	82.50
003-173-25-1	417	HAVEN ST	82.50
003-173-26-1	416	EDWARDS ST	82.50
003-175-02-1	410	MAIN ST	82.50
003-175-05-1	200	4TH ST	82.50
003-175-06-1	403	RUSSELL ST	82.50
003-175-07-1	405-407	RUSSELL ST	247.50
003-175-08-1	409-411	RUSSELL ST	247.50
003-175-09-1	406	MAIN ST	82.50
003-175-10-1	408	MAIN ST	82.50
003-175-12-1	412	MAIN ST	165.00
003-175-13-1	413 1/2	RUSSELL ST	82.50
003-175-14-1	413	RUSSELL ST	82.50
003-182-61-1	205	EMERY ST	82.50
003-182-62-1	438	MAIN ST	82.50
003-182-63-1	436	MAIN ST	82.50
003-182-64-1	434	MAIN ST	82.50
003-182-65-1	424	MAIN ST	82.50
003-182-66-1	422	MAIN ST	82.50
003-182-67-1	418	MAIN ST	82.50
003-182-68-1	416	MAIN ST	82.50
003-182-69-1	414	MAIN ST	82.50
003-182-71-1	437	RUSSELL ST	82.50
003-182-72-1	435	RUSSELL ST	82.50
003-182-73-1	433	RUSSELL ST	82.50
003-182-74-1	431	RUSSELL ST	82.50
003-182-76-1	425	RUSSELL ST	82.50
003-182-77-1	423	RUSSELL ST	82.50
003-182-78-1	421	RUSSELL ST	82.50
003-182-79-1	419	RUSSELL ST	82.50
003-182-80-1	417	RUSSELL ST	82.50
003-182-81-1	415	RUSSELL ST	82.50
003-182-82-1	430	MAIN ST	82.50
003-182-83-1	430	MAIN ST	82.50
003-182-84-1	428	MAIN ST	82.50
003-182-85-1	426	MAIN ST	82.50
003-182-88-1	427	RUSSELL ST	82.50
003-182-90-1	429	RUSSELL ST	82.50
003-182-91-1	203	EMERY ST	82.50

APN		Situs Address	Charge
003-182-92-1	439	RUSSELL ST	82.50
003-183-16-1	442	RUSSELL ST	82.50
003-183-17-1	444	RUSSELL ST	82.50
003-183-20-1	446	RUSSELL ST	82.50
003-183-22-1	434	RUSSELL ST	82.50
003-183-23-1	432	RUSSELL ST	82.50
003-183-24-1	430	RUSSELL ST	82.50
003-183-25-1	428	RUSSELL ST	82.50
003-183-26-1	426	RUSSELL ST	82.50
003-183-27-1	424	RUSSELL ST	82.50
003-183-29-1	440	RUSSELL ST	165.00
003-183-32-1	422	RUSSELL ST	247.50
003-183-34-1	420	RUSSELL ST	82.50
003-183-35-1	436	RUSSELL ST	82.50
003-183-36-1	438	RUSSELL ST	82.50
003-183-37-1	206	EMERY ST	82.50
003-183-38-1	204	EMERY ST	82.50
003-183-39-1	202 1/2	EMERY ST	165.00
003-183-40-1	445	RUSSELL ST	82.50
003-183-42-1	416	RUSSELL ST	82.50
003-183-43-1	418	RUSSELL ST	82.50
003-183-44-1	456	RUSSELL ST	82.50
003-183-45-1	454	RUSSELL BLVD	82.50
003-183-47-1	450	RUSSELL ST	82.50
003-183-48-1	447	RUSSELL ST	82.50
003-183-49-1		RUSSELL ST	82.50
003-183-50-1	455	RUSSELL ST	82.50
003-191-01-1	311	MAIN ST	82.50
003-191-05-1	302	ABBEY ST	26.25
003-191-06-1	301	MAIN ST	26.25
003-191-07-1	303	MAIN ST	26.25
003-191-08-1	305	MAIN ST	82.50
003-191-09-1	307	MAIN ST	82.50
003-191-10-1	309	MAIN ST	82.50
003-191-11-1	310	ABBEY ST	82.50
003-191-12-1	312	ABBEY ST	82.50
003-191-13-1	308	ABBEY ST	82.50
003-191-14-1	306	ABBEY ST	82.50
003-191-15-1	316	ABBEY ST	82.50
003-191-16-1	314	ABBEY ST	82.50
003-192-01-1	201	4TH ST	82.50
003-192-02-1	310	MAIN ST	26.25
003-192-03-1	308	MAIN ST	82.50
003-192-04-1	310	MAIN ST	82.50
003-192-05-1	304	MAIN ST	82.50
003-192-06-1	302	MAIN ST	82.50
003-192-07-1	300	MAIN ST	82.50
003-192-08-1	301	RUSSELL ST	82.50
003-192-09-1	303	RUSSELL ST	82.50
003-192-10-1	305	RUSSELL ST	82.50
003-192-12-1	307	RUSSELL ST	82.50
003-192-13-1	311	RUSSELL ST	82.50
003-193-01-1	213	MAIN ST	82.50
003-193-03-1	210	ABBEY ST	82.50
003-193-04-1	208	ABBEY ST	82.50
003-193-05-1	206	ABBEY ST	82.50
003-193-07-1	201	MAIN ST	26.25
003-193-08-1	205	MAIN ST	82.50
003-193-09-1	209	MAIN ST	82.50
003-193-10-1	214	ABBEY ST	165.00

APN		Situs Address	Charge
003-193-11-1	212	ABBEY ST	82.50
003-193-12-1	310	2ND ST	165.00
003-193-13-1	204	ABBEY ST	82.50
003-194-01-1	211	RUSSELL ST	82.50
003-194-02-1	212	MAIN ST	82.50
003-194-03-1	210	MAIN ST	82.50
003-194-04-1	208	MAIN ST	82.50
003-194-05-1	206	MAIN ST	82.50
003-194-06-1	204	MAIN ST	82.50
003-194-07-1	226	2ND ST	82.50
003-194-08-1	203	RUSSELL ST	26.25
003-194-09-1	205	RUSSELL ST	26.25
003-194-10-1	209	RUSSELL ST	82.50
003-201-01-1	116	ABBEY ST	165.00
003-201-02-1	110	ABBEY ST	82.50
003-201-03-1	106	ABBEY ST	82.50
003-201-08-1	107	MAIN ST	26.25
003-201-12-1	119	MAIN ST	26.25
003-201-13-1	311	2ND ST	82.50
003-201-15-1	111-117	MAIN ST	26.25
003-201-16-1	101	MAIN ST	26.25
003-202-02-1	112	MAIN ST	82.50
003-202-03-1	110	MAIN ST	82.50
003-202-04-1	108	MAIN ST	26.25
003-202-05-1	106	MAIN ST	26.25
003-202-06-1	100-104	MAIN ST	26.25
003-202-07-1	208	1ST ST	82.50
003-202-10-1	107	RUSSELL ST	82.50
003-202-11-1	123	RUSSELL ST	82.50
003-202-12-1	129	RUSSELL ST	82.50
003-202-13-1	116	MAIN ST	165.00
003-202-14-1	114	MAIN ST	82.50
003-202-15-1	101	RUSSELL ST	82.50
003-202-17-1	105	RUSSELL ST	82.50
003-203-01-1	48	MAIN ST	26.25
003-203-02-1		MAIN ST	26.25
003-203-03-1	211	1ST ST	26.25
003-203-04-1	42-44	MAIN ST	26.25
003-203-05-1	36	MAIN ST	26.25
003-203-06-1	34	MAIN ST	26.25
003-203-07-1	30	MAIN ST	26.25
003-203-08-1	26	MAIN ST	26.25
003-203-09-1	22	MAIN ST	26.25
003-203-10-1	14	MAIN ST	26.25
003-203-11-1	2-10	MAIN ST/210 RAILROAD	26.25
003-203-12-1	200-208	RAILROAD AVE	26.25
003-203-13-1	7	RUSSELL ST	82.50
003-203-14-1	9	RUSSELL ST	82.50
003-203-15-1	11	RUSSELL ST	82.50
003-203-17-1	18	MAIN ST	26.25
003-204-02-1	311	1ST ST	26.25
003-204-05-1	318	RAILROAD AVE	26.25
003-204-06-1	314	RAILROAD AVE	26.25
003-204-07-1	310-312	RAILROAD AVE	26.25
003-204-08-1	1 - 7	MAIN ST	26.25
003-204-09-1	7-11	MAIN ST	26.25
003-204-10-1	15 A & B	MAIN ST	26.25
003-204-11-1	19-23	MAIN ST	26.25
003-204-12-1	23	MAIN ST	26.25
003-204-13-1	31	MAIN ST	26.25

APN		Situs Address	Charge
003-204-14-1	33	MAIN ST	26.25
003-204-16-1	35	MAIN ST	26.25
003-204-16-1	37	MAIN ST	26.25
003-204-17-1	41-47	MAIN ST	26.25
003-221-01-1	11	E MAIN ST	82.50
003-221-02-1	14	E ABBEY ST	82.50
003-221-03-1	16	E ABBEY ST	165.00
003-221-04-1	22	E ABBEY ST	82.50
003-221-05-1	24	E ABBEY ST	82.50
003-221-06-1	26	E ABBEY ST	82.50
003-221-08-1	300	EAST ST	495.00
003-221-09-1	23	E MAIN ST	82.50
003-221-12-1	13	E MAIN ST	82.50
003-221-14-1	21	E MAIN ST	165.00
003-221-15-1	17	E MAIN ST	82.50
003-221-17-1	28	E ABBEY ST	577.50
003-222-03-1	107	ELLIOT ST	165.00
003-222-05-1	10	E MAIN ST	82.50
003-222-12-1	24	E MAIN ST	82.50
003-222-13-1	26	E MAIN ST	82.50
003-222-14-1	28	E MAIN ST	82.50
003-222-16-1	30	E MAIN ST	82.50
003-222-19-1	102	ELLIOT ST	577.50
003-222-20-1	101	ELLIOT ST	412.50
003-222-21-1	14	E MAIN ST	82.50
003-222-22-1	12	E MAIN ST	82.50
003-222-23-1	20	E MAIN ST	82.50
003-223-02-1	305	EAST ST	82.50
003-223-03-1	307	EAST ST	82.50
003-223-05-1	31	E MAIN ST	82.50
003-223-07-1	29	E MAIN ST	82.50
003-224-02-1	8	E ABBEY ST	26.25
003-224-03-1	5 & 7	E MAIN ST	26.25
003-224-04-1	9	E MAIN ST	26.25
003-230-06-1	106	3RD ST	82.50
003-230-07-1	104	3RD ST	82.50
003-230-08-1	102	3RD ST	82.50
003-230-09-1	312	RUSSELL ST	82.50
003-230-10-1	114	3RD ST	82.50
003-230-17-1	102	RIVERVIEW CT	26.25
003-230-19-1	118	3RD ST	82.50
003-230-20-1	116	3RD ST	82.50
003-230-24-1	120	LIWAI VILLAGE CT	82.50
003-230-25-1	118	LIWAI VILLAGE CT	82.50
003-230-29-1	112	LIWAI VILLAGE CT	82.50
003-230-30-1	108	LIWAI VILLAGE CT	82.50
003-241-01-1	101	3RD ST	82.50
003-241-02-1	105	3RD ST	82.50
003-241-03-1	107	3RD ST	165.00
003-241-05-1	206	RUSSELL ST	82.50
003-241-08-1	108	2ND ST	82.50
003-241-09-1	102	2ND ST	82.50
003-241-12-1	100	WOLFSKILL ST	82.50
003-241-13-1		WOLFSKILL ST	82.50
003-241-15-1		RAILROAD AVE	82.50
003-241-17-1	204	RUSSELL ST	82.50
003-241-19-1	202	RUSSELL ST	82.50
003-241-21-1	200	WOLFSKILL ST	82.50
003-241-22-1	102	WOLFSKILL ST	82.50
003-241-23-1	210	RUSSELL ST	412.50

APN		Situs Address	Charge
003-241-24-1	109	3RD ST	82.50
003-241-25-1		RUSSELL ST	82.50
003-241-27-1	110	2ND ST	82.50
003-242-01-1	105	2ND ST	82.50
003-242-03-1	115	2ND ST	82.50
003-242-04-1	124	RUSSELL ST	82.50
003-242-05-1	120	RUSSELL ST	82.50
003-242-10-1	100	1ST ST	82.50
003-242-11-1	106	RUSSELL ST	82.50
003-242-13-1	117	2ND ST	82.50
003-242-14-1	102-104	RUSSELL ST	82.50
003-242-15-1	105	WOLFSKILL ST	330.00
003-242-16-1	118	1ST ST/100 RUSSELL ST	82.50
003-242-17-1	110	1ST ST	82.50
003-243-02-1	10	RUSSELL ST	82.50
003-243-03-1	8	RUSSELL ST	82.50
003-243-05-1	12	RUSSELL ST	165.00
003-243-06-1	14	RUSSELL ST	165.00
003-243-07-1	6	RUSSELL ST	82.50
003-243-08-1	2	RUSSELL ST	26.25
003-271-02-1	802	HEMENWAY ST	82.50
003-271-08-1	804	HEMENWAY ST	82.50
003-271-09-1	800	HEMENWAY ST	82.50
003-271-11-1	900	HEMENWAY ST	82.50
003-271-12-1	902	HEMENWAY ST	82.50
003-271-13-1	302	ROSA AVE	82.50
003-271-14-1	300	ROSA AVE	82.50
003-271-15-1	304	ROSA AVE	82.50
003-271-16-1	306	ROSA AVE	82.50
003-271-17-1	308	ROSA AVE	82.50
003-271-18-1	310	ROSA AVE	82.50
003-271-19-1	312	ROSA AVE	82.50
003-271-20-1	314	ROSA AVE	82.50
003-271-21-1	315	PEACH PL	82.50
003-271-22-1	313	PEACH PL	82.50
003-271-23-1	311	PEACH PL	82.50
003-271-24-1	309	PEACH PL	82.50
003-271-25-1	307	PEACH PL	82.50
003-271-26-1	304	PEACH PL	82.50
003-271-27-1	306	PEACH PL	82.50
003-271-28-1	308	PEACH PL	82.50
003-271-29-1	310	PEACH PL	82.50
003-271-30-1	312	PEACH PL	82.50
003-271-31-1	803	APRICOT AVE	82.50
003-271-32-1	319	ANDERSON AVE	82.50
003-271-33-1	315	ANDERSON AVE	82.50
003-271-34-1	311	ANDERSON AVE	82.50
003-271-35-1	307	ANDERSON AVE	82.50
003-271-36-1	303	ANDERSON AVE	82.50
003-272-03-1	301	ROSA AVE	82.50
003-272-04-1	303	ROSA AVE	82.50
003-272-05-1	305	ROSA AVE	82.50
003-272-06-1	307	ROSA AVE	82.50
003-272-07-1	309	ROSA AVE	82.50
003-272-08-1	311	ROSA AVE	82.50
003-272-09-1	313	ROSA AVE	82.50
003-272-10-1	315	ROSA AVE	82.50
003-272-11-1	317	ROSA AVE	82.50
003-272-12-1	910	APRICOT AVE	82.50
003-272-13-1	908	APRICOT AVE	82.50

APN		Situs Address	Charge
003-272-14-1	906	APRICOT AVE	82.50
003-272-15-1	904	APRICOT AVE	82.50
003-272-16-1	902	APRICOT AVE	82.50
003-272-17-1	900	APRICOT AVE	82.50
003-272-18-1	804	APRICOT AVE	82.50
003-272-19-1	802	APRICOT AVE	82.50
003-272-20-1	800	APRICOT AVE	82.50
003-273-01-1	213	ROSA AVE	82.50
003-273-02-1	211	ROSA AVE	82.50
003-273-03-1	209	ROSA AVE	82.50
003-273-04-1	207	ROSA AVE	82.50
003-273-05-1	205	ROSA AVE	82.50
003-273-06-1	203	ROSA AVE	82.50
003-273-07-1	201	ROSA AVE	82.50
003-274-01-1	212	ROSA AVE	82.50
003-274-02-1	210	ROSA AVE	82.50
003-274-03-1	208	ROSA AVE	82.50
003-274-04-1	206	ROSA AVE	82.50
003-274-05-1	204	ROSA AVE	82.50
003-274-06-1	202	ROSA AVE	82.50
003-274-07-1	200	ROSA AVE	82.50
003-274-08-1	902	MERMOD PL	82.50
003-274-09-1	203	LENIS AVE	82.50
003-274-10-1	205	LENIS AVE	82.50
003-274-11-1	207	LENIS AVE	82.50
003-274-12-1	209	LENIS AVE	82.50
003-274-13-1	211	LENIS AVE	82.50
003-274-14-1	213	LENIS AVE	82.50
003-275-01-1	905	MERMOD PL	82.50
003-275-02-1	907	MERMOD PL	82.50
003-275-03-1	909	MERMOD PL	82.50
003-275-04-1	1001	MERMOD PL	82.50
003-275-05-1	1003	MERMOD PL	82.50
003-275-06-1	903	MERMOD PL	26.25
003-275-07-1	901	MERMOD PL	82.50
003-275-08-1	805	MERMOD PL	82.50
003-275-09-1	803	MERMOD PL	82.50
003-275-10-1	113	ANDERSON AVE	82.50
003-276-01-1	213	ANDERSON AVE	82.50
003-276-02-1	212	LENIS AVE	82.50
003-276-03-1	210	LENIS AVE	82.50
003-276-04-1	208	LENIS AVE	82.50
003-276-05-1	206	LENIS AVE	82.50
003-276-06-1	204	LENIS AVE	82.50
003-276-07-1	202	LENIS AVE	82.50
003-276-08-1	806	MERMOD PL	82.50
003-276-09-1	201	ANDERSON AVE	82.50
003-276-10-1	203	ANDERSON AVE	82.50
003-276-11-1	205	ANDERSON AVE	82.50
003-276-12-1	207	ANDERSON AVE	82.50
003-276-13-1	209	ANDERSON AVE	82.50
003-276-14-1	211	ANDERSON AVE	82.50
003-281-07-1	718	HEMENWAY ST	82.50
003-281-08-1	716	HEMENWAY ST	82.50
003-281-09-1	714	HEMENWAY ST	82.50
003-281-10-1	712	HEMENWAY ST	82.50
003-281-11-1	710	HEMENWAY ST	82.50
003-281-12-1	708	HEMENWAY ST	82.50
003-281-13-1	700	HEMENWAY ST	82.50
003-281-16-1	301	GRANT AVE	82.50

APN		Situs Address	Charge
003-281-34-1	213	GRANT AVE	82.50
003-281-35-1	215	GRANT AVE	82.50
003-282-02-1	18	ANDERSON AVE	990.00
003-282-03-1	14	ANDERSON AVE	577.50
003-282-04-1	12	ANDERSON AVE	82.50
003-282-11-1	704	RAILROAD AVE	660.00
003-282-18-1	11	GRANT AVE	26.25
003-282-19-1	106	ANDERSON AVE	330.00
003-282-20-1		MERMOD RD	82.50
003-282-21-1	10	ANDERSON AVE	82.50
003-282-22-1	722	RAILROAD AVE	82.50
003-282-23-1	717	HEMENWAY ST	82.50
003-282-24-1	715	HEMENWAY ST	82.50
003-282-25-1	3	GRANT AVE	26.25
003-321-01-1	709	DUTTON ST	26.25
003-321-03-1	19	E GRANT AVE	82.50
003-321-04-1	15	E GRANT AVE	82.50
003-322-03-1	710	DUTTON ST	26.25
003-322-20-1	723	RAILROAD AVE	26.25
003-322-22-1		RAILROAD AVE	26.25
003-322-24-1	723	RAILROAD AVE	26.25
003-330-07-1		WALNUT LN	82.50
003-330-11-1	801	DUTTON ST	3,217.50
003-330-13-1		CR 89	82.50
003-330-16-1	807	RAILROAD AVE	26.25
003-330-17-1		CR 89	26.25
003-330-18-1		DUTTON ST	26.25
003-330-19-1	812	WALNUT LN	82.50
003-330-20-1	810	WALNUT LN	82.50
003-330-21-1	808	WALNUT LN	82.50
003-330-22-1	804	WALNUT LN	82.50
003-330-23-1	800	WALNUT LN	82.50
003-330-24-1		CR 89	82.50
003-341-01-1	401	PEAR PL	82.50
003-341-02-1	403	PEAR PL	82.50
003-341-03-1	405	PEAR PL	82.50
003-341-04-1	407	PEAR PL	82.50
003-341-05-1	406	PEAR PL	82.50
003-341-06-1	404	PEAR PL	82.50
003-341-07-1	402	PEAR PL	82.50
003-341-08-1	724	APRICOT AVE	82.50
003-341-09-1	720	APRICOT AVE	82.50
003-341-10-1	716	APRICOT AVE	82.50
003-341-11-1	403	PLUM PL	82.50
003-341-12-1	405	PLUM PL	82.50
003-341-13-1	407	PLUM PL	82.50
003-341-14-1	409	PLUM PL	82.50
003-341-15-1	411	PLUM PL	82.50
003-341-16-1	412	PLUM PL	82.50
003-341-17-1	410	PLUM PL	82.50
003-341-18-1	408	PLUM PL	82.50
003-341-19-1	406	PLUM PL	82.50
003-341-20-1	404	PLUM PL	82.50
003-341-21-1	402	PLUM PL	82.50
003-341-22-1	400	PLUM PL	82.50
003-341-23-1	401	LUIS PL	82.50
003-341-24-1	403	LUIS PL	82.50
003-341-25-1	405	LUIS PL	82.50
003-341-26-1	407	LUIS PL	82.50
003-341-27-1	409	LUIS PL	82.50

APN		Situs Address	Charge
003-341-28-1	411	LUIS PL	82.50
003-341-29-1	412	LUIS PL	82.50
003-341-30-1	410	LUIS PL	82.50
003-341-31-1	408	LUIS PL	82.50
003-341-32-1	406	LUIS PL	82.50
003-341-33-1	404	LUIS PL	82.50
003-341-34-1	402	LUIS PL	82.50
003-341-35-1	400	LUIS PL	82.50
003-341-36-1	401	GRANT AVE	82.50
003-341-37-1	403	GRANT AVE	82.50
003-341-38-1	405	GRANT AVE	82.50
003-341-39-1	407	GRANT AVE	82.50
003-341-40-1	409	GRANT AVE	82.50
003-341-41-1	411	GRANT AVE	82.50
003-341-42-1	413	GRANT AVE	82.50
003-342-10-1	719	APRICOT AVE	82.50
003-342-11-1	721	APRICOT AVE	82.50
003-342-12-1	723	APRICOT AVE	82.50
003-342-15-1	717	APRICOT AVE	82.50
003-342-16-1	715	APRICOT AVE	82.50
003-342-17-1	713	APRICOT AVE	82.50
003-342-18-1	711	APRICOT AVE	82.50
003-342-19-1	709	APRICOT AVE	82.50
003-342-20-1	707	APRICOT AVE	82.50
003-342-21-1	705	APRICOT AVE	82.50
003-342-22-1	703	APRICOT AVE	82.50
003-342-23-1	701	APRICOT AVE	82.50
003-342-24-1		APRICOT AVE	82.50
003-342-25-1	725	APRICOT AVE	82.50
003-350-02-1	807	WALNUT LN	82.50
003-350-03-1	803	WALNUT LN	82.50
003-350-04-1	711	WALNUT LN	82.50
003-350-05-1	709	WALNUT LN	82.50
003-350-06-1	101	E GRANT AVE	82.50
003-350-07-1	121	E GRANT AVE	26.25
003-350-11-1	111	E GRANT AVE	26.25
003-350-12-1	115	E GRANT AVE	26.25
003-360-01-1	844	WALNUT LN	82.50
003-360-02-1	842	WALNUT LN	82.50
003-360-05-1		WALNUT LN	26.25
003-360-10-1	1035	RAILROAD AVE	82.50
003-360-12-1	836	WALNUT LN	82.50
003-360-13-1		RAILROAD AVE PCL E	26.25
003-360-14-1		RAILROAD AVE	26.25
003-360-15-1	1029	RAILROAD AVE	26.25
003-360-16-1	1029	RAILROAD AVE	26.25
003-360-18-1		RAILROAD AVE	82.50
003-360-19-1	840	WALNUT LN	82.50
003-360-20-1	127	CARRION CT (PRIVATE)	82.50
003-360-21-1	125	CARRION CT (PRIVATE)	82.50
003-360-22-1	126	CARRION CT (PRIVATE)	82.50
003-360-23-1	128	CARRION CT (PRIVATE)	82.50
003-370-05-1	501	EAST ST	26.25
003-370-06-1	400	MORGAN ST	3,135.00
003-370-13-1	116	E BAKER ST	3,630.00
003-370-23-1	509	EAST ST	82.50
003-370-24-1	507	EAST ST	82.50
003-370-25-1	505	EAST ST	26.25
003-370-26-1	511	EAST ST	82.50
003-370-27-1	180-188	E GRANT AVE	26.25

APN		Situs Address	Charge
003-370-28-1		E GRANT AVE	26.25
003-370-29-1		E GRANT AVE	26.25
003-370-30-1		E GRANT AVE	26.25
003-370-32-1	405	EAST ST	82.50
003-370-33-1		EAST ST	82.50
003-380-01-1	127	WESTWOOD CT	82.50
003-380-02-1	123	WESTWOOD CT	82.50
003-380-03-1	119	WESTWOOD CT	82.50
003-380-04-1	115	WESTWOOD CT	82.50
003-380-05-1	111	WESTWOOD CT	82.50
003-380-06-1	107	WESTWOOD CT	82.50
003-380-07-1	103	WESTWOOD CT	82.50
003-380-08-1	100	WESTWOOD CT	82.50
003-380-09-1	104	WESTWOOD CT	82.50
003-380-10-1	108	WESTWOOD CT	82.50
003-380-11-1	112	WESTWOOD CT	82.50
003-380-12-1	116	WESTWOOD CT	82.50
003-380-13-1	120	WESTWOOD CT	82.50
003-380-14-1	124	WESTWOOD CT	82.50
003-380-15-1	316	RUSSELL ST	82.50
003-380-16-1	129	RIVERVIEW CT	82.50
003-380-17-1	125	RIVERVIEW CT	82.50
003-380-18-1	121	RIVERVIEW CT	82.50
003-380-19-1	117	RIVERVIEW CT	82.50
003-380-20-1	113	RIVERVIEW CT	82.50
003-380-21-1	109	RIVERVIEW CT	82.50
003-380-22-1	105	RIVERVIEW CT	82.50
003-380-23-1	101	RIVERVIEW CT	82.50
003-380-24-1	102	RIVERVIEW CT	82.50
003-380-25-1	106	RIVERVIEW CT	82.50
003-380-26-1	110	RIVERVIEW CT	82.50
003-380-27-1	114	RIVERVIEW CT	82.50
003-380-28-1	118	RIVERVIEW CT	82.50
003-380-29-1	122	RIVERVIEW CT	82.50
003-380-30-1	126	RIVERVIEW CT	82.50
003-380-31-1	130	RIVERVIEW CT	82.50
003-391-01-1	790	APRICOT AVE	82.50
003-391-02-1	786	APRICOT AVE	82.50
003-391-03-1	782	APRICOT AVE	82.50
003-391-04-1	778	APRICOT AVE	82.50
003-391-05-1		APRICOT AVE	82.50
003-392-01-1	720	HEMENWAY ST	82.50
003-392-02-1	777	APRICOT AVE	82.50
003-392-03-1	781	APRICOT AVE	82.50
003-392-04-1	785	APRICOT AVE	82.50
003-392-05-1	320	ANDERSON AVE	82.50
003-392-06-1	788	HILL PL	82.50
003-392-07-1	784	HILL PL	82.50
003-392-08-1	780	HILL PL	82.50
003-392-09-1	776	HILL PL	82.50
003-392-10-1	775	HILL PL	82.50
003-392-11-1	779	HILL PL	82.50
003-392-12-1	783	HILL PL	82.50
003-392-13-1	787	HILL PL	82.50
003-392-14-1	734	HEMENWAY ST	82.50
003-392-15-1	732	HEMENWAY ST	82.50
003-392-16-1	730	HEMENWAY ST	82.50
003-392-17-1	728	HEMENWAY ST	82.50
003-393-01-1	215	MERMOD RD	82.50
003-393-02-1	214	ANDERSON AVE	82.50

APN		Situs Address	Charge
003-393-03-1	212	ANDERSON AVE	82.50
003-393-04-1	210	ANDERSON AVE	82.50
003-393-05-1	208	ANDERSON AVE	82.50
003-393-06-1	206	ANDERSON AVE	82.50
003-393-07-1	734	MERMOD PL	82.50
003-393-08-1	732	MERMOD PL	82.50
003-393-09-1	207	MERMOD RD	82.50
003-393-10-1	209	MERMOD RD	82.50
003-393-11-1	211	MERMOD RD	82.50
003-393-12-1	213	MERMOD RD	82.50
003-394-01-1	113	MERMOD RD	82.50
003-394-02-1	114	ANDERSON AVE	82.50
003-395-01-1	729	HEMENWAY ST	82.50
003-395-02-1	212	MERMOD RD	82.50
003-395-03-1	210	MERMOD RD	82.50
003-395-04-1	208	MERMOD RD	82.50
003-395-05-1	206	MERMOD RD	82.50
003-395-06-1	204	MERMOD RD	82.50
003-395-07-1	202	MERMOD RD	82.50
003-395-08-1	200	MERMOD RD	82.50
003-395-09-1	114	MERMOD RD	82.50
003-401-01-1	450	ABBEY ST	82.50
003-401-02-1	454	ABBEY ST	82.50
003-401-03-1	458	ABBEY ST	82.50
003-401-04-1	469	MAIN ST	82.50
003-401-05-1	463	MAIN ST	82.50
003-401-06-1	459	MAIN ST	82.50
003-401-07-1	455	MAIN ST	82.50
003-401-08-1	451	MAIN ST	82.50
003-402-01-1	468	MAIN ST	82.50
003-402-02-1	464	MAIN ST	82.50
003-402-03-1	460	MAIN ST	82.50
003-402-04-1	456	MAIN ST	82.50
003-402-05-1	500	ABBEY ST	82.50
003-402-06-1	502	ABBEY ST	82.50
003-402-07-1	504	ABBEY ST	82.50
003-402-08-1	506	ABBEY ST	82.50
003-402-09-1	508	ABBEY ST	82.50
003-402-10-1	510	ABBEY ST	82.50
003-402-11-1	512	ABBEY ST	82.50
003-402-12-1	514	ABBEY ST	82.50
003-402-13-1	516	ABBEY ST	82.50
003-402-14-1	518	ABBEY ST	82.50
003-402-15-1	400	DRY CREEK LN	82.50
003-402-16-1	402	DRY CREEK LN	82.50
003-402-17-1	404	DRY CREEK LN	82.50
003-402-18-1	406	DRY CREEK LN	82.50
003-402-19-1	408	DRY CREEK LN	82.50
003-402-20-1	410	DRY CREEK LN	82.50
003-402-21-1	412	DRY CREEK LN	82.50
003-402-22-1	414	DRY CREEK LN	82.50
003-402-23-1	416	DRY CREEK LN	82.50
003-402-24-1	418	DRY CREEK LN	82.50
003-403-01-1	508	MAIN ST	82.50
003-403-02-1	504	MAIN ST	82.50
003-403-03-1	500	MAIN ST	82.50
003-403-04-1	488	MAIN ST	82.50
003-403-05-1	484	MAIN ST	82.50
003-403-06-1	480	MAIN ST	82.50
003-403-07-1	476	MAIN ST	82.50

APN		Situs Address	Charge
003-403-08-1	472	MAIN ST	82.50
003-403-09-1	501	ABBAY ST	82.50
003-403-10-1	503	ABBAY ST	82.50
003-403-11-1	505	ABBAY ST	82.50
003-403-12-1	401	DRY CREEK LN	82.50
003-403-13-1	403	DRY CREEK LN	82.50
003-403-14-1	405	DRY CREEK LN	82.50
003-403-15-1	407	DRY CREEK LN	82.50
003-403-16-1	409	DRY CREEK LN	82.50
003-403-17-1	411	DRY CREEK LN	82.50
003-403-18-1	413	DRY CREEK LN	82.50
003-403-19-1	415	DRY CREEK LN	82.50
003-403-20-1	417	DRY CREEK LN	82.50
003-403-22-1	512	MAIN ST	82.50
003-403-23-1	419	DRY CREEK LN	82.50
003-403-24-1	516	MAIN ST	82.50
003-404-01-1	450	EDWARDS ST	82.50
003-404-02-1	454	EDWARDS ST	82.50
003-404-03-1	458	EDWARDS ST	82.50
003-404-04-1	462	EDWARDS ST	82.50
003-404-05-1	466	EDWARDS ST	82.50
003-404-06-1	470	EDWARDS ST	82.50
003-404-07-1	474	EDWARDS ST	82.50
003-404-08-1	471	ABBAY ST	82.50
003-404-09-1	467	ABBAY ST	82.50
003-404-10-1	463	ABBAY ST	82.50
003-404-11-1	459	ABBAY ST	82.50
003-404-12-1	455	ABBAY ST	82.50
003-404-13-1	451	ABBAY ST	82.50
003-405-01-1	451	EDWARDS ST	82.50
003-405-02-1	455	EDWARDS ST	82.50
003-405-03-1	459	EDWARDS ST	82.50
003-405-04-1	463	EDWARDS ST	82.50
003-405-05-1	467	EDWARDS ST	82.50
003-405-06-1	471	EDWARDS ST	82.50
003-405-07-1	475	EDWARDS ST	82.50
003-405-08-1	507	MAIN ST	82.50
003-410-01-1	800	CARRION CIR	82.50
003-410-02-1	802	CARRION CIR	82.50
003-410-03-1	804	CARRION CIR	82.50
003-410-04-1	806	CARRION CIR	82.50
003-410-05-1	808	CARRION CIR	82.50
003-410-06-1	810	CARRION CIR	82.50
003-410-07-1	812	CARRION CIR	82.50
003-410-08-1	22	PRISCILLA CT	82.50
003-410-09-1	20	PRISCILLA CT	82.50
003-410-10-1	19	PRISCILLA CT	82.50
003-410-11-1	17	PRISCILLA CT	82.50
003-410-12-1	15	PRISCILLA CT	82.50
003-410-13-1	816	CARRION CIR	82.50
003-410-14-1	818	CARRION CIR	82.50
003-410-15-1	820	CARRION CIR	82.50
003-410-16-1	820	RAILROAD AVE	26.25
003-410-17-1	823	CARRION CIR	82.50
003-410-18-1	821	CARRION CIR	82.50
003-410-19-1	819	CARRION CIR	82.50
003-410-20-1	817	CARRION CIR	82.50
003-410-21-1	815	CARRION CIR	82.50
003-410-22-1	813	CARRION CIR	82.50
003-410-23-1	811	CARRION CIR	82.50

APN		Situs Address	Charge
003-410-24-1	809	CARRION CIR	82.50
003-410-25-1	807	CARRION CIR	82.50
003-410-26-1	805	CARRION CIR	82.50
003-410-27-1	803	CARRION CIR	82.50
003-410-28-1	801	CARRION CIR	82.50
003-410-29-1	11	ANDERSON AVE	82.50
003-410-30-1	9	ANDERSON AVE	82.50
003-410-31-1	7	ANDERSON AVE	82.50
003-410-32-1	800	RAILROAD AVE	82.50
003-410-33-1	2	BETTY CT	82.50
003-410-34-1	4	BETTY CT	82.50
003-410-37-1	10	BETTY CT	82.50
003-410-38-1	9	BETTY CT	82.50
003-410-39-1	7	BETTY CT	82.50
003-410-40-1	5	BETTY CT	82.50
003-410-41-1	3	BETTY CT	82.50
003-410-42-1	1	BETTY CT	82.50
003-410-43-1	6	BETTY CT	82.50
003-410-45-1	8	BETTY CT	82.50
003-421-03-1	1000	HEMENWAY ST	82.50
003-421-04-1	1002	HEMENWAY ST	82.50
003-421-05-1	1004	HEMENWAY ST	82.50
003-421-06-1	1006	HEMENWAY ST	82.50
003-421-07-1	1008	HEMENWAY ST	82.50
003-421-08-1	1010	HEMENWAY ST	82.50
003-421-09-1	1012	HEMENWAY ST	82.50
003-421-10-1	1014	HEMENWAY ST	82.50
003-421-11-1	1016	HEMENWAY ST	82.50
003-421-12-1	1018	HEMENWAY ST	82.50
003-421-13-1	1020	HEMENWAY ST	82.50
003-422-01-1	1001	HEMENWAY ST	82.50
003-422-02-1	1003	HEMENWAY ST	82.50
003-422-03-1	1005	HEMENWAY ST	82.50
003-422-04-1	1007	HEMENWAY ST	82.50
003-422-05-1	1009	HEMENWAY ST	82.50
003-422-06-1	1011	HEMENWAY ST	82.50
003-422-07-1	1013	HEMENWAY ST	82.50
003-422-08-1	1015	HEMENWAY ST	82.50
003-422-09-1	1017	HEMENWAY ST	82.50
003-422-10-1	1019	HEMENWAY ST	82.50
003-422-11-1	1021	HEMENWAY ST	82.50
003-422-12-1	1204	ALMERIA AVE	82.50
003-422-13-1	1202	ALMERIA AVE	82.50
003-422-14-1	1200	ALMERIA AVE	82.50
003-422-15-1	1106	ALMERIA AVE	82.50
003-422-16-1	1104	ALMERIA AVE	82.50
003-422-17-1	1102	ALMERIA AVE	82.50
003-422-18-1	1100	ALMERIA AVE	82.50
003-422-19-1	208	ALMERIA PL	82.50
003-422-20-1	204	ALMERIA PL	82.50
003-422-21-1	202	ALMERIA PL	82.50
003-422-22-1	200	ALMERIA PL	82.50
003-423-01-1	204	NIEMANN ST	82.50
003-423-02-1	202	NIEMANN ST	82.50
003-423-03-1	200	NIEMANN ST	82.50
003-423-04-1	112	NIEMANN ST	82.50
003-423-05-1	110	NIEMANN ST	82.50
003-423-06-1	108	NIEMANN ST	82.50
003-423-07-1	106	NIEMANN ST	82.50
003-423-08-1	104	NIEMANN ST	82.50

APN		Situs Address	Charge
003-423-09-1	102	NIEMANN ST	82.50
003-423-10-1	100	NIEMANN ST	82.50
003-423-11-1	98	NIEMANN ST	82.50
003-423-12-1	96	NIEMANN ST	82.50
003-423-13-1	97	MARTINEZ WAY	82.50
003-423-14-1	99	MARTINEZ WAY	82.50
003-423-15-1	101	MARTINEZ WAY	82.50
003-423-16-1	103	MARTINEZ WAY	82.50
003-423-17-1	105	MARTINEZ WAY	82.50
003-423-18-1	107	MARTINEZ WAY	82.50
003-423-19-1	109	MARTINEZ WAY	82.50
003-423-20-1	111	MARTINEZ WAY	82.50
003-423-21-1	113	MARTINEZ WAY	82.50
003-423-22-1	201	MARTINEZ WAY	82.50
003-423-23-1	203	MARTINEZ WAY	82.50
003-423-24-1	205	MARTINEZ WAY	82.50
003-424-01-1	204	MARTINEZ WAY	82.50
003-424-02-1	202	MARTINEZ WAY	82.50
003-424-03-1	200	MARTINEZ WAY	82.50
003-424-04-1	114	MARTINEZ WAY	82.50
003-424-05-1	112	MARTINEZ WAY	82.50
003-424-06-1	110	MARTINEZ WAY	82.50
003-424-07-1	108	MARTINEZ WAY	82.50
003-424-08-1	106	MARTINEZ WAY	82.50
003-424-09-1	104	MARTINEZ WAY	82.50
003-424-10-1	1104	MALAGA LN	82.50
003-424-11-1	1102	MALAGA LN	82.50
003-424-12-1	1100	MALAGA LN	82.50
003-424-13-1	103	ALMERIA PL	82.50
003-424-14-1	105	ALMERIA PL	82.50
003-424-15-1	107	ALMERIA PL	82.50
003-424-16-1	109	ALMERIA PL	82.50
003-424-17-1	111	ALMERIA PL	82.50
003-424-18-1	113	ALMERIA PL	82.50
003-424-19-1	201	ALMERIA PL	82.50
003-424-20-1	203	ALMERIA PL	82.50
003-424-21-1	205	ALMERIA PL	82.50
003-424-22-1	114	ALMERIA PL	82.50
003-424-23-1	112	ALMERIA PL	82.50
003-424-24-1	110	ALMERIA PL	82.50
003-424-25-1	108	ALMERIA PL	82.50
003-424-26-1	822	RAILROAD AVE	82.50
003-424-27-1	1101	MALAGA LN	82.50
003-424-28-1	1103	MALAGA LN	82.50
003-424-29-1	1105	MALAGA LN	82.50
003-430-08-1		TAYLOR ST	82.50
003-430-10-1		GRANT AVE	26.25
003-430-11-1		GRANT AVE	26.25
003-430-12-1		GRANT AVE	82.50
003-430-13-1	537	GRANT AVE	26.25
003-430-15-1		GRANT AVE	82.50
003-430-29-1	1003	TAYLOR ST	82.50
003-430-30-1		TAYLOR ST	82.50
003-441-01-1	1001	ADAMS LN	82.50
003-441-02-1	1003	ADAMS LN	82.50
003-441-03-1	1005	ADAMS LN	82.50
003-441-04-1	1007	ADAMS LN	82.50
003-441-05-1	1009	ADAMS LN	82.50
003-441-06-1	1011	ADAMS LN	82.50
003-441-07-1	1013	ADAMS LN	82.50

APN		Situs Address	Charge
003-441-08-1	1015	ADAMS LN	82.50
003-441-09-1	1017	ADAMS LN	82.50
003-441-10-1	1019	ADAMS LN	82.50
003-441-11-1	1021	ADAMS LN	82.50
003-441-12-1	1023	ADAMS LN	82.50
003-441-13-1	1025	ADAMS LN	82.50
003-441-14-1	1027	ADAMS LN	82.50
003-441-15-1	1029	ADAMS LN	82.50
003-441-16-1	1031	ADAMS LN	82.50
003-441-17-1	1033	ADAMS LN	82.50
003-441-18-1	1035	ADAMS LN	82.50
003-441-19-1	1037	ADAMS LN	82.50
003-441-20-1	1039	ADAMS LN	82.50
003-441-21-1	901	VALLEY OAK DR	82.50
003-442-01-1	1000	ADAMS LN	82.50
003-442-02-1	1002	ADAMS LN	82.50
003-442-03-1	1004	ADAMS LN	82.50
003-442-04-1	1006	ADAMS LN	82.50
003-442-05-1	1008	ADAMS LN	82.50
003-442-06-1	1010	ADAMS LN	82.50
003-442-07-1	1012	ADAMS LN	82.50
003-442-08-1	1014	ADAMS LN	82.50
003-442-09-1	1016	ADAMS LN	82.50
003-442-10-1	1018	ADAMS LN	82.50
003-442-11-1	1020	ADAMS LN	82.50
003-442-12-1	1022	ADAMS LN	82.50
003-442-13-1	1024	ADAMS LN	82.50
003-442-14-1	1026	ADAMS LN	82.50
003-442-15-1	1028	ADAMS LN	82.50
003-442-16-1	1030	ADAMS LN	82.50
003-442-17-1	1032	ADAMS LN	82.50
003-442-18-1	1034	ADAMS LN	82.50
003-442-19-1	1036	ADAMS LN	82.50
003-442-20-1	805	VALLEY OAK DR	82.50
003-442-21-1	803	VALLEY OAK DR	82.50
003-442-22-1	801	VALLEY OAK DR	82.50
003-442-23-1	1133	MCARTHUR AVE	82.50
003-442-24-1	1129	MCARTHUR AVE	82.50
003-442-25-1	1125	MCARTHUR AVE	82.50
003-444-01-1	716	VALLEY OAK DR	82.50
003-444-02-1	714	VALLEY OAK DR	82.50
003-444-03-1	712	VALLEY OAK DR	82.50
003-444-04-1	710	VALLEY OAK DR	82.50
003-444-05-1	708	VALLEY OAK DR	82.50
003-444-06-1	706	VALLEY OAK DR	82.50
003-445-01-1	1124	MCARTHUR AVE	82.50
003-445-02-1	1128	MCARTHUR AVE	82.50
003-445-03-1	1132	MCARTHUR AVE	82.50
003-445-04-1	711	VALLEY OAK DR	82.50
003-445-05-1	709	VALLEY OAK DR	82.50
003-445-06-1	707	VALLEY OAK DR	82.50
003-445-07-1	705	VALLEY OAK DR	82.50
003-445-08-1	703	VALLEY OAK DR	82.50
003-445-10-1	701	VALLEY OAK DR	82.50
003-445-11-1	699	VALLEY OAK DR	82.50
003-450-01-1	101	QUAIL CT	82.50
003-450-02-1	103	QUAIL CT	82.50
003-450-03-1	105	QUAIL CT	82.50
003-450-04-1	107	QUAIL CT	82.50
003-450-05-1	108	QUAIL CT	82.50

APN		Situs Address	Charge
003-450-06-1	106	QUAIL CT	82.50
003-450-07-1	104	QUAIL CT	82.50
003-450-08-1	102	QUAIL CT	82.50
003-450-09-1	100	QUAIL CT	82.50
003-450-14-1	1123	W GRANT AVE	26.25
003-450-15-1		W GRANT AVE	26.25
003-450-16-1		W GRANT AVE	26.25
003-450-17-1		W GRANT AVE	26.25
003-450-18-1		W GRANT AVE	26.25
003-450-20-1	700	VALLEY OAK DR	26.25
003-460-01-1	1001	MCARTHUR AVE	82.50
003-460-02-1	1005	MCARTHUR AVE	82.50
003-460-03-1	1009	MCARTHUR AVE	82.50
003-460-04-1	1015	MCARTHUR AVE	82.50
003-460-05-1	1017	MCARTHUR AVE	82.50
003-460-06-1	1021	MCARTHUR AVE	82.50
003-460-07-1	1025	MCARTHUR AVE	82.50
003-460-08-1	1029	MCARTHUR AVE	82.50
003-460-09-1	1101	MCARTHUR AVE	82.50
003-460-10-1	1105	MCARTHUR AVE	82.50
003-460-11-1	1109	MCARTHUR AVE	82.50
003-460-12-1	1113	MCARTHUR AVE	82.50
003-460-13-1	1117	MCARTHUR AVE	82.50
003-460-14-1	1121	MCARTHUR AVE	82.50
003-461-01-1	840	JACKSON ST	82.50
003-461-02-1	836	JACKSON ST	82.50
003-461-03-1	832	JACKSON ST	82.50
003-461-04-1	828	JACKSON ST	82.50
003-461-05-1	824	JACKSON ST	82.50
003-461-06-1	820	JACKSON ST	82.50
003-461-07-1	816	JACKSON ST	82.50
003-461-08-1	812	JACKSON ST	82.50
003-461-09-1	808	JACKSON ST	82.50
003-461-10-1	804	JACKSON ST	82.50
003-461-11-1	800	JACKSON ST	82.50
003-462-01-1	832	JEFFERSON ST	82.50
003-462-02-1	828	JEFFERSON ST	82.50
003-462-03-1	824	JEFFERSON ST	82.50
003-462-04-1	820	JEFFERSON ST	82.50
003-462-05-1	816	JEFFERSON ST	82.50
003-462-06-1	812	JEFFERSON ST	82.50
003-462-07-1	808	JEFFERSON ST	82.50
003-462-08-1	804	JEFFERSON ST	82.50
003-462-09-1	800	JEFFERSON ST	82.50
003-462-10-1	801	JACKSON ST	82.50
003-462-11-1	805	JACKSON ST	82.50
003-462-12-1	809	JACKSON ST	82.50
003-462-13-1	813	JACKSON ST	82.50
003-462-14-1	817	JACKSON ST	82.50
003-462-15-1	821	JACKSON ST	82.50
003-462-16-1	825	JACKSON ST	82.50
003-462-17-1	829	JACKSON ST	82.50
003-462-18-1	833	JACKSON ST	82.50
003-463-01-1	824	LINCOLN ST	82.50
003-463-02-1	820	LINCOLN ST	82.50
003-463-03-1	816	LINCOLN ST	82.50
003-463-04-1	812	LINCOLN ST	82.50
003-463-05-1	808	LINCOLN ST	82.50
003-463-06-1	804	LINCOLN ST	82.50
003-463-07-1	800	LINCOLN ST	82.50

APN		Situs Address	Charge
003-463-08-1	801	JEFFERSON ST	82.50
003-463-09-1	805	JEFFERSON ST	82.50
003-463-10-1	809	JEFFERSON ST	82.50
003-463-11-1	813	JEFFERSON ST	82.50
003-463-12-1	817	JEFFERSON ST	82.50
003-463-13-1	821	JEFFERSON ST	82.50
003-463-14-1	825	JEFFERSON ST	82.50
003-463-15-1	829	JEFFERSON ST	82.50
003-464-01-1	1104	WASHINGTON AVE	82.50
003-464-02-1	1100-2	WASHINGTON AVE	165.00
003-464-03-1	1024-26	WASHINGTON AVE	165.00
003-464-04-1	1020	WASHINGTON AVE	82.50
003-464-05-1	1016	WASHINGTON AVE	82.50
003-464-06-1	1012	WASHINGTON AVE	82.50
003-464-07-1	1008	WASHINGTON AVE	82.50
003-464-08-1	1004	WASHINGTON AVE	82.50
003-464-09-1	1000	WASHINGTON AVE	82.50
003-464-10-1	1108	WASHINGTON AVE	82.50
003-464-11-1	1112	WASHINGTON AVE	82.50
003-464-12-1	1116	WASHINGTON AVE	82.50
003-464-13-1	1120	WASHINGTON AVE	82.50
003-465-01-1	816	TAYLOR ST	82.50
003-465-02-1	812	TAYLOR ST	82.50
003-465-03-1	808	TAYLOR ST	82.50
003-465-04-1	804	TAYLOR ST	82.50
003-465-05-1	800	TAYLOR ST	82.50
003-465-06-1	801	LINCOLN ST	82.50
003-465-07-1	805	LINCOLN ST	82.50
003-465-08-1	809	LINCOLN ST	82.50
003-465-09-1	813	LINCOLN ST	82.50
003-465-10-1	817	LINCOLN ST	82.50
003-465-11-1	821	LINCOLN ST	82.50
003-466-01-1	711	TAYLOR ST	82.50
003-466-02-1	713	TAYLOR ST	82.50
003-466-03-1	717	TAYLOR ST	82.50
003-466-04-1	721	TAYLOR ST	82.50
003-466-05-1	801	TAYLOR ST	82.50
003-466-06-1	805	TAYLOR ST	82.50
003-466-07-1	809	TAYLOR ST	82.50
003-466-08-1	813	TAYLOR ST	82.50
003-466-09-1	817	TAYLOR ST	82.50
003-466-10-1	821	TAYLOR ST	82.50
003-466-11-1	901	TAYLOR ST	82.50
003-466-12-1	905	TAYLOR ST	82.50
003-466-13-1	803# 50	W GRANT AVE	82.50
003-466-14-1	803# 46	W GRANT AVE	82.50
003-466-15-1	803# 37	W GRANT AVE	82.50
003-466-18-1	803# 80	W GRANT AVE	82.50
003-466-19-1	803# 52	W GRANT AVE	82.50
003-467-01-1	803	W GRANT AVE	5,445.00
003-467-05-1	803# 27	W GRANT AVE	82.50
003-467-06-1	803# 10	W GRANT AVE	82.50
003-467-07-1	803# 4	W GRANT AVE	82.50
003-467-10-1	803# 8	W GRANT AVE	82.50
003-468-01-1	803# 54	W GRANT AVE	82.50
003-468-03-1	803# 60	W GRANT AVE	82.50
003-468-04-1	803# 66	W GRANT AVE	82.50
003-468-05-1	803# 69	W GRANT AVE	82.50
003-468-06-1	803# 55	W GRANT AVE	82.50
003-468-07-1	803# 65	W GRANT AVE	82.50

APN		Situs Address	Charge
003-469-01-1	803# 75	W GRANT AVE	82.50
003-469-03-1	803# 81	W GRANT AVE	82.50
003-471-01-1	903	VALLEY OAK DR	82.50
003-471-02-1	905	VALLEY OAK DR	82.50
003-471-03-1	907	VALLEY OAK DR	82.50
003-471-04-1	1038	KENNEDY DR	82.50
003-471-05-1	1036	KENNEDY DR	82.50
003-471-06-1	1034	KENNEDY DR	82.50
003-471-07-1	1032	KENNEDY DR	82.50
003-471-08-1	1030	KENNEDY DR	82.50
003-471-09-1	1028	KENNEDY DR	82.50
003-471-10-1	1026	KENNEDY DR	82.50
003-471-11-1	1024	KENNEDY DR	82.50
003-471-12-1	1022	KENNEDY DR	82.50
003-471-13-1	1020	KENNEDY DR	82.50
003-471-14-1	1018	KENNEDY DR	82.50
003-471-15-1	1016	KENNEDY DR	82.50
003-471-16-1	1014	KENNEDY DR	82.50
003-471-17-1	1012	KENNEDY DR	82.50
003-471-18-1	1010	KENNEDY DR	82.50
003-471-19-1	1008	KENNEDY DR	82.50
003-471-20-1	1006	KENNEDY DR	82.50
003-471-21-1	1004	KENNEDY DR	82.50
003-471-22-1	1002	KENNEDY DR	82.50
003-471-23-1	1000	KENNEDY DR	82.50
003-472-01-1	1040	EISENHOWER WAY	82.50
003-472-02-1	1038	EISENHOWER WAY	82.50
003-472-03-1	1036	EISENHOWER WAY	82.50
003-472-04-1	1034	EISENHOWER WAY	82.50
003-472-05-1	1032	EISENHOWER WAY	82.50
003-472-06-1	1030	EISENHOWER WAY	82.50
003-472-07-1	1028	EISENHOWER WAY	82.50
003-472-08-1	1026	EISENHOWER WAY	82.50
003-472-09-1	1027	KENNEDY DR	82.50
003-472-10-1	1029	KENNEDY DR	82.50
003-472-11-1	1031	KENNEDY DR	82.50
003-472-12-1	1033	KENNEDY DR	82.50
003-472-13-1	1035	KENNEDY DR	82.50
003-472-14-1	1037	KENNEDY DR	82.50
003-472-15-1	1039	KENNEDY DR	82.50
003-472-16-1	1041	KENNEDY DR	82.50
003-473-01-1	1040	ROOSEVELT AVE	82.50
003-473-02-1	1038	ROOSEVELT AVE	82.50
003-473-03-1	1036	ROOSEVELT AVE	82.50
003-473-04-1	1034	ROOSEVELT AVE	82.50
003-473-05-1	1032	ROOSEVELT AVE	82.50
003-473-06-1	1030	ROOSEVELT AVE	82.50
003-473-07-1	1028	ROOSEVELT AVE	82.50
003-473-08-1	1026	ROOSEVELT AVE	82.50
003-473-09-1	1027	EISENHOWER WAY	82.50
003-473-10-1	1029	EISENHOWER WAY	82.50
003-473-11-1	1031	EISENHOWER WAY	82.50
003-473-12-1	1033	EISENHOWER WAY	82.50
003-473-13-1	1035	EISENHOWER WAY	82.50
003-473-14-1	1037	EISENHOWER WAY	82.50
003-473-15-1	1039	EISENHOWER WAY	82.50
003-473-16-1	1041	EISENHOWER WAY	82.50
003-474-02-1	1041	ROOSEVELT AVE	82.50
003-474-03-1	1039	ROOSEVELT AVE	82.50
003-474-04-1	1037	ROOSEVELT AVE	82.50

APN		Situs Address	Charge
003-474-05-1	1035	ROOSEVELT AVE	82.50
003-474-06-1	1033	ROOSEVELT AVE	82.50
003-474-07-1	1031	ROOSEVELT AVE	82.50
003-474-08-1	1029	ROOSEVELT AVE	82.50
003-474-09-1	1027	ROOSEVELT AVE	82.50
003-474-10-1	1025	ROOSEVELT AVE	82.50
003-474-11-1	1023	ROOSEVELT AVE	82.50
003-474-12-1	1021	ROOSEVELT AVE	82.50
003-474-13-1	1019	ROOSEVELT AVE	82.50
003-474-14-1	1017	ROOSEVELT AVE	82.50
003-474-15-1	1015	ROOSEVELT AVE	82.50
003-474-16-1	1013	ROOSEVELT AVE	82.50
003-474-17-1	1011	ROOSEVELT AVE	82.50
003-474-18-1	1109	ROOSEVELT AVE	82.50
003-474-19-1	1107	ROOSEVELT AVE	82.50
003-474-20-1	1105	ROOSEVELT AVE	82.50
003-474-21-1	1103	ROOSEVELT AVE	82.50
003-474-22-1	1101	ROOSEVELT AVE	82.50
003-474-23-1	1007	ROOSEVELT AVE	82.50
003-474-26-1	1003	ROOSEVELT AVE	82.50
003-474-28-1	1001-05	ROOSEVELT AVE	82.50
003-475-01-1	1105	HOOVER ST	82.50
003-475-02-1	1103	HOOVER ST	82.50
003-475-03-1	1101	HOOVER ST	82.50
003-475-04-1	1007	HOOVER ST	82.50
003-475-05-1	1005	HOOVER ST	82.50
003-475-06-1	1003	HOOVER ST	82.50
003-475-07-1	1001	HOOVER ST	82.50
003-475-08-1	1017	KENNEDY DR	82.50
003-475-09-1	1015	KENNEDY DR	82.50
003-475-10-1	1013	KENNEDY DR	82.50
003-475-11-1	1011	KENNEDY DR	82.50
003-475-12-1	1012	TAFT CT/1012A	165.00
003-475-13-1	1014	TAFT CT	82.50
003-475-14-1	1016	TAFT CT	82.50
003-475-15-1	1018	TAFT CT/1018A	82.50
003-475-16-1	1017	TAFT CT	82.50
003-475-17-1	1015	TAFT CT	82.50
003-475-18-1	1013	TAFT CT	82.50
003-475-19-1	1011	TAFT CT/1011A	82.50
003-475-20-1	1012	ROOSEVELT AVE/1012A	82.50
003-475-21-1	1014	ROOSEVELT AVE	82.50
003-475-22-1	1016	ROOSEVELT AVE	82.50
003-475-23-1	1018	ROOSEVELT AVE	82.50
003-480-21-1	32	E MAIN ST	2,640.00
003-480-23-1	107	CASELLI CT	82.50
003-480-24-1	105	CASELLI CT	82.50
003-480-25-1	103	CASELLI CT	82.50
003-480-26-1	101	CASELLI CT	82.50
003-480-27-1	110	E MAIN ST	82.50
003-480-28-1	108	E MAIN ST	82.50
003-480-29-1	106	E MAIN ST	82.50
003-480-30-1	104	E MAIN ST	82.50
003-480-31-1	102	E MAIN ST	82.50
003-480-32-1	100	E MAIN ST	82.50
003-480-33-1	40	E MAIN ST	82.50
003-480-34-1	38	E MAIN ST	82.50
003-480-35-1	36	E MAIN ST	82.50
003-480-36-1	34	E MAIN ST	82.50
003-480-37-1	100	CASELLI CT	82.50

APN		Situs Address	Charge
003-480-38-1	102	CASELLI CT	82.50
003-480-40-1	107	E MAIN ST	82.50
003-480-41-1	105	E MAIN ST	82.50
003-480-42-1	103	E MAIN ST	82.50
003-480-43-1	101	E MAIN ST	82.50
003-480-44-1	101	LAUREN CT	82.50
003-480-45-1	103	LAUREN CT	82.50
003-480-46-1	105	LAUREN CT	82.50
003-480-47-1	107	LAUREN CT	82.50
003-480-48-1	109	LAUREN CT	82.50
003-480-49-1	111	LAUREN CT	82.50
003-480-50-1	110	LAUREN CT	82.50
003-480-51-1	401	EAST ST	82.50
003-480-52-1	399	EAST ST	82.50
003-480-53-1	108	LAUREN CT	82.50
003-480-54-1	106	LAUREN CT	82.50
003-480-55-1	104	LAUREN CT	82.50
003-480-56-1	102	LAUREN CT	82.50
003-480-57-1	100	LAUREN CT	82.50
003-480-58-1	39	E MAIN ST	82.50
003-480-59-1	37	E MAIN ST	82.50
003-480-60-1	35	E MAIN ST	82.50
003-480-61-1	33	E MAIN ST	82.50
003-480-62-1	104	CASELLI CT	82.50
003-480-63-1	106	CASELLI CT	82.50
003-491-01-1	841	WALNUT LN	82.50
003-491-02-1	101	ORCHARD LN	82.50
003-491-03-1	103	ORCHARD LN	82.50
003-491-04-1	105	ORCHARD LN	82.50
003-491-05-1	107	ORCHARD LN	82.50
003-491-06-1	109	ORCHARD LN	82.50
003-491-07-1	111	ORCHARD LN	82.50
003-491-08-1	113	ORCHARD LN	82.50
003-491-09-1	115	ORCHARD LN	82.50
003-491-10-1	114	ORCHARD LN	82.50
003-491-11-1	112	ORCHARD LN	82.50
003-491-12-1	110	ORCHARD LN	82.50
003-491-13-1	108	ORCHARD LN	82.50
003-491-14-1	106	ORCHARD LN	82.50
003-491-15-1	104	ORCHARD LN	82.50
003-491-16-1	102	ORCHARD LN	82.50
003-491-17-1	100	ORCHARD LN	82.50
003-491-18-1	839	WALNUT LN	82.50
003-491-19-1	837	WALNUT LN	82.50
003-491-20-1	101	ALMOND DR	82.50
003-491-21-1	103	ALMOND DR	82.50
003-491-22-1	105	ALMOND DR	82.50
003-491-23-1	107	ALMOND DR	82.50
003-491-24-1	109	ALMOND DR	82.50
003-491-25-1	111	ALMOND DR	82.50
003-491-26-1	113	ALMOND DR	82.50
003-491-27-1	115	ALMOND DR	82.50
003-491-28-1	117	ALMOND DR	82.50
003-492-01-1	100	ALMOND DR	82.50
003-492-02-1	102	ALMOND DR	82.50
003-492-03-1	104	ALMOND DR	82.50
003-492-04-1	106	ALMOND DR	82.50
003-492-05-1	108	ALMOND DR	82.50
003-492-06-1	110	ALMOND DR	82.50
003-492-07-1	112	ALMOND DR	82.50

APN		Situs Address	Charge
003-492-08-1	114	ALMOND DR	82.50
003-492-09-1	116	ALMOND DR	82.50
003-492-10-1	118	ALMOND DR	82.50
003-492-11-1	200	ALMOND DR	82.50
003-492-12-1	202	ALMOND DR	82.50
003-492-13-1	204	ALMOND DR	82.50
003-492-14-1	206	ALMOND DR	82.50
003-492-15-1	208	ALMOND DR	82.50
003-492-16-1	210	ALMOND DR	82.50
003-492-17-1	212	ALMOND DR	82.50
003-492-19-1	121	BROADVIEW LN	82.50
003-492-20-1	119	BROADVIEW LN	82.50
003-492-21-1	117	BROADVIEW LN	82.50
003-492-22-1	115	BROADVIEW LN	82.50
003-492-23-1	113	BROADVIEW LN	82.50
003-492-24-1	111	BROADVIEW LN	82.50
003-492-25-1	109	BROADVIEW LN	82.50
003-492-26-1	107	BROADVIEW LN	82.50
003-492-27-1	105	BROADVIEW LN	82.50
003-492-28-1	103	BROADVIEW LN	82.50
003-492-29-1	101	BROADVIEW LN	82.50
003-492-30-1	100	BROADVIEW LN	82.50
003-492-31-1	102	BROADVIEW LN	82.50
003-492-32-1	104	BROADVIEW LN	82.50
003-492-33-1	106	BROADVIEW LN	82.50
003-492-34-1	108	BROADVIEW LN	82.50
003-492-35-1	110	BROADVIEW LN	82.50
003-492-36-1	112	BROADVIEW LN	82.50
003-492-37-1	114	BROADVIEW LN	82.50
003-492-38-1	116	BROADVIEW LN	82.50
003-492-39-1	118	BROADVIEW LN	82.50
003-492-40-1	120	BROADVIEW LN	82.50
003-492-41-1	127	COLBY LN	82.50
003-492-42-1	125	COLBY LN	82.50
003-492-43-1	123	COLBY LN	82.50
003-492-44-1	121	COLBY LN	82.50
003-492-45-1	119	COLBY LN	82.50
003-492-46-1	117	COLBY LN	82.50
003-492-47-1	115	COLBY LN	82.50
003-492-48-1	113	COLBY LN	82.50
003-492-49-1	111	COLBY LN	82.50
003-492-50-1	109	COLBY LN	82.50
003-492-51-1	107	COLBY LN	82.50
003-492-52-1	105	COLBY LN	82.50
003-492-53-1	103	COLBY LN	82.50
003-492-54-1	101	COLBY LN	82.50
003-492-55-1	100	COLBY LN	82.50
003-492-56-1	102	COLBY LN	82.50
003-492-57-1	104	COLBY LN	82.50
003-492-58-1	106	COLBY LN	82.50
003-492-59-1	108	COLBY LN	82.50
003-492-60-1	110	COLBY LN	82.50
003-492-61-1	112	COLBY LN	82.50
003-492-62-1	114	COLBY LN	82.50
003-492-63-1	116	COLBY LN	82.50
003-492-64-1	118	COLBY LN	82.50
003-492-65-1	120	COLBY LN	82.50
003-492-66-1	122	COLBY LN	82.50
003-492-67-1	124	COLBY LN	82.50
003-492-68-1	126	COLBY LN	82.50

APN		Situs Address	Charge
003-501-01-1	1033	VILLAGE CIR	82.50
003-501-02-1	1031	VILLAGE CIR	82.50
003-501-03-1	1029	VILLAGE CIR	82.50
003-501-04-1	1027	VILLAGE CIR	82.50
003-501-05-1	1025	VILLAGE CIR	82.50
003-501-06-1	1023	VILLAGE CIR	82.50
003-501-07-1	1008	BERRYESSA CT	82.50
003-501-08-1	1010	BERRYESSA CT	82.50
003-501-09-1	1012	BERRYESSA CT	82.50
003-501-10-1	1014	BERRYESSA CT	82.50
003-501-11-1	408	NIEMANN ST	82.50
003-501-12-1	406	NIEMANN ST	82.50
003-501-13-1	1016	BERRYESSA CT	82.50
003-501-14-1	404	NIEMANN ST	82.50
003-501-15-1	1015	BERRYESSA CT	82.50
003-501-16-1	1013	BERRYESSA CT	82.50
003-501-17-1	1011	BERRYESSA CT	82.50
003-501-18-1	1009	BERRYESSA CT	82.50
003-501-19-1	1008	HILLVIEW LN	82.50
003-501-20-1	1010	HILLVIEW LN	82.50
003-501-21-1	1012	HILLVIEW LN	82.50
003-501-22-1	1014	HILLVIEW LN	82.50
003-501-23-1	323	HILLVIEW LN	82.50
003-501-24-1	321	HILLVIEW LN	82.50
003-501-25-1	319	HILLVIEW LN	82.50
003-501-26-1	317	HILLVIEW LN	82.50
003-501-27-1	315	HILLVIEW LN	82.50
003-501-28-1	313	HILLVIEW LN	82.50
003-501-29-1	311	HILLVIEW LN	82.50
003-501-30-1	310	NIEMANN ST	82.50
003-501-31-1	312	NIEMANN ST	82.50
003-501-32-1	314	NIEMANN ST	82.50
003-501-33-1	316	NIEMANN ST	82.50
003-501-34-1	318	NIEMANN ST	82.50
003-501-35-1	320	NIEMANN ST	82.50
003-501-36-1	400	NIEMANN ST	82.50
003-501-37-1	402	NIEMANN ST	82.50
003-502-01-1	1009	HILLVIEW LN	82.50
003-502-02-1	1011	HILLVIEW LN	82.50
003-502-03-1	1013	HILLVIEW LN	82.50
003-502-04-1	316	HILLVIEW LN	82.50
003-502-05-1	314	HILLVIEW LN	82.50
003-502-06-1	312	HILLVIEW LN	82.50
003-502-07-1	1012	VILLAGE CIR	82.50
003-502-08-1	1010	VILLAGE CIR	82.50
003-502-09-1	1008	VILLAGE CIR	82.50
003-502-10-1	313	VILLAGE CIR	82.50
003-502-11-1	315	VILLAGE CIR	82.50
003-502-12-1	317	VILLAGE CIR	82.50
003-503-01-1	1032	VILLAGE CIR	82.50
003-503-02-1	1030	VILLAGE CIR	82.50
003-503-03-1	1028	VILLAGE CIR	82.50
003-503-04-1	1026	VILLAGE CIR	82.50
003-503-05-1	1024	VILLAGE CIR	82.50
003-503-06-1	1022	VILLAGE CIR	82.50
003-503-07-1	414	VILLAGE CIR	82.50
003-503-08-1	412	VILLAGE CIR	82.50
003-503-09-1	410	VILLAGE CIR	82.50
003-503-10-1	408	VILLAGE CIR	82.50
003-503-12-1	406	VILLAGE CIR	82.50

APN		Situs Address	Charge
003-503-13-1	404	VILLAGE CIR	82.50
003-503-14-1	402	VILLAGE CIR	82.50
003-503-15-1	400	VILLAGE CIR	82.50
003-503-16-1	318	VILLAGE CIR	82.50
003-503-17-1	316	VILLAGE CIR	82.50
003-503-18-1	314	VILLAGE CIR	82.50
003-503-19-1	312	VILLAGE CIR	82.50
003-503-20-1	310	VILLAGE CIR	82.50
003-503-21-1	308	VILLAGE CIR	82.50
003-503-22-1	1005	VILLAGE CIR	82.50
003-503-23-1	1007	VILLAGE CIR	82.50
003-503-24-1	1009	VILLAGE CIR	82.50
003-503-25-1	1011	VILLAGE CIR	82.50
003-503-26-1	1013	VILLAGE CIR	82.50
003-503-27-1	1015	VILLAGE CIR	82.50
003-503-28-1	1017	VILLAGE CIR	82.50
003-503-29-1	1019	VILLAGE CIR	82.50
003-503-30-1	1021	VILLAGE CIR	82.50
003-510-07-1	718	LUPINE WAY	82.50
003-510-08-1	720	LUPINE WAY	82.50
003-510-09-1	722	LUPINE WAY	82.50
003-510-10-1	724	LUPINE WAY	82.50
003-510-11-1	726	LUPINE WAY	82.50
003-510-12-1	728	LUPINE WAY	82.50
003-510-13-1	730	LUPINE WAY	82.50
003-510-14-1	731	MAIN ST	82.50
003-510-15-1	729	MAIN ST	82.50
003-510-16-1	727	MAIN ST	82.50
003-510-17-1	725	MAIN ST	82.50
003-510-18-1	723	MAIN ST	82.50
003-510-19-1	721	MAIN ST	82.50
003-510-20-1	719	MAIN ST	82.50
003-511-01-1	743	MAIN ST	82.50
003-511-02-1	741	MAIN ST	82.50
003-511-03-1	739	MAIN ST	82.50
003-511-04-1	737	MAIN ST	82.50
003-511-05-1	735	MAIN ST	82.50
003-511-06-1	733	MAIN ST	82.50
003-511-07-1	732	FOXGLOVE CIR	82.50
003-511-08-1	734	FOXGLOVE CIR	82.50
003-511-09-1	736	FOXGLOVE CIR	82.50
003-511-10-1	738	FOXGLOVE CIR	82.50
003-511-11-1	713	FOXGLOVE CIR	82.50
003-511-12-1	711	FOXGLOVE CIR	82.50
003-511-13-1	709	FOXGLOVE CIR	82.50
003-511-14-1	707	FOXGLOVE CIR	82.50
003-511-15-1	620	FOXGLOVE CIR	82.50
003-511-16-1	616	FOXGLOVE CIR	82.50
003-512-01-1	710	FOXGLOVE CIR	82.50
003-512-02-1	708	FOXGLOVE CIR	82.50
003-512-03-1	706	FOXGLOVE CIR	82.50
003-512-04-1	618	FOXGLOVE CIR	82.50
003-512-05-1	636	FOXGLOVE CIR	82.50
003-512-06-1	634	FOXGLOVE CIR	82.50
003-512-07-1	632	FOXGLOVE CIR	82.50
003-512-08-1	615	IVY LOOP	82.50
003-512-09-1	706	IVY LOOP	82.50
003-512-10-1	708	IVY LOOP	82.50
003-512-11-1	712	IVY LOOP	82.50
003-513-01-1	641	FOXGLOVE CIR	82.50

APN		Situs Address	Charge
003-513-02-1	639	FOXGLOVE CIR	82.50
003-513-03-1	637	FOXGLOVE CIR	82.50
003-513-04-1	635	FOXGLOVE CIR	82.50
003-513-05-1	633	FOXGLOVE CIR	82.50
003-513-06-1	631	FOXGLOVE CIR	82.50
003-513-07-1	609	IVY LOOP	82.50
003-513-08-1	607	IVY LOOP	82.50
003-513-09-1	605	IVY LOOP	82.50
003-513-10-1	603	IVY LOOP	82.50
003-513-11-1	601	IVY LOOP	82.50
003-513-12-1	631	IVY LOOP	82.50
003-513-13-1	629	IVY LOOP	82.50
003-513-14-1	627	IVY LOOP	82.50
003-513-15-1	625	IVY LOOP	82.50
003-513-16-1	623	IVY LOOP	82.50
003-513-17-1	621	IVY LOOP	82.50
003-514-01-1	606	IVY LOOP	82.50
003-514-02-1	604	IVY LOOP	82.50
003-514-03-1	602	IVY LOOP	82.50
003-514-04-1	600	IVY LOOP	82.50
003-514-05-1	626	IVY LOOP	82.50
003-514-06-1	624	IVY LOOP	82.50
003-514-07-1	601	SNAPDRAGON CT	82.50
003-514-08-1	621	FICUS WAY	82.50
003-514-09-1	625	FICUS WAY	82.50
003-515-01-1	629	SNAPDRAGON ST	82.50
003-515-02-1	627	SNAPDRAGON ST	82.50
003-515-03-1	625	SNAPDRAGON ST	82.50
003-515-04-1	623	SNAPDRAGON ST	82.50
003-515-05-1	621	SNAPDRAGON ST	82.50
003-515-06-1	611	SNAPDRAGON ST	82.50
003-515-07-1	609	SNAPDRAGON ST	82.50
003-515-08-1	607	SNAPDRAGON ST	82.50
003-515-09-1	624	FICUS WAY	82.50
003-515-10-1	626	FICUS WAY	82.50
003-515-11-1	628	FICUS WAY	82.50
003-515-12-1	630	FICUS WAY	82.50
003-516-01-1	727	LUPINE WAY	82.50
003-516-02-1	725	LUPINE WAY	82.50
003-516-03-1	723	LUPINE WAY	82.50
003-516-04-1	721	LUPINE WAY	82.50
003-516-05-1	719	LUPINE WAY	82.50
003-516-06-1	717	LUPINE WAY	82.50
003-516-07-1	620	SNAPDRAGON ST	82.50
003-516-08-1	622	SNAPDRAGON ST	82.50
003-516-09-1	624	SNAPDRAGON ST	82.50
003-516-10-1	626	SNAPDRAGON ST	82.50
003-516-11-1	628	SNAPDRAGON ST	82.50
003-516-12-1	630	SNAPDRAGON ST	82.50
003-516-13-1	632	SNAPDRAGON ST	82.50
003-516-14-1	729	LUPINE WAY	82.50
003-521-01-1	717	MAIN ST	82.50
003-521-02-1	715	MAIN ST	82.50
003-521-03-1	715	ASTER WAY	82.50
003-521-04-1	713	ASTER ST	82.50
003-521-05-1	711	ASTER ST	82.50
003-521-06-1	709	ASTER ST	82.50
003-521-07-1	707	ASTER ST	82.50
003-521-08-1	716	LUPINE WAY	82.50
003-523-01-1	700	IVY LOOP	82.50

APN		Situs Address	Charge
003-523-02-1	702	IVY LOOP	82.50
003-523-03-1	704	IVY CT	82.50
003-523-04-1	706	IVY CT	82.50
003-523-05-1	708	IVY CT	82.50
003-523-06-1	710	IVY CT	82.50
003-523-07-1	712	IVY CT	82.50
003-523-08-1	714	IVY CT	82.50
003-523-09-1	716	IVY CT	82.50
003-523-10-1	715	IVY CT	82.50
003-523-11-1	713	IVY CT	82.50
003-523-12-1	711	IVY CT	82.50
003-523-13-1	709	IVY CT	82.50
003-523-14-1	707	IVY CT	82.50
003-523-15-1	705	IVY CT	82.50
003-523-16-1	706	ASTER ST	82.50
003-523-17-1	708	ASTER ST	82.50
003-523-18-1	710	ASTER ST	82.50
003-523-19-1	712	ASTER ST	82.50
003-523-20-1	714	ASTER ST	82.50
003-523-21-1	716	ASTER ST	82.50
003-524-01-1	715	LUPINE WAY	82.50
003-524-02-1	713	LUPINE WAY	82.50
003-524-03-1	711	LUPINE WAY	82.50
003-524-04-1	709	LUPINE WAY	82.50
003-524-05-1	707	LUPINE WAY	82.50
003-524-06-1	705	LUPINE WAY	82.50
003-524-07-1	618	SNAPDRAGON ST	82.50
003-524-08-1	616	SNAPDRAGON ST	82.50
003-524-09-1	614	SNAPDRAGON ST	82.50
003-524-10-1	612	SNAPDRAGON ST	82.50
003-524-11-1	610	SNAPDRAGON ST	82.50
003-524-12-1	608	SNAPDRAGON ST	82.50
003-524-13-1	606	SNAPDRAGON ST	82.50
003-524-14-1	604	SNAPDRAGON CT	82.50
003-524-15-1	602	SNAPDRAGON CT	82.50
003-524-16-1	600	SNAPDRAGON CT	82.50
003-524-17-1	620	IVY LOOP	82.50
003-524-18-1	622	IVY LOOP	82.50
003-524-19-1	415	GRANT AVE	26.25
030-210-04-1		CR 89	26.25
030-220-08-1	111	NIEMANN ST	82.50
030-220-09-1	105	NIEMANN ST	82.50
030-220-10-1		T8N R1W POR SEC 21	26.25
030-220-27-1		R1W POR SEC 21	82.50
030-220-34-1		ANDERSON AVE	26.25
030-220-35-1	435	ANDERSON AVE	26.25
030-361-04-1	1204	VALLEY OAK DR	82.50
030-361-05-1	1202	VALLEY OAK DR	82.50
030-361-06-1	1200	VALLEY OAK DR	82.50
030-361-07-1	503	DORSET CT	82.50
030-361-08-1	505	DORSET CT	82.50
030-361-09-1	508	DORSET CT	82.50
030-361-10-1	506	DORSET CT	82.50
030-361-11-1	504	DORSET CT	82.50
030-361-12-1	502	DORSET CT	82.50
030-361-13-1	500	DORSET CT	82.50
030-361-14-1	1104	VALLEY OAK DR	82.50
030-361-15-1	1102	VALLEY OAK DR	82.50
030-361-16-1	1100	VALLEY OAK DR	82.50
030-361-17-1	401	COLUMBIA WAY	82.50

APN		Situs Address	Charge
030-361-18-1	403	COLUMBIA WAY	82.50
030-361-19-1	405	COLUMBIA WAY	82.50
030-361-20-1	407	COLUMBIA WAY	82.50
030-361-21-1	409	COLUMBIA WAY	82.50
030-361-22-1	411	COLUMBIA WAY	82.50
030-361-23-1	413	COLUMBIA WAY	82.50
030-361-24-1	415	COLUMBIA WAY	82.50
030-361-25-1	417	COLUMBIA WAY	82.50
030-361-26-1	1005	SUFFOLK CT	82.50
030-361-28-1	1010	SUFFOLK CT	82.50
030-361-29-1	1008	SUFFOLK CT	82.50
030-361-30-1	1006	SUFFOLK CT	82.50
030-361-31-1	1004	SUFFOLK CT	82.50
030-361-32-1	1206	VALLEY OAK DR	82.50
030-362-01-1	404	COLUMBIA WAY	82.50
030-362-02-1	402	COLUMBIA WAY	82.50
030-362-03-1	400	COLUMBIA WAY	82.50
030-371-01-1	201	SUFFOLK PL	82.50
030-371-02-1	203	SUFFOLK PL	82.50
030-371-03-1	205	SUFFOLK PL	82.50
030-371-04-1	207	SUFFOLK PL	82.50
030-371-05-1	209	SUFFOLK PL	82.50
030-371-06-1	211	SUFFOLK PL	82.50
030-371-07-1	803	SUFFOLK PL	82.50
030-371-08-1	805	SUFFOLK PL	82.50
030-371-09-1	807	SUFFOLK PL	82.50
030-371-10-1	901	SUFFOLK PL	82.50
030-371-11-1	903	SUFFOLK PL	82.50
030-371-12-1	905	SUFFOLK PL	82.50
030-371-13-1	907	SUFFOLK PL	82.50
030-371-14-1	410	COLUMBIA WAY	82.50
030-371-15-1	408	COLUMBIA WAY	82.50
030-371-16-1	406	COLUMBIA WAY	82.50
030-371-17-1	301	HAMPSHIRE CT	82.50
030-371-18-1	303	HAMPSHIRE CT	82.50
030-371-19-1	305	HAMPSHIRE CT	82.50
030-371-20-1	307	HAMPSHIRE CT	82.50
030-371-21-1	309	HAMPSHIRE CT	82.50
030-371-22-1	311	HAMPSHIRE CT	82.50
030-371-23-1	308	HAMPSHIRE CT	82.50
030-371-24-1	306	HAMPSHIRE CT	82.50
030-371-25-1	304	HAMPSHIRE CT	82.50
030-371-26-1	302	HAMPSHIRE CT	82.50
030-371-27-1	300	HAMPSHIRE CT	82.50
030-372-01-1	1002	SUFFOLK CT	82.50
030-372-02-1	1000	SUFFOLK CT	82.50
030-372-03-1	906	SUFFOLK PL	82.50
030-372-04-1	904	SUFFOLK PL	82.50
030-372-05-1	902	SUFFOLK PL	82.50
030-372-06-1	900	SUFFOLK PL	82.50
030-372-07-1	810	SUFFOLK PL	82.50
030-372-08-1	808	SUFFOLK PL	82.50
030-372-09-1	806	SUFFOLK PL	82.50
030-372-10-1	804	SUFFOLK PL	82.50
030-372-11-1	802	SUFFOLK PL	82.50
030-372-12-1	800	SUFFOLK PL	82.50
030-372-13-1	212	SUFFOLK PL	82.50
030-372-14-1	210	SUFFOLK PL	82.50
030-372-15-1	208	SUFFOLK PL	82.50
030-372-16-1	902	SOUTHDOWN CT	82.50

APN		Situs Address	Charge
030-372-17-1	904	SOUTHDOWN CT	82.50
030-372-18-1	906	SOUTHDOWN CT	82.50
030-372-19-1	908	SOUTHDOWN CT	82.50
030-372-20-1	910	SOUTHDOWN CT	82.50
030-372-21-1	909	SOUTHDOWN CT	82.50
030-372-22-1	907	SOUTHDOWN CT	82.50
030-372-23-1	905	SOUTHDOWN CT	82.50
030-372-24-1	903	SOUTHDOWN CT	82.50
030-372-25-1	901	SOUTHDOWN CT	82.50
030-381-01-1	410	MOODY SLOUGH RD	82.50
030-381-02-1	401	GRIFFIN WAY	82.50
030-381-03-1	403	GRIFFIN WAY	82.50
030-381-04-1	405	GRIFFIN WAY	82.50
030-381-05-1	407	GRIFFIN WAY	82.50
030-381-06-1	409	GRIFFIN WAY	82.50
030-381-07-1	1108	GRIFFIN WAY	82.50
030-381-10-1	1102	GRIFFIN WAY	82.50
030-381-11-1	1100	GRIFFIN WAY	82.50
030-381-13-1	1104	GRIFFIN WAY	82.50
030-381-15-1	1106	GRIFFIN WAY	82.50
030-382-01-1	402	GRIFFIN WAY	82.50
030-382-02-1	404	GRIFFIN WAY	82.50
030-382-03-1	406	GRIFFIN WAY	82.50
030-382-04-1	408	GRIFFIN WAY	82.50
030-382-05-1	409	NIEMANN ST	82.50
030-382-06-1	407	NIEMANN ST	82.50
030-382-07-1	405	NIEMANN ST	82.50
030-382-08-1	403	NIEMANN ST	82.50
030-391-01-1	443	COTTAGE CIR	82.50
030-391-02-1	439	COTTAGE CIR	82.50
030-391-03-1	435	COTTAGE CIR	82.50
030-391-04-1	431	COTTAGE CIR	82.50
030-391-05-1	427	COTTAGE CIR	82.50
030-391-06-1	423	COTTAGE CIR	82.50
030-391-07-1	419	COTTAGE CIR	82.50
030-391-10-1	410	ANDERSON AVE	82.50
030-391-11-1	414	ANDERSON AVE	82.50
030-391-12-1	418	ANDERSON AVE	82.50
030-391-13-1	422	ANDERSON AVE	82.50
030-391-14-1	426	ANDERSON AVE	82.50
030-391-15-1	430	ANDERSON AVE	82.50
030-391-16-1	434	ANDERSON AVE	82.50
030-391-17-1	438	ANDERSON AVE	82.50
030-391-18-1	442	ANDERSON AVE	82.50
030-391-19-1	415	COTTAGE CIR	82.50
030-391-21-1	411	COTTAGE CIR	82.50
030-392-01-1	474	COTTAGE CIR	82.50
030-392-02-1	470	COTTAGE CIR	82.50
030-392-03-1	466	COTTAGE CIR	82.50
030-392-04-1	462	COTTAGE CIR	82.50
030-392-05-1	458	COTTAGE CIR	82.50
030-392-06-1		COTTAGE CIR	82.50
030-392-07-1	430	COTTAGE CIR	82.50
030-392-08-1	426	COTTAGE CIR	82.50
030-392-09-1	422	COTTAGE CIR	82.50
030-392-10-1	418	COTTAGE CIR	82.50
030-392-11-1	414	COTTAGE CIR	82.50
030-392-12-1	410	COTTAGE CIR	82.50
030-392-13-1	408	COTTAGE CIR	82.50
038-050-13-1	27600	CR 90	26.25

APN		Situs Address	Charge
038-050-19-1		WALNUT LN	82.50
038-050-21-1	T8N	R1W POR SEC 22	26.25
038-050-23-1	T8N	R1W POR SEC 22	26.25
038-050-27-1		CR 89	26.25
038-050-29-1	901	E GRANT/705 TIMBER CRE	26.25
038-050-51-1	27710	CR 90	26.25
038-050-52-1		CR 89	26.25
038-050-57-1	999	E GRANT AVE	26.25
038-050-60-1		I-505 & RUSSELL BLVD	26.25
038-050-63-1		I-505/GRANT AVE	26.25
038-050-68-1		CR 89	82.50
038-050-72-1	27852	CR 90	26.25
038-050-73-1	27990	CR 90	26.25
038-070-12-1	800	E GRANT AVE/ 800A	165.00
038-070-22-1	112	E MAIN ST	26.25
038-070-28-1		T8N R1W	26.25
038-070-29-1	PCL 2	GATEWAY DR	26.25
038-070-30-1	PCL 4	GATEWAY DR	26.25
038-070-31-1	PCL 3	GATEWAY DR	26.25
038-070-32-1	PCL 1	GATEWAY DR	26.25
038-070-35-1		RUSSELL/BAKER/MAIN	82.50
038-170-02-1	412	MANZANITA WAY	82.50
038-170-03-1	408	MANZANITA WAY	82.50
038-170-04-1	404	MANZANITA WAY	82.50
038-170-05-1	400	MANZANITA WAY	82.50
038-170-06-1	216	BLUE OAK LN	82.50
038-170-07-1	220	BLUE OAK LN	82.50
038-170-08-1	312	E MAIN ST	82.50
038-170-09-1	308	E MAIN ST	82.50
038-170-10-1	304	E MAIN ST	82.50
038-170-11-1	300	E MAIN ST	82.50
038-170-12-1	221	TOYON LN	82.50
038-170-13-1	217	TOYON LN	82.50
038-170-14-1	224	TOYON LN	82.50
038-170-15-1	212	E MAIN ST	82.50
038-170-16-1	208	E MAIN ST	82.50
038-170-17-1	204	E MAIN ST	82.50
038-170-18-1	200	E MAIN ST	82.50
038-170-19-1	225	CREEKSIDE WAY	82.50
038-180-01-1	201	MADRONE CT	82.50
038-180-02-1		MADRONE CT	82.50
038-180-03-1	209	MADRONE CT	82.50
038-180-04-1	208	MADRONE CT	82.50
038-180-07-1	201	CREEKSIDE WAY	82.50
038-180-08-1	205	CREEKSIDE WAY	82.50
038-180-09-1	209	CREEKSIDE WAY	82.50
038-180-10-1	213	CREEKSIDE WAY	82.50
038-180-11-1	217	CREEKSIDE WAY	82.50
038-180-12-1	221	CREEKSIDE WAY	82.50
038-180-13-1	220	TOYON LN	82.50
038-180-14-1	216	TOYON LN	82.50
038-180-15-1	212	TOYON LN	82.50
038-180-16-1	208	TOYON LN	82.50
038-180-17-1	204	TOYON LN	82.50
038-180-18-1	200	TOYON LN	82.50
038-180-19-1	301	CREEKSIDE WAY	82.50
038-180-20-1	305	CREEKSIDE WAY	82.50
038-180-21-1	205	TOYON LN	82.50
038-180-22-1	209	TOYON LN	82.50
038-180-23-1	213	TOYON LN	82.50

APN		Situs Address	Charge
038-180-24-1	212	BLUE OAK LN	82.50
038-180-25-1	208	BLUE OAK LN	82.50
038-180-26-1	204	BLUE OAK LN	82.50
038-180-27-1	309	CREEKSIDE WAY	82.50
038-180-28-1	313	CREEKSIDE WAY	82.50
038-180-29-1	401	CREEKSIDE WAY	82.50
038-180-30-1	405	CREEKSIDE WAY	82.50
038-180-31-1	205	BLUE OAK LN	82.50
038-180-32-1	209	BLUE OAK LN	82.50
038-180-33-1	208	MAPLE LN	82.50
038-180-34-1	204	MAPLE LN	82.50
038-180-35-1	409	CREEKSIDE WAY	82.50
038-180-36-1	413	CREEKSIDE WAY	82.50
038-180-37-1	412	CREEKSIDE WAY	82.50
038-180-38-1	408	CREEKSIDE WAY	82.50
038-180-39-1	404	CREEKSIDE WAY	82.50
038-180-40-1	400	CREEKSIDE WAY	82.50
038-180-41-1	316	CREEKSIDE WAY	82.50
038-180-42-1	312	CREEKSIDE WAY	82.50
038-180-43-1	308	CREEKSIDE WAY	82.50
038-180-44-1	304	CREEKSIDE WAY	82.50
038-180-45-1	300	CREEKSIDE WAY	82.50
038-180-47-1	200	MADRONE CT	82.50
038-190-02-1	421	E MAIN ST	82.50
038-190-03-1	417	E MAIN ST	82.50
038-190-04-1	413	E MAIN ST	82.50
038-190-05-1	409	E MAIN ST	82.50
038-190-06-1	405	E MAIN ST	82.50
038-190-07-1	401	E MAIN ST	82.50
038-190-08-1	309	E MAIN ST	82.50
038-190-09-1	305	E MAIN ST	82.50
038-190-10-1	301	E MAIN ST	82.50
038-190-11-1	213	E MAIN ST	82.50
038-190-12-1	211	E MAIN ST	82.50
038-190-13-1	209	E MAIN ST	82.50
038-190-14-1	207	E MAIN ST	82.50
038-190-15-1	205	E MAIN ST	82.50
038-190-16-1	203	E MAIN ST	82.50
038-190-17-1	201	E MAIN ST	82.50
038-190-18-1	200	WHITE OAK LN	82.50
038-190-19-1	204	WHITE OAK LN	82.50
038-190-20-1	208	WHITE OAK LN	82.50
038-190-21-1	212	WHITE OAK LN	82.50
038-190-22-1	216	WHITE OAK LN	82.50
038-190-23-1	220	WHITE OAK LN	82.50
038-190-24-1	224	WHITE OAK LN	82.50
038-190-25-1	300	WHITE OAK LN	82.50
038-190-26-1	304	WHITE OAK LN	82.50
038-190-27-1	308	WHITE OAK LN	82.50
038-190-28-1	312	WHITE OAK LN	82.50
038-190-29-1	316	WHITE OAK LN	82.50
038-190-30-1	320	WHITE OAK LN	82.50
038-190-31-1	400	WHITE OAK LN	82.50
038-190-32-1	404	WHITE OAK LN	82.50
038-190-35-1		E MAIN ST	82.50
038-190-36-1	309	WHITE OAK LN	82.50
038-190-37-1	308	E BAKER ST	82.50
038-190-38-1	304	E BAKER ST	82.50
038-190-39-1	300	E BAKER ST	82.50
038-190-40-1	220	E BAKER ST	82.50

APN		Situs Address	Charge
038-190-41-1	216	E BAKER ST	82.50
038-190-42-1	212	E BAKER ST	82.50
038-190-43-1	208	E BAKER ST	82.50
038-190-44-1	204	E BAKER ST	82.50
038-190-45-1	200	E BAKER ST	82.50
038-190-46-1	201	WHITE OAK LN	82.50
038-190-47-1	205	WHITE OAK LN	82.50
038-190-48-1	209	WHITE OAK LN	82.50
038-190-49-1	213	WHITE OAK LN	82.50
038-190-50-1	217	WHITE OAK LN	82.50
038-190-51-1	221	WHITE OAK LN	82.50
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038-190-53-1	301	WHITE OAK LN	82.50
038-190-54-1	305	WHITE OAK LN	82.50
038-190-56-1	408	WHITE OAK LN	82.50
038-201-01-1	220	WILDROSE LN	82.50
038-201-02-1	613	MANZANITA WAY	82.50
038-201-03-1	609	MANZANITA WAY	82.50
038-201-04-1	605	MANZANITA WAY	82.50
038-201-05-1	601	MANZANITA WAY	82.50
038-201-06-1	221	RED BUD LN	82.50
038-201-07-1	225	RED BUD LN	82.50
038-201-08-1	229	RED BUD LN	82.50
038-201-09-1	233	RED BUD LN	82.50
038-201-10-1	237	RED BUD LN	82.50
038-201-11-1	241	RED BUD LN	82.50
038-201-12-1	245	RED BUD LN	82.50
038-201-13-1	249	RED BUD LN	82.50
038-201-14-1	248	WILDROSE LN	82.50
038-201-15-1	244	WILDROSE LN	82.50
038-201-16-1	240	WILDROSE LN	82.50
038-201-17-1	236	WILDROSE LN	82.50
038-201-18-1	232	WILDROSE LN	82.50
038-201-19-1	228	WILDROSE LN	82.50
038-201-20-1	224	WILDROSE LN	82.50
038-202-01-1	600	MANZANITA WAY	82.50
038-202-02-1	604	MANZANITA WAY	82.50
038-202-03-1	608	MANZANITA WAY	82.50
038-202-04-1	612	MANZANITA WAY	82.50
038-202-05-1	208	WILDROSE LN	82.50
038-202-06-1	204	WILDROSE LN	82.50
038-202-07-1	200	WILDROSE LN	82.50
038-202-08-1	196	WILDROSE LN	82.50
038-202-09-1	605	CREEKSIDE WAY	82.50
038-202-10-1	601	CREEKSIDE WAY	82.50
038-202-11-1	197	RED BUD LN	82.50
038-202-12-1	201	RED BUD LN	82.50
038-202-13-1	205	RED BUD LN	82.50
038-202-14-1	209	RED BUD LN	82.50
038-203-01-1	245	WILDROSE LN	82.50
038-203-02-1	241	WILDROSE LN	82.50
038-203-03-1	237	WILDROSE LN	82.50
038-203-04-1	233	WILDROSE LN	82.50
038-203-05-1	229	WILDROSE LN	82.50
038-203-06-1	225	WILDROSE LN	82.50
038-203-07-1	221	WILDROSE LN	82.50
038-203-08-1	217	WILDROSE LN	82.50
038-203-09-1	213	WILDROSE LN	82.50
038-203-10-1	209	WILDROSE LN	82.50
038-203-11-1	205	WILDROSE LN	82.50

APN		Situs Address	Charge
038-203-12-1	201	WILDROSE LN	82.50
038-203-13-1	197	WILDROSE LN	82.50
038-203-14-1	193	WILDROSE LN	82.50
038-203-15-1	616	CREEKSIDE WAY	82.50
038-203-16-1	612	CREEKSIDE WAY	82.50
038-203-17-1	608	CREEKSIDE WAY	82.50
038-203-19-1		RED BUD LN	82.50
038-203-20-1	512	CREEKSIDE WAY	82.50
038-203-21-1	508	CREEKSIDE WAY	82.50
038-203-22-1	504	CREEKSIDE WAY	82.50
038-203-23-1	500	CREEKSIDE WAY	82.50
038-204-01-1	513	CREEKSIDE WAY	82.50
038-204-02-1	509	CREEKSIDE WAY	82.50
038-204-03-1	505	CREEKSIDE WAY	82.50
038-204-04-1	501	CREEKSIDE WAY	82.50
038-204-05-1	205	MAPLE LN	82.50
038-204-06-1	204	RED BUD LN	82.50
038-204-07-1	208	RED BUD LN	82.50
038-204-08-1	209	MAPLE LN	82.50
038-204-09-1	500	MANZANITA WAY	82.50
038-204-10-1	504	MANZANITA WAY	82.50
038-204-11-1	508	MANZANITA WAY	82.50
038-204-12-1	512	MANZANITA WAY	82.50
038-205-01-1	220	RED BUD LN	82.50
038-205-02-1	224	RED BUD LN	82.50
038-205-03-1	228	RED BUD LN	82.50
038-205-04-1	232	RED BUD LN	82.50
038-205-05-1	236	RED BUD LN	82.50
038-205-06-1	240	RED BUD LN	82.50
038-205-07-1	244	RED BUD LN	82.50
038-205-08-1	500	E MAIN ST	82.50
038-205-09-1	245	MAPLE LN	82.50
038-205-10-1	241	MAPLE LN	82.50
038-205-11-1	237	MAPLE LN	82.50
038-205-12-1	233	MAPLE LN	82.50
038-205-13-1	229	MAPLE LN	82.50
038-205-14-1	225	MAPLE LN	82.50
038-205-15-1	221	MAPLE LN	82.50
038-205-16-1	501	MANZANITA WAY	82.50
038-205-17-1	505	MANZANITA WAY	82.50
038-205-18-1	509	MANZANITA WAY	82.50
038-205-19-1	513	MANZANITA WAY	82.50
038-210-01-1		E MAIN ST	82.50
038-210-02-1		E MAIN ST	82.50
038-210-03-1		E MAIN ST	82.50
038-210-04-1		E MAIN ST	82.50
038-210-05-1		E MAIN ST	82.50
038-210-06-1		E MAIN ST	82.50
038-210-07-1		E MAIN ST	82.50
038-210-08-1		E MAIN ST	82.50
038-210-09-1		E MAIN ST	82.50
038-210-10-1		E MAIN ST	82.50
038-210-11-1		E MAIN ST	82.50
903-460-01-1	803# 47	W GRANT AVE	82.50
Total Charge			\$ 188,700.00
Parcel Count			2,027

MAYOR:
Woody Fridae
MAYOR PRO TEM:
Michael Martin
COUNCIL:
Tom Stone
Harold Anderson
Cecilia Curry



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael J. Sebastian
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Nicholas Ponticello, City Engineer *nrp*
SUBJECT: Public Hearing - Grant Avenue Parking Restrictions Second Street to Railroad Avenue

RECOMMENDATION: Staff recommends the City Council hold a Public Hearing and adopt Resolution No. 2007-21, designating certain parking restrictions on Grant Avenue (Hwy. 128), between Railroad Avenue and Second Street.

BACKGROUND: The Public Works and Police Departments, in conjunction with Caltrans, have considered safety concerns associated with the on-street parking on Grant Avenue, between First Street and Railroad Avenue. On-street parking is currently allowed for some distance on both sides of Grant Avenue. Unfortunately, most of the vehicles that park in the segment between First and Railroad are extending into the traveled way and the occupants are entering and exiting their vehicles within the traffic lanes. This results in a dangerous situation for motorists, pedestrians, and bicyclists. Roadway measurements indicate there is not adequate space to allow parking on both sides of Grant Avenue. The City Standard curb-to-curb width for a 2-lane roadway with on-street parking is 44-feet. This segment of Grant Avenue is only 37-feet.

The Public Works and Police Departments, along with Caltrans, support the attached Resolution No. 2007-21, which restricts parking on both sides of Grant Avenue, between First and Railroad. The exact limits are shown on the attached Exhibit A.

The Winters High School contacted staff to consider parking restrictions along the frontage of the High School. Their desire was to post 1-hour parking along the north side of Grant. The Police Department and Caltrans did not support this due to lack of enforcement capability. The concern was to restrict long-term parking and provide for drop-off of students, therefore, it was agreed that a loading/unloading zone be allowed for a stretch of 50 feet. The loading/unloading zone will allow students curb-side access keeping them away from moving vehicles. The unloading/loading zone sign will

include the following: "Passenger loading/unloading zone only, parking is available in the school parking lot accessed from Railroad Avenue."

The parking restrictions along Grant will require some parking enforcement and Police Chief Muramoto has indicated he and his staff will enforce the no parking and loading/unloading zone areas.

Schedule

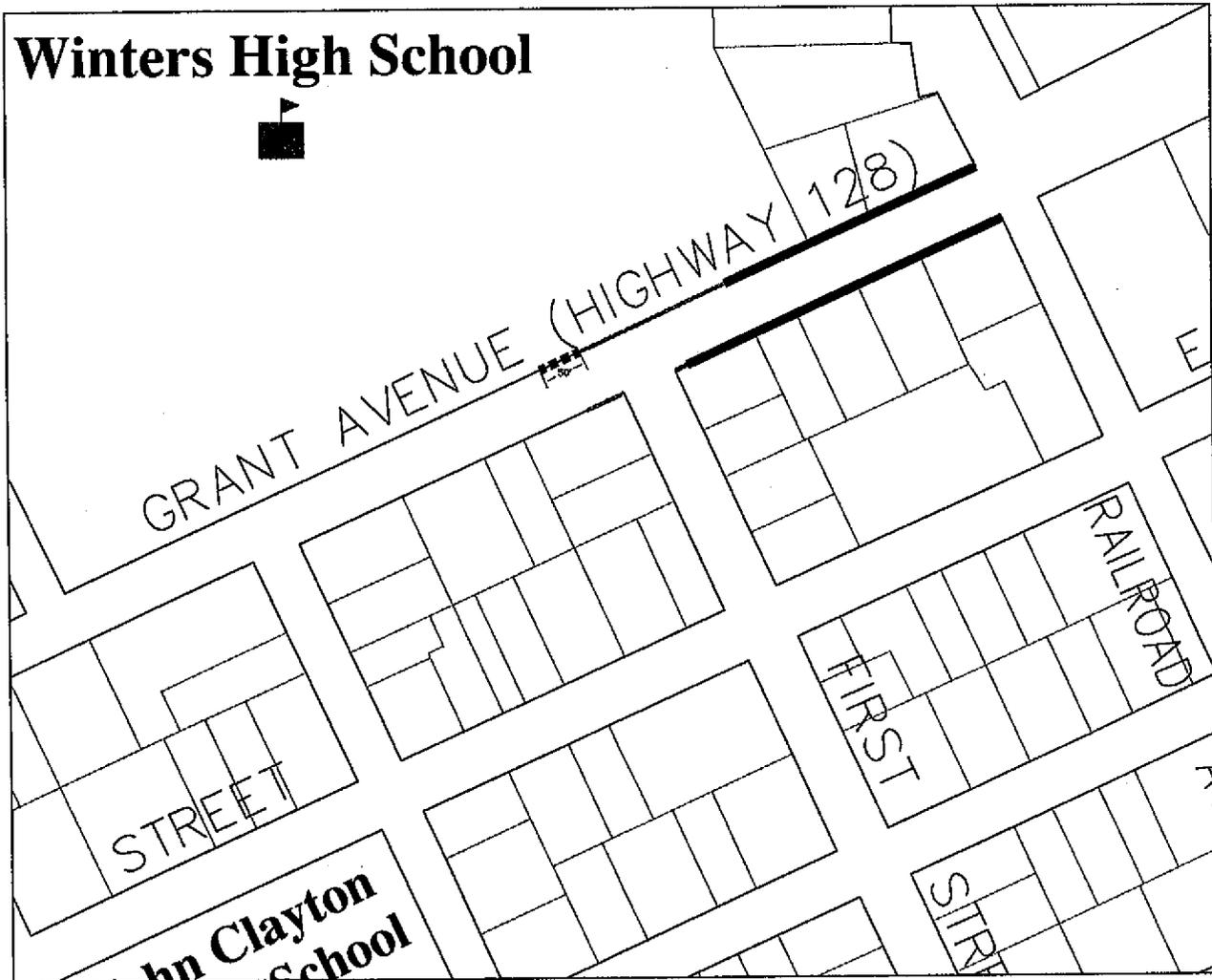
Curb painting and signage will be implemented by City staff within one month of this Resolution adoption.

FISCAL IMPACT: The project will be funded out of TDA or other road maintenance funds.

Attachment: Resolution No. 2007-21
Exhibit A.

EXHIBIT A

GRANT AVENUE PARKING RESTRICTIONS CITY OF WINTERS MAY 2007



LEGEND

- PROPOSED LOADING/UNLOADING ZONE
- PROPOSED NO PARKING ZONE
- EXISTING NO PARKING ZONE

NOTE: DIMENSIONS ARE APPROXIMATE AS FIELD MEASUREMENTS MAY VARY.

MAYOR:
Woody Fridae
MAYOR PRO TEM:
Michael Martin
COUNCIL:
Tom Stone
Harold Anderson
Cecilia Cmry



MAYOR EMERITUS:
J. Robert Chapman
TREASURER:
Michael J. Sebastian
CITY CLERK:
Nanci G. Mills
CITY MANAGER:
John W. Donlevy, Jr.

**CITY COUNCIL
RESOLUTION NO. 2007-21**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS DESIGNATING RESTRICTED PARKING ZONES ON BOTH SIDES OF GRANT AVENUE (HWY. 128) FROM FIRST STREET TO RAILROAD AVENUE, AND A PORTION OF THE NORTH SIDE OF GRANT AVENUE (HWY. 128) BETWEEN SECOND STREET AND FIRST STREET

BE IT RESOLVED by the City Council of the City of Winters as follows:

WHEREAS, the City Council of the City of Winters in accordance with Section 10.16.040 and Section 10.16.200 of the Winters Municipal Code can establish no parking/loading zones; and

WHEREAS, the City of Winters desires to designate both sides of Grant Avenue (Hwy. 128) as No Parking Zones from First Street to Railroad Avenue; and

WHEREAS, the City of Winters desires to designate a 50-foot segment of the north side of Grant Avenue (Hwy. 128) between Second Street and First Street; and

WHEREAS, the California Department of Transportation must approve restricted parking zones on State Highways; and

WHEREAS, the City Council agrees restricted parking zones are appropriate for this area.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS DOES HEREBY RESOLVE AS FOLLOWS:

The City Council of the City of Winters does hereby designate restricted parking zones on both sides of Grant Avenue (Hwy. 128) from First Street to Railroad Avenue and on a portion of the north side of Grant Avenue (Hwy. 128), between Second Street and First Street, all in accordance with Attachment "A.", which is attached to this Resolution and incorporated herein.

PASSED AND ADOPTED this 15th day of May, 2007 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Nanci Mills, City Clerk

WOODY FRIDAE, MAYOR

ATTACHMENT A
PARKING RESTRICTIONS
GRANT AVENUE (STATE ROUTE 128)
CITY OF WINTERS

According to California Department of Transportation terminology, State Route 128 is a west to east highway. This segment of State Route 128 begins at the Solano/Yolo County line and ends at the eastern edge of Winters (which is the junction of SR128/I-505).

1. NO PARKING ANYTIME/SIGNS OR RED CURBS-CITY PAINTED
 - A. FULL TIME 24-HOUR
 1. RIGHT SIDE (EASTBOUND RIGHT CURB/SHOULDER)
 - a. From a point 79 feet west of the centerline of First Street to the centerline of Railroad Avenue.
 2. LEFT SIDE (WESTBOUND RIGHT CURB/SHOULDER)
 - a. From a point 58 feet west of the centerline of First Street to the centerline of Railroad Avenue.
2. PASSENGER LOADING/UNLOADING ZONE
 - A. FULL TIME 24-HOUR
 1. LEFT SIDE (WESTBOUND RIGHT CURB/SHOULDER)
 - a. From a point 108 feet west of the centerline of First Street to a point 58 feet west of the centerline of First Street.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council members
DATE : May 15, 2007
FROM: John W. Donlevy, Jr., City Manager
SUBJECT: Parking Ordinance Update

RECOMMENDATION:

That the City Council:

1. Conduct a Public Hearing on the an amendment to the Winters Municipal Code Pertaining to Stopping, Standing and Parking; and
2. Introduce Ordinance No. 2007-04, AN ORDINANCE OF THE CITY OF WINTERS AMENDING CHAPTER 10.16 OF THE MUNICIPAL CODE PERTAINING TO STOPPING STANDING AND PARKING.

BACKGROUND:

Over the past few years, Staff has received an ever increasing rise in complaints from residents regarding persons regularly storing their recreational vehicles, trailers and boats on the public street. Specifically, the complaints center around unattached "fifth wheels", recreational trailers and boats being parked in front of residences on the public street for extended periods of time. In some cases, permanently.

Under the City's Municipal Code, parking is limited to 120 consecutive hours of parking before a vehicle must be moved. Unfortunately, this requires the Police Department to chalk the tires and schedule re-checks. The definition of "move" is also vague.

The Municipal Code also prohibits the parking or storage of commercial vehicles in residential areas.

In a survey of the City, Staff found 22 different instances where trailers are apparently being stored on the street. These range from the smaller tent trailers or ski boats to the very large travel trailers. In some cases, the size of these recreational trailers rival those of commercial vehicles and are being parked on a residential street. The result of this storage has multiple effects:

- Visual Nuisance- Outside storage in the public right of way impacts the attractiveness of the neighborhood. As one resident has put it, "the view outside my living room window says Country Squire". In some cases, these trailers are not newer models, making them extremely unattractive.

- Maintenance- Residents know that the City is not enforcing No Parking on Street Sweeping Days. In most cases, these trailers are not moved, resulting in an accumulation of debris due to the lack of street sweeping.
- Safety- In some cases, these trailers are being stored on corner lots and on side streets. The large trailers are parked on or near the corners, creating a large visual barrier to cars making turns. In all practicality, this creates a blind intersection for motorists turning due to the reduced sight distance.
- Enforcement- The Police Department is literally in a "cat and mouse" game with some trailer owners. Many residents are extremely frustrated by neighbors storing trailers and repeatedly call for service because the trailer has been in the same location for in excess of 120 hours. The problem arises in the definition of whether the trailer has been "moved". The result is an adversarial situation where neighbor is pitted against neighbor, one neighbor feeling he is being falsely accused by Police of storing the trailer, and another neighbor feeling his rights to a "nice" neighborhood, unfettered by someone storing a large trailer in front of their home and "the City is doing nothing about it".

Additionally, Staff is encountering problems with persons living and/or occupying trailers and recreational vehicles on City streets. In some cases, persons have been emptying restroom tanks into public trash cans.

DISCUSSION:

Staff is recommending that the City Council adopt the attached amendment to the municipal code to refine the parking ordinance to increase clarity and place more clearly defined restrictions on the storage of recreational trailers and boats in the public right of way. This proposed amendment would include:

1. Prohibition of parking unattached trailers in or on any public right of way within the City of Winters.
2. A 72 hour parking restriction for attached recreational trailers and boats on any Winters street.
3. Establishment of a permitting process whereby residents with recreational trailers or boats can purchase an on street storage permit for up to 36 total days per year for a specified trailer parked in front of their owner occupied residence. Under the permit, trailers could be stored unattached for a cumulative period of not more than 36 days total in any calendar year.
4. A re-definition of moving a vehicle to mean " a minimum of 1,000 linear feet" from a specified address and non-parking in front of the address for a period of not less than 72 hours, or on to a private property.
5. A strict prohibition against persons living or occupying a recreational vehicle unless permitted for a period not to exceed 120 hours, but not more than 14 calendar days total per year.

The Ordinance will not provide for the prohibition of storage of recreational trailers, boats or vehicles on private property, outside of the public right of way. This recommendation only deals with storage in the streets or public right of way.

FISCAL IMPACT:

Costs for increased enforcement and increased revenues from citations. Actual amounts to be determined.

ATTACHMENT:

Proposed Ordinance.

ORDINANCE NO. 2007-04

AN ORDINANCE OF THE CITY OF WINTERS
AMENDING CHAPTER 10.16 OF THE MUNICIPAL CODE
PERTAINING TO STOPPING, STANDING, AND PARKING

The City Council of the City of Winters does ordain as follows:

SECTION 1: Section 10.16.010 of the Municipal Code of the City of Winters is hereby amended to read as follows:

Section 10.16.010 Application of Regulations

A. The provisions of this chapter prohibiting the stopping, standing or parking of a vehicle shall apply at all times or at those times specified in this Chapter, except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device.

B. The provisions of this Chapter imposing a time limit on standing or parking shall not relieve any person from the duty to observe other and more restrictive provisions of the Vehicle Code or this code of this city prohibiting or limiting the standing or parking of vehicles in specified places or at specified times.

C. For purposes of this Chapter:

"Vehicle" means any device used for the transportation of persons or property as defined in section 670 of the California Vehicle Code.

"Unattached trailer" means a vehicle that is not self-propelled, was originally designed for carrying persons or property, including boats, and for being drawn by a motorized vehicle, and is not attached to a motorized vehicle that is capable of immediately propelling and towing such unattached trailer.

"Recreational vehicle" means any vehicle, whether self-propelled or drawn by another motorized vehicle, which was originally designed or permanently altered, and equipped or used for human habitation. The term "recreational vehicle" includes, but is not limited to, motor homes, travel trailers, 5th-wheel trailers, campers, and tent trailers. The term "habitation" means the use of a vehicle for temporary or permanent living quarters.

SECTION 2: Section 10.16.050 of the Municipal Code of the City of Winters is hereby amended to read as follows:

Section 10.16.050 Use of streets for storage of vehicles prohibited

No person who owns or has possession, custody or control of any vehicle or recreational vehicle shall park such vehicle or recreational vehicle upon any street or alley for more than a consecutive seventy-two (72) hour period.

No person who owns or has possession, custody or control of an unattached trailer shall leave standing any unattached trailer upon any street or alley within the City.

For purposes of this Chapter, a vehicle or recreational vehicle shall be deemed to be parked in violation of this section when it has not moved at least one thousand (1,000) feet within a consecutive seventy-two (72) hour period.

Any vehicle, recreational vehicle or unattached trailer parked in violation of this Chapter may be removed by the Chief of Police, or his/her designee, in accordance with Sections 22651 and 22669 of the California Vehicle Code.

SECTION 3: Section 10.16.055 is added to Chapter 10.16 of the Municipal Code of the City of Winters to read as follows:

10.16.055 Habitation of Vehicles on Streets

It shall be unlawful for any person who owns or has possession, custody or control of any vehicle, recreational vehicle or unattached trailer, to use or allow the use of such vehicle for human habitation or occupancy. The term "habitation" means the use of a vehicle for temporary or permanent living quarters.

SECTION 4: Section 10.16.270 is added to Chapter 10.16 of the Municipal Code of the City of Winters to read as follows:

10.16.270 Exemptions, Issuance of Permits

Notwithstanding sections 10.16.050 and 10.16.055, the Chief of Police, or his/her designee, may issue permits for the temporary stopping, parking, standing or habitation of vehicles, recreational vehicles or unattached trailers on a street or alley, subject to the following conditions:

- A. A permit for the temporary stopping, parking or standing of vehicles shall be for up to a maximum of thirty-six (36) total days per calendar year for each vehicle. A permit for the temporary habitation or occupancy of a vehicle shall be for up to a maximum of fourteen (14) total days per calendar year for each vehicle, however, each habitation or occupancy period shall not exceed one hundred and twenty (120) consecutive hours. Each habitation or occupancy period must be separated by at least ten (10) days.
- B. A permit for stopping, standing or parking of a vehicle may only be issued to the property owner of a single family residence.
- C. No more than one (1) permit may be issued to a property owner at any given time.
- D. A permit shall restrict the stopping, parking or standing of a vehicle, recreational vehicle or unattached trailer to that portion of the street or alley immediately in front of and abutting the property upon which the single family residence is located.

E. A permit shall be immediately revocable if the vehicle, recreational vehicle or unattached trailer poses a safety concern, in the sole and absolute discretion of the Chief of Police.

F. The Chief of Police, or his/her designee, may impose any additional conditions that he/she deems necessary to protect the health, safety and general welfare of the community.

Appeals regarding the issuance of permit by any interested person may be made to the City Manager within ten (10) days of issuance. The decision of the City Manager regarding any appeals shall be final.

The City Council may by resolution establish fees for the issuance of permits authorized by this Section.

SECTION 5. Severability.

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Winters hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to any such decision or preemptive legislation.

SECTION 6. Effective Date.

This ordinance shall be in full force and effective 30 days after its adoption and shall be published and posted as required by law.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Winters, California, held on _____, and was passed and adopted at a regular meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor

ATTEST:

City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 15, 2007
FROM: Humberto Izquierdo- Hispanic Advisory Committee
THROUGH: John W. Donlevy, Jr., City Manager
SUBJECT: Update on the Hispanic Community Needs Forum

RECOMMENDATION:

That the City Council:

1. Receive a report from the Hispanic Advisory Committee on the results of the Community Needs Forum held on March 16, 2007
2. Provide comments and input to the Committee regarding the issues presented.

BACKGROUND:

On March 22, 2007, the Hispanic Advisory Committee held a community forum at the St. Anthony Parish Hall to gain input and perspective from the Latino community of Winters on a multitude of issues. The workshop included facilitated break-out groups to discuss issues such as Adult Needs, Youth Programs, Teen Needs and Public Safety. In total, approximately 90 persons were in attendance at the session.

The Committee would like to report to the City Council the results of the workshop in advance of prepared recommendations which will be forthcoming.

The following are the results:

Adult Programs:

The Adult session focused on a number of key needs including:

- Affordable Housing- The availability and need for affordable housing was the most important need mentioned at the workshop.
- Public Transportation
- Cultural/Community Center

- More/Better Jobs
- Home Purchase and Credit Counseling
- Adult Recreation/education including:
 - Cooking
 - English
 - GED
 - Computers
- Employment and Job Skills
- Literacy Classes
- Expansion of Commercial and retail establishments in the City to include:
 - Clothing
 - Grocery
 - Entertainment
- Social Services needed included:
 - Transportation
 - Medical
 - Drug and Alcohol
 - Domestic Abuse
- Citizenship
- Better Accessibility at City Hall

With the adults, the key issues surrounded the need for affordable housing and the availability of social services within the City.

Youth Programs and Needs:

The Youth needs and programs discussed included:

- Jobs
- Entertainment and Recreation Programs
- Technical job training
- College and Career Counseling
- Financial Aid Assistance
- Youth Center
- English classes

Teen Breakout:

The workshop also had a breakout session specifically for teens. This meeting was facilitated by Councilmembers Fridae and Curry. The issues focused on included a discussion of specific wants and needs for teens. These included the following:

1. Swimming
 - a. Afternoon lessons

- b. Teen vs kids
 - c. BBQ's and socials
2. Organize Latino Community Event
 - a. BBQ
 - b. Music
 - c. Food
 - d. Games
3. Teen Center
 - a. Dance Classes
 - i. Variety
 - ii. Spanish
 - b. Movies
 - c. Boxing
 - d. Sports
 - e. Arcade
4. Police Ride Along
5. Library
6. More Computers
7. Conference Rooms
8. Longer Hours
9. More City Parks
10. Summer field trips to Six Flags, UCD soccer, sporting events, beach, etc.

In the adult sessions, the need for expanded teen programming is viewed as a very high priority.

Public Safety:

The focus on Public Safety included discussion on the following community needs:

- Need for increased police and patrols
- General feeling of not enough police officers on duty
- Neighborhood Watch and crime prevention programs
- Need for increased communication between police and community.

The public safety breakout sessions were probably the most active discussions at the forum. From the session, it was determined that a separate "Public Safety Forum" would be held to cover the wide range of questions and issues under discussion.

FISCAL IMPACT:

None by this action.


CITY OF WINTERS
CALIFORNIA
CITY COUNCIL STAFF REPORT
May 15, 2007

TO: Honorable Mayor and Councilmembers
THROUGH: John W. Donlevy, Jr. – City Manager 
FROM: Dan Sokolow – Community Development Director
SUBJECT: Authorization to Accept Annexation Proposal from Venita D. O'Brien

RECOMMENDATION: Staff recommends that the City Council take the following actions: (1) receive the staff report, (2) review the annexation request from Venita D. O'Brien, and (3) determine whether an application for annexation can be accepted for processing.

BACKGROUND: Ms. O'Brien has expressed an interest in having her property annexed (Assessor Parcel Numbers 030-190-26 and 29) to the City; please find attached a letter, dated February 7, 2007, from her and a map that depicts her property which totals 59.96 acres in size and is located northwest of the City near the intersection of Moody Slough Road (County Road 33) and County Road 88. Under City Council Resolution No. 2001-05, the City Council must approve first the acceptance of an application for a project outside of the City's general plan area before staff can accept an application for processing.

According to Ms. O'Brien, the current uses of her property include a rural residence and cattle grazing for fire prevention. If the property is annexed, her goal is to maintain her residence on her 31.59-acre parcel (APN 030-190-29) and develop the 28.37-acre parcel (APN 030-190-26). Ms. O'Brien made a similar annexation request in 2004. The City Council considered the request at its October 5, 2004 meeting and declined to accept the application.

DISCUSSION: Generally, the following planning process would occur before an annexation could be approved and finalized.

1. Preparation of environmental review (California Environmental Quality Act or CEQA).
2. Preparation of infrastructure studies (water, wastewater, storm drain, etc.).
3. Planning Commission recommendation to approve CEQA determination, pre-zoning, and general plan amendment including conditions.
4. City Council approval of CEQA determination, pre-zoning, and general plan amendment including conditions.
5. City Council and Yolo County Board of Supervisors approval of property tax sharing agreement for property proposed for annexation.
6. Yolo County Local Agency Formation Commission (LAFCO) approval of annexation.

The City Council may establish specific conditions for accepting an annexation application.

A City Council decision to accept an application for processing does not bind the Council to approve the annexation request.

ALTERNATIVES: The City Council may direct staff to accept an annexation application for processing or decline to accept an application. In the event that the Council elects to accept an application, the Council may establish conditions for acceptance of the application for processing.

FISCAL IMPACT: Should the City Council direct staff to accept an annexation application for processing, the applicant would be required to enter into an advance of funds agreement with the City in order to cover the City's expenses incurred during the processing of the application.

Attachments:

Letter dated February 7, 2007 from Venita D. O'Brien
Map depicting proposed annexation site
October 5, 2004 City Council Minutes

Misc/O'Brien Annexation CC Stf Rpt 15May07

VENITA D. O'BRIEN
28110 CASTLE VIEW LANE
WINTERS, CA 95694
530.795-3104

RECEIVED

FEBRUARY 7, 2007

FEB 07 2007

CITY OF WINTERS

WINTERS CITY COUNCIL
WOODY FRIDAE, MAYOR
MIKE MARTIN, MAYOR PRO-TEMPORE
HAROLD ANDERSON
TOM STONE
CECILIA CURRY

✓ DAN SOKOLOW, COMMUNITY DEVELOPMENT DIRECTOR
JOHN W. DONLEVY, JR., CITY MANAGER
NANCI MILLS, DIRECTOR OF ADMINISTRATIVE SERVICES/CITY CLERK

CORRECTED COPY

CITY OF WINTERS
318 FIRST STREET
WINTERS, CA 95694

GENTLEMEN AND LADIES,
I AM APPEARING BEFORE YOU TO REQUEST THAT MY PROPERTY BE
ANNEXED INTO THE CITY OF WINTERS, AS MY PROPERTY IS THE LAST
PIECE OF LAND EAST OF DRY CREEK THAT CAN BE INCLUDED WITHIN THE
CITY (AND WEST OF PROPOSED EXTENDED VALLEY OAK DRIVE).
IN 1974 WE PURCHASED OUR RANCH. EVEN THOUGH I LIVE JUST OUTSIDE
THE CITY LIMITS OF WINTERS THIS HASN'T STOPPED ME FROM SERVING
ON MANY COMMUNITY SERVICE COMMITTEES:

WINTERS LITTLE LEAGUE,
BOARD OF DIRECTOR AND TREASURER, 3 YRS
YOLO COUNTY ACADEMIC DECATHLON, SEVERAL POSITIONS OVER
THE YEARS SINCE 1982 REPRESENTATING SOROPTIMIST INT'L OF
WINTERS PROVIDING THE STUDENTS WITH FREE SNACKS WITH
PAT RISSER
TOURISM COMMITTEE WITH JACK GRAF
CITY COUNCIL SERVICE COMMITTEE WITH TOM STONE WHEN HE
WAS MAYOR
BEAUTIFICATION COMMITTEE WITH WOODY FRIDAE

WHEN PRESIDENT OF SOROPTIMIST OF INT'L OF WINTERS:
I PRESENTED ALL THE GRADE SCHOOLS WITH A SET OF "WHERE THERE'S
A WILL THERE'S AN A".

PRESENTED TO WINTERS HIGH SCHOOL LIBRARY A BEAUTIFUL SET OF BOOKS, THE COMPLETE WORKS OF "THE TRADITION OF CRAFTS OF JAPAN" WITH A PAIR OF WHITE GLOVES TO PROTECT THESE BEAUTIFUL BOOKS. SERVED ON CHAMBER WITH GLORIA MARION, ET EL; WHEN SHE WAS PRESIDENT.

WAS AWARDED SOROPTIMIST "WOMEN HELPING WOMEN" AWARD 5/90 HELPED RAISE THOUSANDS OF DOLLARS WHICH WE GAVE BACK TO THE WINTERS COMMUNITY FROM OUR SOROPTIMIST OF WINTERS INT'L QUILT SHOW. AWARDED SCHOLARSHIPS TO OUR GRAUDATING SENIORS. SPONSORED GIRLS STATE. FFA. SWIM TEAMS.

EVEN HELPED FUTURE SURGEON, DR. MARY ANN PURTELL DURING HER SENIOR YEAR OF MEDICAL SCHOOL AT UCLA WITH A FINANCIAL LOAN, WHICH ENABLED HER TO FINISH MEDICAL SCHOOL AND GRADUATE.

ASKED PRINCIPAL JEREMY "JERRY" SMITH TO HONOR THE MEMBERS OF ACADEMIC DECATHLON WITH A SCHOOL "W" LETTER EACH YEAR AT THE AWARDS NIGHT BANQUET, BECAUSE HE AGREED WITH ME THAT THEY SHOULD BE RECOGNIZED SAME AS OUR SPORTS "JOCKS".

VOLUNTEERED FOR THREE YEARS AT SUTTER DAVIS HOSPITAL.

THANK YOU FOR YOUR TIME AND CONSIDERATION OF ANNEXATION.

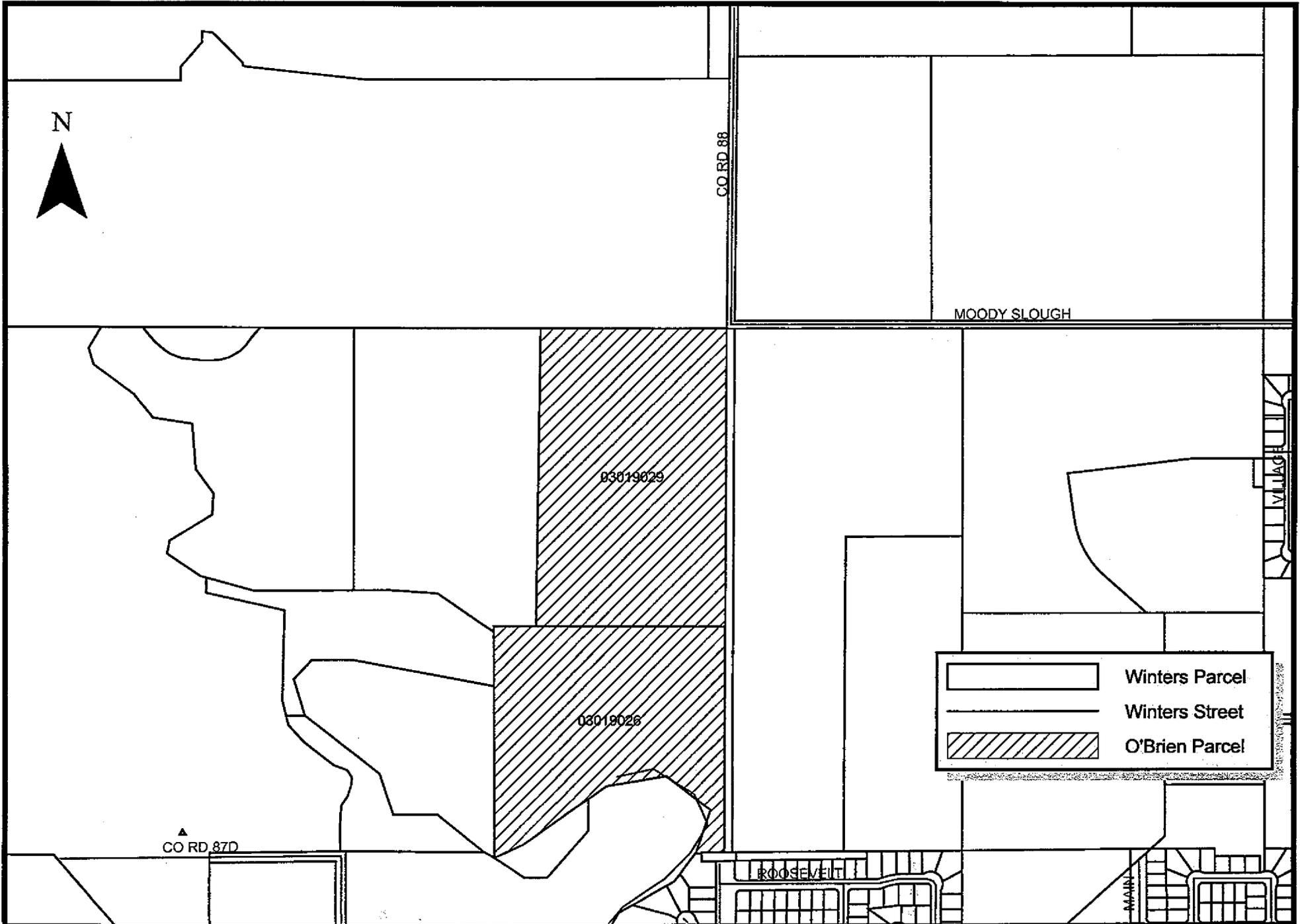
SINCERELY,



VENITA D. O'BRIEN

Enc. 1:map

O'Brien Parcels - April 3, 2007



MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WINTERS HELD ON TUESDAY, OCTOBER 5TH, 2004 AT 7:30 P.M.

Mayor Martinez called the meeting to order at 7:30 p.m.

Pledge Of Allegiance

Present were Council Members Anderson, Fridae, Stone, Mayor Martinez. Council Member Chapman was absent. Also present were City Manager Donlevy, City Clerk Mills, City Attorney Wallace, Community Development Director Sokolow, Recycling Coordinator/Administrative Assistant Scianna, City Engineer Nick Ponticello, and Redevelopment Manager Cas Ellena.

RECOGNIZE AUDIENCE/CORRESPONDENCE: (None)

MODIFICATION OF AGENDA:

City Manager Donlevy pulled Discussion Item #2 from the agenda to be brought back to the October 19th meeting.

Council Member Anderson asked to have Discussion Item #5 tabled until the October 19th meeting because of the volume of documents and the timing of delivery of them with the agenda.

City Manager Donlevy assured Council that Discussion Item #5 will be a presentation only, with no decision to be made at this time.

Council concurred.

PRESENTATION:

BUREAU OF RECLAMATION, VISITOR SERVICES PLANNING EFFORT OF LAKE BERRYESSA PRESENTATION. TIM WAKEFIELD, INTERDISCIPLINARY PROGRAM COORDINATOR, LAKE BERRYESSA FIELD OFFICE

Tim Wakefield presented a PowerPoint slide show and received questions from Council.

After the conclusion of Mr. Wakefield's presentation, comments in opposition to the effort were heard from the audience.

CONSENT ITEMS:

- A. APPROVE THE MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WINTERS HELD, TUESDAY, SEPTEMBER 7, 2004 AND TUESDAY, SEPTEMBER 21, 2004.**
- B. WARRANTS ENDING 10/05/2004**
- C. ONE YEAR EXTENSION OF JOINT USE AGREEMENT BETWEEN YOLO COUNTY OFFICE OF EDUCATION (HEAD START), WINTERS PARENT NURSERY SCHOOL AND THE CITY OF WINTERS**
- D. RESOLUTION APPROVING 2004/05 ANNUAL DBE PROGRAM AND 10% GOAL**
- E. REJECTION OF BIDS, RAILROAD AND GRANT SIGNAL IMPROVEMENTS, PROJECT NO. 00-02**

City Manager Donlevy gave an overview of the consent items.

Council Member Fridae motioned to accept Consent Items A through E.

Seconded by Council Member Stone.

AYES: Anderson, Fridae, Stone, Mayor Martinez

NOES: None

ABSTAIN: None

ABSENT: Chapman

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WINTERS HELD ON TUESDAY, OCTOBER 5TH, 2004 AT 7:30 P.M.

DISCUSSION ITEMS:

1. WASTE MANAGEMENT SINGLE STREAM RECYCLING UPDATE

Marissa Juhler of Waste Management gave a presentation on the results of the city-wide survey conducted regarding the single stream recycling pilot program.

2. CONTINUED PUBLIC HEARING AND APPROVE CHANGES TO CDBG AND HOME PROGRAM INCOME RE-USE GUIDELINES AND REVOLVING LOAN FUNDS PROGRAM GUIDELINES; CDBG PROGRAM INCOME REVOLVING LOAN FUND TRANSFER; AND FUNDING FOR FIRST TIME HOMEBUYER PROGRAM.

Community Development Director Dan Sokolow gave a brief presentation and requested this item be continued to the October 19, 2004 meeting of the City Council.

Council Member Stone moved to continue the item.

Seconded by Council Member Anderson.

AYES: Anderson, Fridae, Stone, Mayor Martinez

NOES: None

ABSENT: Chapman

ABSTAIN: None

 **3. REQUEST FROM VENITA D. O'BRIEN TO ACCEPT APPLICATION FOR ANNEXATION.**

Mayor Martinez excused himself due to a possible conflict of interest.

Ms. O'Brien gave a brief presentation regarding her request for annexation.

Community Development Director Dan Sokolow presented his staff report.

Council Member Anderson moved to not accept the request for acceptance of application for annexation.

Seconded by Council Member Stone.

AYES: Anderson, Stone, Mayor Pro-Tempore Fridae

NOES: None

ABSENT: Chapman

ABSTAIN: Martinez

Mayor Martinez returned to the dais.

4. PRESENTATION ON DRAINAGE IMPACT FEES REPORT ON ALLOCATING COSTS OF THE PROPOSED STORM DRAINAGE MASTER PLAN FACILITIES FOR THE MOODY SLOUGH AND PUTAH CREEK/DRY CREEK SUB-BASINS.

City Engineer Nick Ponticello presented his PowerPoint slide show.

Discussion followed.

City Manager Donlevy requested dates that Council would be available for a workshop to discuss this matter further.

5. Economic Sustainability Workshop Review

City Manager Donlevy presented his PowerPoint slide show.

Discussion followed.

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF WINTERS HELD ON TUESDAY, OCTOBER 5TH, 2004 AT 7:30 P.M.

6. PLANNING COMMISSION APPOINTMENT

Council Member Stone moved to appoint Cecilia Curry to the remainder of Ed Champoux's Planning Commission term.
Seconded by Fridae.

AYES: Anderson, Fridae, Stone, Mayor Martinez

NOES: None

ABSENT: Chapman

ABSTAIN: None

7. PLANNING COMMISSION MEETING FREQUENCY

City Manager Donlevy requested feedback from the Council regarding the Planning Commission to meet more frequently during this busy time.

Discussion followed.

City Manager Donlevy stated that he would talk to the Planning Commission and bring this back at a later time for a decision.

*****COMMUNITY DEVELOPMENT AGENCY*****

CITY MANAGER REPORT

City Manager Donlevy reported on the WPNS banner that the children have made showing appreciation to Council for funding their new floors project.

COUNCIL/STAFF COMMENTS

Council adjourned to executive session at 11:45PM.

EXECUTIVE SESSION:

1. Meeting with City Manager to Discuss Personnel Matters - Pursuant to Government Code Section 54957.6
 - Hiring of Police Chief
 - Negotiations - WEA
 - City Manager Performance Evaluation

Council adjourned to open session at 11:55PM. No decisions were made.


Dan Martinez, MAYOR

ATTEST:


Nancy G. Mills, CITY CLERK



CITY COUNCIL STAFF REPORT

May 15, 2007

TO: Honorable Mayor and Council Members

THROUGH: John W. Donlevy, Jr. – City Manager 

FROM: Dan Sokolow – Community Development Director 

SUBJECT: Continued public hearing and consideration of Development Agreement for Mary Rose Gardens Tentative Subdivision Map Project (APN 003-524-19, 415 West Grant Avenue); STAFF RECOMMENDS CONTINUATION TO JUNE 5, 2007 COUNCIL MEETING.

RECOMMENDATION: Staff recommends that the City Council continue the public hearing and consideration of the Development Agreement for the Mary Rose Gardens Tentative Subdivision Map Project to the June 5, 2007 City Council meeting. Staff is working with the City's Assistant City Attorney Steve Rudolph on a City-developer reimbursement agreement for the Grant Avenue (State Route 128) improvements that the Mary Rose Gardens project is required to construct.

MRG/TM CC Stf Rpt 15May07



CITY COUNCIL STAFF REPORT

May 15, 2007

TO: Honorable Mayor and Council Members

THROUGH: John W. Donlevy, Jr. – City Manager

FROM: Dan Sokolow – Community Development Director *DS*

SUBJECT: Continued public hearing and consideration of Development Agreement for the Anderson Place Tentative Subdivision Map Project (APN 003-220-22, 723 Railroad Avenue).

RECOMMENDATION: Staff recommends that the City Council take the following actions.

1. Receive the staff report;
2. Conduct the public hearing; and
3. Assuming the applicant indicates their acceptance of the final terms of the Anderson Place Development Agreement, introduce and waive the first reading of Ordinance No. 2007-xx (attached to this report) approving and authorizing execution of the Development Agreement.

DEVELOPMENT AGREEMENT: The proposed DA “public benefit” features are detailed below. It should be noted that there are many other requirements of the project that the City will achieve through the mitigation measures and conditions of approval. The items below are the items that would be gained to the community’s “net benefit”, in addition to the requirements of the mitigation measures and conditions of approval.

- School Funding – Payment of Level Three School Impact Fees (low- and very low-income units exempt).
- Fiscal Neutrality – Pay an annuity in the amount of \$7,350 for each residential unit to offset any cost increase to the City general fund.
- Parks – Fund new parks at seven acres per thousand through in-lieu fees.
- Energy – All of the units to be constructed as EPA Energy Star units and to have tankless water heaters. The tankless water heaters will not be counted towards meeting the Energy Star Standards. Photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts to be installed on seven of the proposed buildings. (Note: Because of the small roof sizes and non-standard roof designs, a number of the buildings proposed for the project cannot accommodate

photovoltaic solar energy systems capable of producing 2.4 peak rated direct current). The market rate units without photovoltaic solar energy systems to be pre-wired for such systems and these systems to be offered as an option to prospective buyers of the pre-wired units.

- Public Safety Facility – Contribute \$25,000 towards construction of the facility.
- Library Fund – Contribute \$20,000 towards the library project.
- Water Impact Fees Advance Payment – Pay the City impact fees for Water at Final Map.

It should be noted that the Fiscal Neutrality and Parks items are General Plan requirements and therefore are not true "net benefit" items, but they have been detailed here for clarity purposes.

As part of the Development Agreement, grant funding in the amount of \$200,000 from the Community Development Agency's low-income housing funds has been added to assist the developer with construction of the affordable units required for the project and to provide an incentive to the developer to submit for and obtain the first building permit for construction of residential units within 18 months of the City Council's approval of the Development Agreement.

ATTACHMENTS:

- 1) Final Development Agreement and Ordinance

Anderson Place/TM CC Stf Rpt 15May07

A DEVELOPMENT AGREEMENT
BETWEEN THE CITY OF WINTERS AND SAN BERNADINO, LLC
RELATING TO THE DEVELOPMENT OF THE PROPERTY
COMMONLY KNOWN AS THE ANDERSON PLACE PROPERTY

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into between the CITY OF WINTERS, a municipal corporation (the "City"), and San Bernadino, LLC, a California limited liability company (the "Developer"), under the authority of § 65864 *et seq.* of the Government Code of the State of California and Chapter 2 of Title 11 of the Winters Municipal Code. This Agreement is effective on the date it is recorded in the Office of the County Recorder of Yolo County. The City and the Developer are sometimes referred to herein as the Parties.

FACTS AND CIRCUMSTANCES

This Agreement is entered into based on the following facts and circumstances, among others:

1. The City of Winters is a small city in Yolo County which, among other things, prides itself in being a clean, safe, and family-friendly place to live.
2. In order to meet the needs of the City and the Developer, the Parties agree that the best method of planning the residential development of the Property owned by the Developer, commonly known as the Anderson Place Property and further described in Exhibits A and B to this Agreement, is through the use of a Development Agreement as authorized by the Planning and Zoning Law, Division 1, Chapter 4, Article 2.5(commencing with California Government Code § 65864)

[entitled "Development Agreements"] and Title 11, Chapter 2 of the Winters Municipal Code [entitled "Development Agreements"].

3. It is the intent of the Parties in entering into this Agreement to provide a mechanism by which the City's General Plan may be implemented in a manner which provides the Developer certain vested rights to develop the Anderson Place Property in exchange for planning and financial commitments by the Developer which will mitigate the impact of new development on the City's infrastructure and its ability to provide municipal services, while providing the City with sufficient discretionary control and police power authority to protect the health, safety, and general welfare.

THE PARTIES AGREE AS FOLLOWS:

TABLE OF CONTENTS

This Agreement is divided into articles, sections, and subsections as set forth below. The title of an article, section, or sub-section is for the convenience of the Parties only and a title is not intended to alter the content or meaning of any article, section or subsection.

Article 1. Definitions

Article 2. General Provisions

Article 3. Development of the Property

Article 4. Special Development Obligations

Article 5. Default, Remedies, and Dispute Resolution

Article 6. Hold Harmless and Indemnification

ARTICLE 1 **DEFINITIONS**

The following words and phrases used in this Agreement shall have the meanings set forth in this Article. All words not specifically defined shall be deemed to have their common meaning and/or the meaning generally given to such words in the parlance of the planning and development of real property in the State of California.

Section 1.1 "Agreement" means this Development Agreement.

Section 1.2 "Application fees" means the amount paid by the Developer for the processing of any land use entitlement or for an amendment to this Agreement.

Section 1.3 "Building Permit" means the ministerial permit issued for the construction of a residential housing unit upon the payment of all applicable fees.

Section 1.4 "Anderson Place Property" or "The Property" means the real property which is the subject of this Agreement. It is legally identified as Yolo County Assessor's Parcel No. 003-220-22, and is more specifically shown and described in Exhibits A and B.

Section 1.5 "Anderson Place Tentative Subdivision Map" means the tentative map, and the Conditions of Approval, approved for The Property in accordance with the Subdivision Map Act and the City's Subdivision Ordinance. A copy of the Anderson Place Tentative Subdivision Map #4859 is attached as Exhibit C.

Section 1.6 "Anderson Place Subdivision" means the multi-family residential development created by the Anderson Place Tentative Subdivision Map.

Section 1.7 "City" means the legal entity known as the City of Winters, a municipal corporation of the State of California. It includes the officers, agents, employees, bodies, and agencies of the City as the context may indicate. It also includes each person duly appointed to carry out a specific function as required in this Agreement. (E.g., the term "City Engineer" includes the person holding that title or any other person designated by the City to perform the functions set forth in the Agreement to be performed by the City Engineer.)

Section 1.8 "City of Winters" means the physical boundaries of the City of Winters.

Section 1.9 "Condition of approval" means a requirement placed on a land use entitlement which must be satisfied in order for the entitlement to be effective. Example: a condition that a road be built at the expense of the Developer and dedicated to the City as a public thoroughfare.

Section 1.10 "Conditions of Approval" means the conditions placed on the approval of the Anderson Place Tentative Subdivision Map. A copy of the Conditions of Approval is attached as Exhibit D.

Section 1.11 "Developer" means San Bernadino, LLC, a California limited liability company and/or its successor(s) in interest.

Section 1.12 "Discretionary Approval" means an action which requires the exercise of judgment, deliberation, or discretion on the part of the City in approving or disapproving a particular activity.

Section 1.13 "Final subdivision map" or "final map" means the map submitted to the City which, once approved under the City's Subdivision Ordinance and the Subdivision Map Act, is recorded in the Official Records of Yolo County and legally creates the residential lots, streets, and other land use features shown on it.

Section 1.14 "Impact Fee" means the amount paid by the Developer to mitigate the impacts of development of The Property for such things as traffic circulation, sewer and water conveyance facilities, and similar matters.

Section 1.15 "Land Use Entitlement" means either a Discretionary Approval or Ministerial Approval.

Section 1.16 "Ministerial Approval" means an action by the City given where there has been compliance with applicable regulations and which does not require the exercise of discretion.

Section 1.17 "Mitigation Measures" means the requirements placed on the development of The Property to cure or lessen the environmental impact of a particular physical activity as identified as part of the analysis done for The Property under the California Environmental Quality Act (CEQA). The Mitigation Measures are a part of Exhibit D, Conditions of Approval.

Section 1.18 "Off-site improvement" means a public improvement constructed outside the physical boundaries of The Property.

Section 1.19 "On-site improvement" means a public improvement constructed within the physical boundaries of The Property.

Section 1.20 "Party" means either the City or the Developer, or their successors, as the context may indicate. "Parties" means both the City and the Developer, or

their successors.

Section 1.21 "Public Improvements" or "Infrastructure" means facilities constructed for use in accommodating residential use on The Property.

Section 1.22 "Vesting law" means any state or federal law which gives the owner of real property the right to develop such property in a specified manner, which right cannot be limited or abrogated by the City.

Section 1.23 "Affiliated Entity" means any entity where members of the Developer are officers, shareholders or employees of such entity.

ARTICLE 2

GENERAL PROVISIONS

Section 2.1 All Exhibits Deemed Incorporated By Reference.

Unless specifically stated to the contrary, the reference to an exhibit by a designated letter or number shall mean that the exhibit is made a part of this Agreement.

Section 2.2 Property to be Developed.

The Property to be developed under this Agreement is the property commonly known in the City of Winters as the Anderson Place Property, Yolo County Assessor's Parcel No. 003-220-22 (consisting of approximately 2.13 acres). A map showing the location and boundaries of The Property is attached as Exhibit A and a legal description describing The Property is attached as Exhibit B. In this Agreement the Anderson Place Property will, in most instances, be referred to simply as "the Property."

Section 2.3 Agreement to be Recorded; Effective Date; Term.

a. When fully executed, this Agreement will be recorded in the Official Records of Yolo County, pursuant to Government Code section 65868.5.

b. The term of this Agreement is five (5) years, commencing on the date it is recorded. The term may be extended by mutual consent of the Parties. It may be terminated as provided in Article 5.

Section 2.4 Equitable Servitudes and Covenants Running With the Land.

Any successors in interest to the City and the Developer shall be subject to the provisions set forth in Government Code sections 65865.4 and 65868.5. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do, or refrain from doing, some act with regard to the development of The Property: (a) is for the benefit of and is a burden upon The Property; (b) runs with The Property and each portion thereof; and (c) is binding upon each Party and each successor in interest during ownership of The Property or any portion thereof. Nothing herein shall waive or limit the provisions of Section 2.5, and no successor owner of the Property, any portion of it, or any interest in it shall have any rights except those assigned to the successor by the Developer in writing pursuant to Section 2.5. In no event shall an owner or tenant of an individually completed residential unit within the Anderson Place Subdivision have any rights under this Agreement.

Section 2.5 Right to Assign; Non-severable obligations.

a. Except as otherwise provided, the Developer shall have the right to sell, encumber, convey, assign or otherwise transfer (collectively "assign"), in

whole or in part, its rights, interests and obligations under this Agreement to a third party during the term of this Agreement.

b. No assignment shall be effective until the City, by action of its City Council, approves the assignment. Approval shall not be unreasonably withheld provided:

1. The assignee has the financial ability to meet the obligations proposed to be assigned and to undertake and complete the obligations of this Agreement affected by the assignment; and

2. The proposed assignee has adequate experience with residential developments of comparable scope and complexity to that being undertaken on The Property and has successfully completed such developments.

c. The special development conditions set forth in Article 4 are not severable, and any sale of The Property, in whole or in part, or assignment of this Agreement, in whole or in part, which attempts to sever such conditions shall constitute a default under this Agreement and shall entitle the City to terminate this Agreement in its entirety.

Section 2.6 Amendment of the Agreement.

This Agreement may be amended from time to time with the mutual written consent of both Parties as provided by Government Code section 65868 and Title 11, Chapter 2, Article 6 (Amendment or Cancellation by Mutual Consent) of the Winters Municipal Code. The cost by the City in processing a proposed amendment shall be paid by the Developer. The Developer shall pay normal application fees.

Section 2.7 Whole Agreement; Conflict with Municipal Code.

a. This Agreement, together with any subsequent addenda, amendments, or modifications, shall constitute the entire agreement of the Parties as to the development of The Property. All prior agreements of the Parties, whether written or oral, are of no further force or effect.

b. The provisions of Title 11, Chapter 2 of the Winters Municipal Code entitled "Development Agreements" are incorporated by this reference into this Agreement. However, if there is a conflict between a specific provision of the Winters Municipal Code and a specific provision of this Agreement, this Agreement shall prevail.

Section 2.8 Choice of Law; Venue; Attorneys' Fees; Alternative Dispute Resolution.

a. This Agreement shall be interpreted according to the laws of the State of California. Any litigation concerning its meaning shall be venued in the Superior Court of Yolo County. The prevailing Party in such litigation, as determined by the court, shall be awarded reasonable attorneys' fees in addition to statutory costs.

b. Nothing herein shall preclude the Parties from entering into a separate agreement to resolve any matter concerning this Agreement by a method other than litigation in court, including binding arbitration.

Section 2.9 Notices.

a. Formal written notices, demands, correspondence, and communications between the City and the Developer shall be given if sent to the City and the Developer by any one of the following methods:

1. Via certified U.S. Mail, return receipt requested.
2. Via an overnight mail service of the type normally used by the business community, such as Federal Express, UPS Overnight, and California Overnight.
3. By facsimile, provided a "hard" copy is sent at the same time by regular U.S. Mail.

b. The written notices, demands, correspondence, and communications may be directed in the same manner to such other persons and addresses as either Party may from time to time designate. Notices to the City shall be given as follows:

City of Winters
318 First Street
Winters, CA 95694
Attn: City Manager
Telephone (530) 795-4910 x 110
FAX (530) 795-4935

c. Notices to the Developer shall be given as follows:

San Bernadino, LLC
206 A Bulkley Avenue
Sausalito, CA 94965
Attn: Eva Brzeski
Telephone (415) 887-9300
FAX

ARTICLE 3

DEVELOPMENT OF THE PROPERTY

Section 3.1 Land Use Entitlements.

a. The Property shall be developed under the following land use entitlements, all of which have been adopted or approved by the City Council:

1. Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Resolution No. 2007-09 adopted on April 3, 2007).

2. This Development Agreement (Ordinance No. 2007-xx adopted June 5, 2007 and effective on July 5, 2007, (the "Enacting Ordinance")).

3. Zoning Ordinance amendment to rezone 0.71 acres from O-F to O-F PD Overlay and 1.42 acres C-2 to C-2 PD Overlay (Ordinance No. 2007-03 adopted April 17, 2007 and effective on May 18, 2007).

4. Anderson Place Tentative Subdivision Map, with Findings of Fact and Conditions of Approval, dividing The Property into 24 residential lots to create 28 residential units and 9 office suites, an internal roadway/parking areas ("Lot A"), a pedestrian pathway area ("Lot B"), subdivision feature/green space area ("Lot C"), and second internal roadway/parking area ("Lot D"). (Resolution No. 2007-10 adopted on April 3, 2007).

5. A Planned Development Permit (Ordinance No. 2007-03 adopted April 17, 2007 and effective on May 18, 2007).

6. Amendment of the Circulation Master Plan (May 19, 1992) and Standard Street Cross Sections (adopted October 2, 2001; City Council

Resolution 2001-61) to allow Anderson Avenue to be constructed to Collector Street improvement standards with a 50-foot right of way, 40-foot face of curb to face of curb roadway section, and 5-foot sidewalks each side to the existing Railroad Avenue roadway and to allow interim Railroad Avenue improvements to include interim landscaping within the future roadway on east side of Railroad Avenue, with a 10-foot concrete pedestrian/bike path from the northern terminus of the development to the southern terminus of the development (Resolution No. 2007-10 adopted on April 3, 2007).

7. Conditional Use Permit to allow the construction of multi-family housing in the O-F and C-2 Zones (Resolution No. 2007-10 adopted on April 3, 2007).

8. A Demolition Permit to remove one existing structure on The Property (Resolution No. 2007-10 adopted on April 3, 2007).

9. Site Plan for the design of the residences and office suites and the conceptual landscaping for the subdivision feature/green space area (“Lot B”), the Railroad Avenue frontage, and internal areas (Resolution No. 2007-10 adopted on April 3, 2007).

b. Under the provisions of Government Code § 66452.6(a), the term of the Anderson Place Subdivision Tentative Subdivision Map is co-terminus with the term of this Agreement.

Section 3.2 Consistency with General Plan.

The City finds that the provisions of this Agreement and the development of the Property are consistent with and conform to the General Plan of the City of Winters, as amended.

Section 3.3 Vested Rights of Developer.

a. Unless otherwise provided in this Agreement, the Developer shall have the vested right to develop the Property in accordance with the land use entitlements described in Section 3.1 above, and in conformity with the City rules, regulations, policies and ordinances in effect on the date of adoption of the Enacting Ordinance, regardless of subsequent amendments to the General Plan, the Zoning Ordinance, the Subdivision Ordinance, or any other ordinance, rule, or regulation adopted by the City. This vested right shall include:

1. The right to the number of residential lots, dwelling units, and the density of development (dwelling units per acre) of those units, as shown on the Anderson Place Tentative Subdivision Map.

2. Exclusion from:

a) Subsequently enacted building moratoria.

3. The right to connect each dwelling unit to sewer and water services, provided all improvements regarding such services are made and all applicable fees are paid.

4. The cross-section of streets (including sidewalks, trails, and other thoroughfares) as established in the Conditions of Approval for the Anderson Place Tentative Subdivision Map.

5. The Mitigation Measures.

b. The vested rights set forth in Subdivision a. do not apply to changes effecting development of the Property as mandated by state and/or federal laws effective after the date this Agreement is recorded. In the event of such changes, the City will permit the development of the Property as originally permitted by this Agreement to the greatest extent reasonably feasible taking into consideration the changes in the law.

Section 3.4 Rights Retained by the City.

a. Except as specifically provided in section 3.2, all regulations of the City as expressly provided by state law, federal law, and/or local ordinance, resolution, or rule shall pertain to the development of the Property. Such regulations include, but are not limited to:

1. Discretionary approvals. (The only discretionary approval contemplated at this time is site plan review (design review) pursuant to the Zoning Code.)

2. Subdivision standards in effect when a final subdivision map is approved.

3. The California Building Code, National Fire Protection Act, and local building code standards in effect at the time a building permit for a specific dwelling unit is issued.

4. Fees (including, but not limited to, fees commonly referred to as "impact fees") and charges, including, but not limited to, fees and charges for

building permits, traffic signalization, sewer infrastructure, water infrastructure, traffic and pedestrian circulation, library services, and police and fire buildings and equipment, which are in effect and collected at the time of the approval of a final subdivision map or the issuance of a building permit, as provided in this Agreement or as generally applicable throughout the City of Winters.

b. The City may make and enforce ordinances, resolutions, and other rules and regulations pertaining to the Property under its general police power, provided they are of general applicability to all developments of a similar nature in the City of Winters.

Section 3.5 Other Vesting Laws Inapplicable.

a. It is the intent of the Parties that the provisions of this Agreement shall supersede any provision of state or federal law pertaining to the vested rights of the Developer to develop the Property, whether those laws are currently in force or become effective after this Agreement is recorded. The laws in effect as referenced in the preceding sentence include, but are not limited to, provisions of the Government Code pertaining to Development Agreements (§ 65864 *et seq.*) and Development Rights [vesting tentative maps] (§ 66498 *et seq.*).

b. Notwithstanding subsection a., however, to the extent that a state and/or federal law becomes effective after this Agreement is recorded shall be made specifically applicable to the vested rights of landowners generally in the development of their properties, such state and/or federal law shall prevail.

c. The Developer shall not make any application to develop the Property, in whole or in part, under any vesting law, unless the right to do so is

specifically granted by state and/or federal law which becomes effective after the date of the recording of this Agreement.

Section 3.6 Commencement of Development.

a. Unless excused by the City for circumstances beyond the control of the Developer, the Developer shall, within 150 days after this Agreement is recorded, submit for review/approval by the City the final map for the Anderson Place Subdivision and accompanying subdivision improvement plans. For purposes of this subsection a., "circumstances beyond the control of the Developer" shall include, but are not limited to, inclement weather, acts of God, natural disasters, acts of the state and/or federal government, a referendum of the ordinance adopting this Agreement, or third party litigation challenging the validity of this Agreement. However, "circumstances beyond the control of the Developer" do not include a change in economic conditions which affect either the Developer individually or the land development/building industry generally.

b. Any time limit prescribed for any action required by this Agreement shall be extended by the number of days during which circumstances beyond the control of the Developer preclude the action from being taken.

Section 3.7 Installation of Public Improvements.

Public improvements (infrastructure) in the nature of roads, sidewalks, trails, sewers, water service, third party utilities, and similar items will be constructed both on-site and off-site during the development of the Anderson Place Subdivision. When the final map for the Anderson Place Subdivision is approved, the Developer shall enter into a separate written agreement with the City by which

it contracts to build and dedicate the public improvements required. Security for the construction of the improvements shall be provided as required by law.

Section 3.8 Property for Public Improvements; Offsite Improvements.

a. The Developer shall, in a timely manner as determined by the City, and consistent with the requirements of the Anderson Place Tentative Subdivision Map, acquire the real property rights necessary to construct or otherwise provide the public improvements contemplated by this Agreement.

b. In any instance where the Developer is required to construct any public improvement on land in which neither the Developer nor City has sufficient title or interest, the Developer shall, at its sole cost and expense, obtain the real property interests necessary for the construction of such public improvements. The Developer shall exercise all reasonable efforts, as determined by the City, to acquire the real property interests necessary for the construction of such public improvements by the time the final subdivision map for the Anderson Place Subdivision is filed with the City.

c. In the event the Developer is unable to acquire the necessary property interest or interests, the City shall either a) negotiate the purchase of the necessary property interests to allow Developer to construct the public improvements as required by this Agreement, or b) if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire the Property interests. Prior to commencing negotiations, the City may require the Developer to enter into a separate agreement to provide the funding necessary to acquire the Property interests and/or to pay for the cost of any eminent domain action. Such costs include, but are not limited to, the price of the Property

acquired, and for purposes of eminent domain, the City's attorneys' fees, expert witness fees, jury fees, and related matters, and litigation expenses awarded by the court to the Property owner against the City.

Section 3.9 Reimbursement for Oversizing of Public Improvements; Advanced Funding of Certain Improvements; Credit for Improvements Installed.

a. In some instances, the Developer, through the process commonly referred to as "oversizing," will be required to install public improvements to a size and/or capacity greater than that which is required to serve only the residents of the Anderson Place Subdivision. These improvements will benefit other properties. In such an instance, the Developer shall be entitled to reimbursement for such oversizing from fees paid by other properties.

b. There are two sources from which the Developer may be reimbursed for oversizing:

1. By way of a separate agreement between the City and the Developer which will provide that when a particular property benefiting from the oversizing is developed, the City will require the benefiting property to reimburse the Developer its *pro rata* share of the cost of the oversizing. A written agreement under this subsection b. shall have a term of no longer than fifteen (15) years.

2. By way of the payment to the Developer from impact fees for a particular type of infrastructure (e.g., sewers) collected by the City from other properties developed in the City.

c. In any instance in which oversizing is required, the City Engineer shall identify the method of reimbursement the Developer will receive.

1. Where reimbursement involves a benefiting property to reimburse the Developer for oversizing, the City Engineer will determine the total cost of the improvement installed by the Developer, deduct the prorata share to be borne by the Property, and determine what share of the remainder is to be reimbursed by the benefiting property.

2. When the Developer will receive reimbursement from mitigation fees paid by developing properties, the City Engineer shall provide to the Developer a statement of the amount the Developer will receive and the approximate time when that amount will be paid.

d. The Developer understands and agrees that reimbursement for a particular oversized improvement will come only from other developing properties or from mitigation fees as described in subsection b.1. When reimbursement is from mitigation fees, such fees shall come only from the fund into which fees for that type of improvement are made. (Example: If an oversized sewer main is reimbursed through mitigation fees, only those fees collected for sewer improvements, and not fees from any other fund, including, but not limited to, the City's General Fund, will be used.)

1. If mitigation fees paid by others are insufficient to repay the Developer for the full cost of oversizing a particular improvement, the Developer shall have no recourse against the City.

2. If a benefiting property fails to reimburse the Developer for oversizing, the Developer shall have no recourse against the City. However, the Developer retains all rights against the benefiting property and its owners.

e. In some instances, the Developer will have agreed, under the provisions of Article 4, to pay, in advance of the time otherwise payable, certain fees which would normally be collected by the City at the time a building permit is issued. When the Developer pays such fees in advance, the Developer will be given credit against such advance each time a building permit is issued. The amount of credit will be the amount which was paid in advance and which would have otherwise been payable at the time of issuance of the building permit.

f. In the event the Developer installs an improvement for which a fee is normally collected at the time of the issuance of a building permit, the Developer shall be deemed to have paid that fee for the number of building permits which is equal to the cost of the installed improvement as determined by the City Engineer. (Example: If a fee of \$1,000 is normally collected at the time a building permit is issued for improvement X, and the Developer installs improvement X at a cost of \$20,000, then the Developer will be credited with having paid that fee for 20 building permits.)

1. The City Engineer shall have the exclusive right to interpret this section in case of any disagreements concerning its applicability.

Section 3.10 Subsequent Discretionary Approvals.

a. To the extent any discretionary approvals are required to develop the Property after this Agreement is recorded, the Developer shall apply for those approvals in the same manner as any other person applying for land use entitlements from the City. All application fees then applicable for the type of land use entitlement(s) sought shall apply. The City will review these applications in

good faith within a reasonable time to insure that the Developer may proceed to develop The Property in the manner contemplated by this Agreement.

b. The only remaining discretionary approval which is contemplated at this time is site plan review (design review) under the Zoning Ordinance.

Section 3.11 Review of Agreement.

Reviews by the City of compliance by the Developer of the terms of this Agreement shall be done as provided in Title 11, Chapter 2, Article 7 (Review) of the Winters Municipal Code.

Section 3.12 Compliance with Government Code § 66006.

As required by Government Code section 65865(e) for development agreements adopted after January 1, 2004, the City will comply with the requirements of Government Code section 66006 pertaining to the payment of fees for the development of The Property.

ARTICLE 4

SPECIFIC DEVELOPMENT OBLIGATIONS

Section 4.1 Schools.

a. The Developer acknowledges and agrees that the mitigation of the impact of The Anderson Place at Winters Subdivision on schools within the Winters Joint Unified School District is of paramount importance to the City and its residents. As a consequence, the Developer states that its intention entering into this Agreement is to mitigate the impact on schools to the greatest reasonable extent, in accordance with the terms of an agreement negotiated between the

Developer and the Winters Joint Unified School District. A copy of the agreement is attached as Exhibit E.

b. The Developer shall enter into an agreement with the Winters Joint Unified School District ("School District"), substantially in the form of Exhibit E that provides, among other matters, that the Developer will pay to the School District:

1. For each of the 28 residential units in the Anderson Place Subdivision, Level 2 fees, payable at the time of issuance of a building permit; and

2. For all units in the Anderson Place Subdivision (including the units referenced in subparagraph 1 above), except the very low income and low income affordable units, the difference between Level 3 and Level 2 fees, payable at the close of escrow.

The Developer has represented to the City that it intends to fully and faithfully perform this agreement with the School District, and the City has relied upon this representation in entering into this Development Agreement. A failure to perform the agreement, or amendments thereto, with the School District by the Developer shall be deemed to be a default of this Development Agreement and subject to the provisions of Article 5.

Section 4.2 0.52 +/- Acre Park.

a. Developer shall provide a 0.52 +/- acre neighborhood park ("the Park Obligation"). The Park Obligation consists of three components:

1. Providing land.

2. Providing infrastructure.
3. Planning, developing, and equipping the park.

b. The Parties acknowledge that it is in the best interests of the community that the City accept a sum of money which represents the monetary value of the Park Obligation rather than have the Developer include a fully operational 0.52 +/- acre park within the Anderson Place Subdivision. The payment of the Park Obligation by the Developer is in lieu of the payment of any park impact fees as provided by City ordinance.

c. Developer agrees to satisfy the Park Obligation as follows.

1. At the time of filing the final map for the Anderson Place Subdivision a payment of one hundred percent (100%) of the amount calculated by the City Engineer as set forth in e., below.

2. An additional fifty percent (50%) of the amount calculated under 1., above, payable as follows:

- a) The additional fifty percent (50%) shall be divided by the number of market rate units in the Anderson Place Subdivision (24 units). The resulting amount shall be paid each time a building permit is issued for one of the 24 market rate units.

- b) If at the end of thirty (30) months from the recording of the final map for the Anderson Place Subdivision, the full amount under this subsection 2. has not been fully paid, then the Developer shall pay the remaining amount owing within ten (10) business days of being notified by the City to do so.

(Example: If at the end of thirty (30) months, the Developer has obtained twenty (20) building permits for market rate units and has paid fees under this subsection, then the Developer, upon notice from the City, shall pay the fees owed under this subsection for the remaining four (4) market rate units.)

d. Once all amounts owed under c. above have been paid, the Developer will have satisfied the Park Obligation.

e. The Park Obligation shall be computed by the City Engineer as follows:

1. The land value will be determined by an appraisal made at the Developer's expense. The Developer shall provide to the City the names of three (3) qualified appraisers acceptable to the City who are both licensed by the State of California and members of the Appraisal Institute (MAI) and knowledgeable in appraising property similar in nature to The Property. The City shall select the appraiser to be used from the list and notify the Developer of its decision. The appraisal shall be presented to the City within ninety (90) days thereafter, unless the Parties agree to a different date. The appraisal shall determine the fair market value of 0.52 +/- acres of The Property with the development entitlements specified in this Agreement. The date of value shall be the date of the recording of this Agreement.

2. The estimated cost of the infrastructure improvements will be calculated by the City Engineer using the per acre cost of Sixty Thousand Dollars (\$60,000).

3. The estimated cost of the development of a park (including planning, developing, and equipping the same) will be calculated by the City Engineer using the per acre cost of Two Hundred Twenty-Nine Thousand Five Hundred Dollars (\$229,500).

4. To the total determined by adding the costs determined under 1., 2., and 3., above, shall be added five percent (5%) for administration, including, but not limited to, the use of eminent domain by the City as necessary to acquire park land.

Section 4.3 Advance Funding of Fees For Construction of New Water Well.

a. The Parties acknowledge that the City intends to construct a new water well near the northwest corner of the intersection of West Grant Avenue and West Main Street. In order to provide sufficient funds for the City to commence construction of this facility, the Developer shall, concurrently with the filing of the final subdivision map for the Anderson Place Subdivision pay to the City the following development fee.

1. A water facilities fee at its then current rate for all 28 residential units in the Anderson Place Subdivision.

b. Each time the Developer applies for and receives a building permit thereafter; the Developer shall be credited with the amount paid under subsection a. for each permit.

c. If, at the time of the actual issuance of a building permit, the fees payable at that time have increased since the payment made under subsection a., the Developer shall pay the difference between the two amounts.

Section 4.4 Annuity in Lieu of Mello-Roos District.

a. The Developer agrees that the City will establish, and the Developer will fund, an annuity to offset the projected fiscal deficit to the General Fund of the City created by the development of The Anderson Place Subdivision per the Economic & Planning Systems reports titled "City of Winters – Anderson Place Revised Fiscal Impact Analysis", dated January 22, 2007. Such an annuity is in lieu of the creation of a Mello-Roos Community Facilities District or other similar financing device.

b. The funding of the annuity will be created and funded as follows:

1. From the escrow for the sale of each residential unit to a third party the Developer will pay to the City the sum of Seven Thousand Three Hundred Fifty Dollars (\$7,350.00).

2. The City will invest the amounts received under this section in an annuity, or other similar investment, which will create a stream of income to be paid into the City's General Fund to pay for the increase in the cost of municipal services resulting from the development of the Anderson Place Subdivision

Section 4.5 Payments to Public Safety Facility and Library Fund.

a. Prior to recording of the final map for the Anderson Place Subdivision the Developer shall pay to the City the sum of Twenty-Five Thousand Dollars (\$25,000.00). This amount shall be kept in a specific designated account and used solely for constructing the new Public Safety Facility in the City of Winters.

b. Prior to recording of the final map for the Anderson Place Subdivision the Developer shall pay to the City the sum of Twenty Thousand Dollars (\$20,000.00). This amount shall be kept in a specific designated account and used solely for constructing, maintaining, and/or improving a public library facility in the City of Winters.

Section 4.6 Energy Efficiency.

In order to obtain energy efficiency in each unit with the Anderson Place Subdivision, to the maximum extent possible the techniques identified in the July 27, 2004 Planning Commission staff report on the "Proposed Energy Resolution" shall be utilized; provided, however, that the following techniques are mandatory:

a. Photovoltaic solar energy systems capable of producing 2.4 peak rated direct current (DC) kilowatts shall be installed on seven of the proposed buildings for The Project. The market rate units without photovoltaic solar energy systems shall be pre-wired for such systems and these systems shall be offered as an option to prospective buyers of these units.

b. All units shall be constructed to the Energy Star Standards as defined by the U. S. Environmental Protection Agency.

c. Tankless water heaters shall be installed in all residential units. The tankless water heaters shall not be counted towards meeting the Energy Star Standards.

d. All units shall be built with low emission furnaces.

e. No unit shall be built with any dark colored roofing material.

Section 4.7 Affordable Housing.

The Winters Community Development Agency shall provide a grant of Two Hundred Thousand Dollars (\$200,000.00) in redevelopment agency low-income housing funds to either the developer or a third party designated by the developer for the construction of the affordable housing units required for the project provided that the developer applies for and receives the first building permit for a residential structure within 18 months of the City Council's approval of the project development agreement. A deed restriction to ensure long-term affordability consistent with the provisions of the City's inclusionary housing ordinance and the California Community Redevelopment Law shall be recorded against the affordable units. The deed restriction shall be reviewed and approved by the City. The grant shall be repayable to the Community Development Agency in the event that an affordability deed restriction is not recorded against the affordable units or the units are not constructed to keep pace with construction of the project's market rate units.

ARTICLE 5

DEFAULT, REMEDIES, AND DISPUTE RESOLUTION

Section 5.1 Application of Article. The Parties agree that the following provisions shall govern the availability of remedies should either Party breach its obligations under this Agreement.

Section 5.2 City's Remedies.

a. The City's remedies under this Agreement are as follows:

1. Termination of the Agreement after giving the Developer the opportunity to cure a default, as provided in subsection b.

2. An action for injunctive relief to preserve the physical or legal status quo of the development of The Anderson Place Subdivision pending a judicial determination of the rights of the Parties in the event of a dispute between the Parties as to their rights and obligations under this Agreement.

3. Specific performance as provided in subsection c.

4. An action for declaratory relief to determine the rights and obligations of the Parties under this Agreement.

5. An action for damages as provided in subsection d.

b. Default by the Developer.

1. Notice of Default. With respect to a default by the Developer under this Agreement, the City shall first submit to the Developer a

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written notice of default identifying with specificity those obligations of the Developer which have not been performed. Upon receipt of the notice of default, the Developer shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default. The Developer shall complete the cure of the default(s) not later than thirty (30) days after receipt of the notice of default, or such longer period as is reasonably necessary to remedy the default(s), provided Developer has continuously and diligently pursued such remedy at all times until such default(s) is cured.

2. Procedure After Failure to Cure Default. If, after the cure period has elapsed, the City finds and determines that the Developer remains in default and the City wishes to terminate or modify this Agreement, the City Manager shall make a report to that effect to the City Council and set a public hearing before the City Council in accordance with the notice and hearing requirements of Government Code section 65868 and Section 11-2.802 of the Winters Municipal Code.

3. Modification or Termination of Agreement. If, after the public hearing, the City Council determines Developer has failed to timely cure a material breach of the obligations under this Agreement, City shall have the right to modify or terminate this Agreement.

c. Specific Performance. The City may seek specific performance to compel the Developer to do any, or all, of the following:

1. To complete or demolish any uncompleted improvements which are located on public property or property which has been offered for dedication to the public, with the choice of whether to demolish or complete such

improvements and the method of such demolition or completion of such improvements to be selected by the City in its sole discretion.

2. To dedicate and properly complete any public improvements which are required by this Agreement.

3. To complete, demolish or make safe and secure any uncompleted private improvements located on The Property with the choice of whether to demolish, complete or secure such private improvements and the method of such demolition, completion and securing such private improvements to be selected by the Developer in its sole discretion.

d. The City may institute an action for damages for the amount of any money owed to it under Article 4, or the cost of performing any act required of the Developer under Article 4, or the cost to complete any public improvements required to be installed under the final map (or any phase, if applicable) for The Anderson Place Subdivision.

Section 5.3 Developer's Remedies.

a. The Developer's remedies under this agreement are as follows:

1. An action for specific performance of an obligation of the City after giving the City the opportunity to cure a default, as provided in subsection b.

2. An action for injunctive relief to preserve the physical or legal status quo of the development of The Anderson Place Subdivision pending a

judicial determination of the rights of the Parties in the event of a dispute between the Parties as to their rights and obligations under this Agreement.

3. An action for declaratory relief to determine the rights and obligations of the Parties under this Agreement.

b. Default and Notice of Default. With respect to a default by the City under this Agreement, the Developer shall first submit to the City a written notice of default identifying with specificity those obligations of the City which have not been performed. Upon receipt of the notice of default, the City shall promptly commence to cure the identified default(s) at the earliest reasonable time after receipt of the notice of default and shall complete the cure of such default(s) not later than thirty (30) days after receipt of the notice of default, or such longer period as is reasonably necessary to remedy such default(s), provided that the City has continuously and diligently pursued such remedy at all times until such default(s) is cured.

c. Waiver of Damage Remedy. The Developer understands and agrees that the City would not be willing to enter into this Agreement if it created any monetary exposure for damages (whether actual, compensatory, consequential, punitive or otherwise) in the event of a breach by City. For the above reasons, the Parties agree that the remedies listed in subsection a. are the only remedies available to the Developer in the event of the City's failure to carry out its obligations hereunder. The Developer specifically acknowledges that it may not seek monetary damages of any kind in the event of a default by the City under this Agreement, and the Developer hereby waives, relinquishes and surrenders any right to any monetary remedy. The Developer covenants not to sue for, or claim

any monetary remedy for, the breach by the City of any provision of this Agreement, except for attorneys' fees for actions under a., above, and hereby agrees to indemnify, defend and hold the City harmless from any cost, loss, liability, expense or claim (including attorneys' fees) arising from or related to any claim brought by the Developer inconsistent with the foregoing waiver.

ARTICLE 6

HOLD HARMLESS AND INDEMNIFICATION

Section 6.1 Limitation of Legal Relationship.

a. The Parties represent and declare that this Agreement creates no partnership, joint venture, or other legal entity between them.

b. In entering into this Agreement, the City is acting under the statutory and/or police powers which it holds as a municipal corporation of the State of California and which authorize it to regulate the development of land within its boundaries and to provide for the general health, safety and welfare.

c. In entering into this Agreement, the Developer is acting in a purely private capacity as an owner of real property within the City of Winters, which property is subject to the jurisdiction of the City acting in the capacity set forth in subsection b.

Section 6.2 No Liability for Acts of the Developer.

a. It is expressly understood that the development of The Anderson Place Subdivision is an undertaking that may create for the Developer liability to

third parties, including, but not limited to, assignees of all or part of this Agreement, buyers and lessees of residential units, building contractors and sub-contractors, and suppliers. The Developer understands and agrees that the City would not execute this Agreement if, in so doing, it created for the City any liability to any third party.

b. Consequently, the Developer, its successors, heirs, and assigns agrees to defend, indemnify, and hold harmless the City, and all its officers, agents, and employees from any claim of injury to person or property arising out of the operations of the Developer in the development of The Anderson Place Subdivision under the terms of this Agreement or otherwise.

c. Notwithstanding anything in Article 5 to the contrary, the City shall have any remedy available to it at law and/or equity to enforce the provisions of this section or to collect damages for any breach of it.

Section 6.3 Duty to Defend Challenges to this Agreement.

a. The Parties recognize that there may be third party challenges to this Agreement, relative to the procedure used to adopt it or the contents of it.

b. The Parties agree to cooperate jointly to defend any action or proceeding brought to challenge this Agreement or the ordinance adopting it.

c. In the event of any such challenge, each Party shall bear its own attorneys' fees and other litigation expenses.

d. Should the court, in any action challenging this Agreement or the ordinance adopting it, award attorneys' fees, costs and any other litigation expenses

against the City, the Developer shall be responsible for the payment of those fees, costs, and expenses, and shall hold the City harmless from any claim thereto.

e. Notwithstanding subsection b., the City may, at its sole discretion, tender the defense of any action or proceeding brought to challenge this Agreement or the ordinance adopting it to the Developer, in which event the Developer shall have the sole responsibility to defend, on behalf of itself and the City, the matter. However, nothing herein obligates the Developer, should the City tender its defense to the Developer, to defend the action if it determines that it is in its best interests not to do so.

REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK

SIGNATURE PAGE TO FOLLOW

**DEVELOPER
SAN BERNADINO, LLC**

By: _____

Its: _____

Dated: _____

CITY OF WINTERS

By: _____
Mayor

Dated: _____

Attest: _____
City Clerk

Approved as to form:

John Wallace, City Attorney

Attorney for Developer

.....

LIST OF EXHIBITS

- EXHIBIT A Map of Anderson Place Property
- EXHIBIT B Legal Description of Anderson Place Property
- EXHIBIT C Anderson Place Tentative Subdivision Map
- EXHIBIT D Conditions of Approval, including Mitigation Measures
- EXHIBIT E School Agreement

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This Agreement was adopted by Ordinance No. 2007-xx of the City Council of the City of Winters. Ordinance No. 2007-xx was adopted on June 5, 2007 and is effective on the date it is recorded with the Yolo County Recorder.

ORDINANCE NO. 2007-xx

**AN ORDINANCE OF THE
CITY COUNCIL OF THE
CITY OF WINTERS
ADOPTING A DEVELOPMENT AGREEMENT
(ANDERSON PLACE PROPERTY)**

THE CITY COUNCIL OF THE CITY OF WINTERS HEREBY ORDAINS
AS FOLLOWS:

Pursuant to the provisions of Government Code §65864 et seq. and Chapter 2 of Title 11 of the Winters City Code, the City Council of the City of Winters hereby:

1. Adopts and approves that certain document entitled "**AN AGREEMENT BETWEEN THE CITY OF WINTERS AND G STREET SAN BERNADINO, LLC RELATING TO THE DEVELOPMENT OF THE PROPERTY COMMONLY KNOWN AS THE ANDERSON PLACE PROPERTY.**"

2. Authorizes and directs the Mayor to sign the document on behalf of the City after the second reading of this ordinance and after it has first been signed by a duly authorized representative of G Street San Bernadino, LLC.

3. Authorizes and directs the City Clerk to record the document, after it is signed by both parties, in the Office of the Recorder of Yolo County.

PASSED AND ADOPTED THIS 5th day of June, 2007 on the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Woody Fridae, MAYOR

Attest:

Nanci G. Mills, CITY CLERK



**Community Development Agency
STAFF REPORT**

TO: Chairman and Agency Board Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., Executive Director 
FROM: Shelly Gunby, Director of Financial Management
SUBJECT: (Proposed) \$11,725,000 Winters Community Development Agency
Winters Redevelopment Project Area Tax Allocation Bonds, Series 2007
(the "2007 Bonds")

RECOMMENDATION:

1. Adopt Resolution 2007- 14 Approving the Forms of and Authorizing the Execution of A First Supplemental Indenture of Trust, A bond Purchase Agreement, Continuing Disclosure Agreement and an Official Statement Relating to the Issuance of the Agency's Tax Allocation Bonds and Approving Certain Actions in Connection Therewith.
2. Read into the minutes the following:
 - a. The Community Development Agency recognizes that Bonded Indebtedness (both the existing 2004 Tax Allocation Bonds, and the proposed 2007 Tax Allocation Bonds) will be senior to the existing contracted indebtedness for the Water Distribution Facility Improvements.

BACKGROUND:

At the April 3, 2007 meeting, the Winters Community Development Agency (the "Agency"), approved, in concept, a financing plan based on the issuance of tax allocation bonds.

Based on significant increases in property values within the Winters Redevelopment Project Area (the "Project Area"), the Agency is now in a position to issue additional tax allocation bonds to be secured by the Project Area tax increment revenues (net of statutory pass through payments to affected taxing entities). By proceeding with the financing, the Agency will be taking advantage of today's current low interest rates. Based on the projected net tax increment revenue (\$1,022,274) for FY 2006-2007 the Agency is now able to issue 30 year tax allocation bonds in the approximate principal amount of \$11,725,000. . A portion of the sale proceeds will be deposited in the Housing Fund to be used for qualified low and moderate housing purposes. As a result, the Housing Set-Aside will be available to pay for a corresponding portion of the

debt service as described below.

The estimated net proceeds to the Agency, after paying all costs of issuance, underwriter's discount and setting aside monies in a debt service reserve funds would be approximately \$9,668,827. Of this amount \$1,372,884 would be deposited into the Agency's Low and Moderate Income Housing fund, leaving a balance of approximately \$8,295,943 for general redevelopment projects.

The estimated principal amount of bonds and the estimated net proceeds amount are based on an interest rate structure that assumes that the issue will receive a bond insurance commitment, thus insuring that the Agency's 2007 Bonds will receive an AAA rating. Financing packages relative to the proposed financing have been sent to nationally recognized bond insurance firms. While their initial responses have been positive, we still do not have an insurance commitment in hand.

The repayment of principal and interest on the proposed bonds would be secured solely by the net tax increment revenues of the Project Area, and the bonds would not be a debt of the City of Winters, or any of its political subdivisions (except the Agency).

SUMMARY OF DOCUMENTS

1. Preliminary Official Statement - this is the offering document that will be presented to potential investors in the 2007 Bonds, and contains information about the Agency, the Project Area, and the tax increment revenues of the Project, as well as a summary of the terms and payment obligations of the Agency for the 2007 Bonds.
2. Supplemental Indenture of Trust - this document defines the payment terms and conditions of the 2007 Bonds, and establishes the funds and accounts that will be held by the Trustee on behalf of Agency, including the Debt Service Reserve Account.
3. Bond Purchase Contract – this document provides the terms and conditions by which the Underwriter, E.J. De la Rosa, will purchase the 2007 Bonds. The 2007 Bonds will be sold initially to the Financing Authority, and then will be resold immediately to the Underwriter, pursuant to the Marks-Roos Local Bond Pooling Act of 1985. By using the Marks-Roos structure, the Agency can sell the Bonds on a negotiated basis to the Underwriter, which will save the Agency an estimated \$15,000 of expenses that would otherwise be spent for costs associated with an advertised public sale of the Bonds.
4. Continuing Disclosure Agreement - the Disclosure Agreement defines the Agency's obligation to provide annual updates of information related to the Project Area and the tax increment revenues, for the benefit of the Bondholders and the other interested parties, pursuant to federal regulations.

These documents are available for review and are on file with the City Clerk

FISCAL IMPACT:

The proposed 30 year \$11,725,000 Tax Allocation Bonds would be secured solely by tax increment revenues generated from the Project Area, and would not be a debt of

the City or any other related subdivision. The 2007 Bonds will provide net proceeds in the amount of approximately \$9,668,827 to fund Agency projects, including projects benefiting low-and moderate-income housing. The estimated annual debt service payments will start at approximately \$513,636 and will increase over time to approximately \$1,252,500 in 2037/2038. This increase in debt service payments will be possible due to the increase in tax increment received by the agency by the projects made possible by this bond issue, and the fact that the 2004 Bonds debt service will drop off after 2034.

\$11,725,000
City of Winters Community Development Agency
Winters Redevelopment Project Area
Tax Allocation Bonds
Series 2007

Estimated Sources and Uses of Funds

Sources of Funds

Principal Amount of Bonds	\$11,725,000
Original Issue Discount	<u>(210,022)</u>
Total Sources	\$11,514,978

Uses of Funds

Total Underwriter Discount (1.20%)	140,700
Debt Service Reserve Fund	710,232*
Capitalized Interest	513,374**
Gross Bond Insurance Premium	231,845
Costs of Issuance	250,000
Net Proceeds	
LMI Housing Fund	\$1,372,884
Redevelopment Project Fund	<u>8,295,943</u>
Total Net Proceeds	<u>9,668,827</u>

TOTAL USES **\$11,514,978**

* Will be used for the final debt service payment

**First year's interest to be paid from bond proceeds instead of tax increment.

RESOLUTION NO. 2007-___

RESOLUTION OF THE WINTERS COMMUNITY DEVELOPMENT AGENCY APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT CONTINUING DISCLOSURE AGREEMENT AND AN OFFICIAL STATEMENT RELATING TO THE ISSUANCE OF THE AGENCY'S TAX ALLOCATION BONDS AND APPROVING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Winters Community Development Agency is a redevelopment agency (a public body, corporate and political) duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the Community Redevelopment Law (Part 1 of Division 24 (commencing with Section 33000) of the Health and Safety Code of the State of California), and the powers of the Agency include the power to issue bonds or notes for any of its corporate purposes; and

WHEREAS, a Redevelopment Plan for a redevelopment project known and designated as the "City of Winters Community Redevelopment Plan" has been adopted and approved by Ordinance No. 92-08 of the City of Winters on July 20, 1992 and all requirements of law for and precedent to the adoption and approval of said Redevelopment Plan have been duly complied with; and

WHEREAS, the Agency has previously issued its \$7,820,000 Winters Community Development, City of Winters Community Development Project Area Tax Allocation Bonds, Series 2004; and

WHEREAS, for the corporate purposes of the Agency, the Agency deems it necessary to issue at this time tax allocation bonds in a principal amount not to exceed Fourteen Million Dollars (\$14,000,000), Winters Community Development Agency, City of Winters Community Development Project Area Tax Allocation Bonds, Series 2007 (the "Bonds"), and to use the proceeds of such Bonds to fund certain development projects of the Agency to pay costs in connection with the issuance of the Bonds and to make certain other deposits as required by the Indenture; and

WHEREAS, the purposes stated above will be accomplished by issuing at this time such tax allocation bonds pursuant to the Indenture and this resolution of the Agency.

WHEREAS, there have been prepared and submitted to this meeting forms of:

- (1) a draft of the First Supplemental Indenture of Trust; and
- (2) a draft of the Preliminary Official Statement to be used in connection with the sale of the Bonds (such Preliminary Official Statement in the form presented at this meeting with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as "Preliminary Official Statement"); and
- (3) a draft of the proposed Bond Purchase Agreement between the Agency and the Winters Public Financing Authority (the "Authority") and the Underwriter.

- (4) a draft of the proposed Continuing Disclosure Agreement.

WHEREAS, the Agency now desires to authorize the execution of such documents and the performance of such acts as may be necessary or desirable to affect the issuance and sale of the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Winters Community Development Agency, as follows:

Section 1. Subject to the provisions of Section 2 hereof, the issuance of the Bonds in the aggregate principal amount not to exceed Fourteen Million Dollars (\$14,000,000) on the terms and conditions set forth in, and subject to the limitations specified in, the Indenture, is hereby authorized and approved. The Bonds will be dated, will bear interest at the rates, will mature on the dates, will be issued in the form, will have such sinking fund installments, will be subject to redemption, and will be as otherwise provided in the Indenture, as the same will be completed as provided in this Resolution. The proceeds of the sale of the Bonds shall be applied as provided in the Indenture of Trust, dated as of March 1, 2004, as supplemented by the First Supplemental Indenture of Trust.

Section 2. The First Supplemental Indenture of Trust, in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein, be and the same is hereby approved. The Chairman and the Secretary of the Agency are hereby authorized and directed to execute and deliver the Indenture of Trust in the form presented at this meeting with such changes insertions and omissions as may be requested by Bond Counsel and approved by the Chairman, said execution being conclusive evidence of such approval.

Section 3. The Bond Purchase Agreement between the Agency, the Underwriter and the Winters Public Financing Authority, in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein, be and the same is hereby approved. The Executive Director of the Agency is hereby authorized and directed to execute the Bond Purchase Agreement in the form presented at this meeting with such changes, insertions and omissions as may be approved by the Executive Director, said execution being conclusive evidence of such approval.

Section 4. The Preliminary Official Statement in substantially the form presented at this meeting and made a part hereof as though set forth in full herein, be and the same is hereby approved and the use of the Preliminary Official Statement in connection with the offering and sale of the Bonds is hereby authorized and approved.

Section 5. The preparation and delivery of an Official Statement, and its use by the Agency and E. J. De La Rosa & Co., Underwriter, in connection with the offering and sale of the Bonds, be and the same is hereby authorized and approved. The Official Statement shall be in substantially the form of the Preliminary Official Statement with such changes, insertions and omissions as may be requested by Bond Counsel or the Underwriter and approved by the Chairman of the Agency, such approval to be conclusively evidenced by the execution and delivery thereof. The Chairman is hereby authorized and directed to execute the final Official Statement and any amendment or supplement thereto, in the name of and on behalf of the Agency, and thereupon to cause the final Official Statement and any such amendment or supplement to be delivered to the Underwriter.

Section 6. The Continuing Disclosure Agreement, in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein, is hereby approved. The Executive Director of the Agency is hereby authorized and directed to execute and deliver the Continuing Disclosure Agreement in the form presented with such changes, insertions or deletions as may be requested by Bond Counsel and approved by the Executive Director, said executive being conclusive evidence of such approval.

Section 7. The Chairman of the Agency, the Treasurer, the Secretary of the Agency, and any other proper officer of the Agency, acting singly, be and each of them hereby is authorized and directed to execute and deliver any and all documents and instruments, including any agreements with the Authority relating to the Bonds, and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by the Indenture, the Bond Purchase Agreement, the Continuing Disclosure Agreement, the Official Statement and this Resolution and any such agreements.

Section 8. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the Winters Community Development Agency at a regular meeting held on May 15, 2007.

Chairman of the Winters Community Development
Agency

ATTEST:

Nanci G. Mills, Secretary for the Winters Community
Development Agency

I, Nanci G. Mills, Secretary of the Winters Community Development Agency do hereby certify that the foregoing Resolution was introduced and adopted by the City Council of the City of Winters at a meeting held on the 15th day of May, 2007 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary of the Winters Community Development
Agency



**COMMUNITY DEVELOPMENT AGENCY
STAFF REPORT**

TO: Chair and Members of the Board
DATE : May 15, 2007
THROUGH: John W. Donlevy, Jr., Executive Director
FROM: Dan Maguire, Housing Programs Manager *DM*
SUBJECT: Rotary Park Restroom RFP – Award of Bid

RECOMMENDATION:

That the Community Development Agency Board of Directors:

1. Accept the base bid from Public Restroom Company in the amount of \$73,654 and an upgrade package in the amount of \$5,318 for a total project cost of \$78,972; and
2. Authorize a site preparation budget not to exceed \$6,600; and
3. Authorize the preparation and execution by the Executive Director of an Agreement between the Winters Community Development Agency and the Public Restroom Company for the construction of a Restroom Facility at Rotary Park.

BACKGROUND:

The CDA approved the release of the Rotary Park prefabricated restroom RFP at its meeting of April 17, 2007. The RFP was issued to The Public Restroom Company, Romtec, Restroom Facilities Ltd., and JDS Builders, with all but JDS submitting proposals. The proposals were reviewed by John Donlevy, City Manager; Gene Ashdown, Chief Building Inspector; Alan Mitchell, Ponticello Enterprises; and Dan Maguire.

Restroom Facilities Ltd. was eliminated from consideration, as staff was unable to tell from their proposal if they could comply with code and insurance requirements.

Romtec's proposal was competitive on price (\$85,035.67) with said price inclusive of site pad preparation. It was also taken into consideration that Romtec's product is pre-engineered rather than prefabricated. Although the Romtec proposal indicated they could be completed by the August 15, 2007 deadline, the proposal had an estimate of 4 to 6 weeks of construction activity at the site compared to 4-6 days for a prefabricated restroom that is constructed off site and then installed with a crane.

The Public Restroom Company's proposal is the low bid (\$78,972), has superior fixtures and finishes, and has features such as time delay door locks not offered in the other proposals.

The Public Restroom Company comes highly recommended by Roy Jones, Winters' resident and City of Davis Public Works employee. The City of Davis has prefabricated restrooms from PRC at Arroyo Park, Mace Ranch Park, and Barovetto Park.

FISCAL IMPACT:

\$78,972 plus site preparation costs.



**Winters Financing Authority
STAFF REPORT**

TO: Chairman and Authority Board Members
DATE: May 15, 2007
THROUGH: John W. Donlevy, Jr., Executive Director 
FROM: Shelly Gunby, Director of Financial Management
SUBJECT: (Proposed) \$11,725,000 Winters Community Development Agency
Winters Redevelopment Project Area Tax Allocation Bonds, Series 2007
(the "2007 Bonds")

RECOMMENDATION:

1. Adopt Resolution 2007- 15 Approving the Forms of and Authorizing the Execution of A First Supplemental Indenture of Trust, A bond Purchase Agreement, Continuing Disclosure Agreement and an Official Statement Relating to the Issuance of the Agency's Tax Allocation Bonds and Approving Certain Actions in Connection Therewith.
2. Read into the minutes the following:
 - a. The Community Development Agency recognizes that Bonded Indebtedness (both the existing 2004 Tax Allocation Bonds, and the proposed 2007 Tax Allocation Bonds) will be senior to the existing contracted indebtedness for the Water Distribution Facility Improvements.

BACKGROUND:

At the April 3, 2007 meeting, the Winters Community Development Agency (the "Agency"), approved, in concept, a financing plan based on the issuance of tax allocation bonds.

Based on significant increases in property values within the Winters Redevelopment Project Area (the "Project Area"), the Agency is now in a position to issue additional tax allocation bonds to be secured by the Project Area tax increment revenues (net of statutory pass through payments to affected taxing entities). By proceeding with the financing, the Agency will be taking advantage of today's current low interest rates. Based on the projected net tax increment revenue (\$1,022,274) for FY 2006-2007 the Agency is now able to issue 30 year tax allocation bonds in the approximate principal amount of \$11,725,000. . A portion of the sale proceeds will be deposited in the Housing Fund to be used for qualified low and moderate housing purposes. As a result, the Housing Set-Aside will be available to pay for a corresponding portion of the

debt service as described below.

The estimated net proceeds to the Agency, after paying all costs of issuance, underwriter's discount and setting aside monies in a debt service reserve funds would be approximately \$9,668,827. Of this amount \$1,372,884 would be deposited into the Agency's Low and Moderate Income Housing fund, leaving a balance of approximately \$8,295,943 for general redevelopment projects.

The estimated principal amount of bonds and the estimated net proceeds amount are based on an interest rate structure that assumes that the issue will receive a bond insurance commitment, thus insuring that the Agency's 2007 Bonds will receive an AAA rating. Financing packages relative to the proposed financing have been sent to nationally recognized bond insurance firms. While their initial responses have been positive, we still do not have an insurance commitment in hand.

The repayment of principal and interest on the proposed bonds would be secured solely by the net tax increment revenues of the Project Area, and the bonds would not be a debt of the City of Winters, or any of its political subdivisions (except the Agency).

SUMMARY OF DOCUMENTS

1. Preliminary Official Statement - this is the offering document that will be presented to potential investors in the 2007 Bonds, and contains information about the Agency, the Project Area, and the tax increment revenues of the Project, as well as a summary of the terms and payment obligations of the Agency for the 2007 Bonds.
2. Supplemental Indenture of Trust - this document defines the payment terms and conditions of the 2007 Bonds, and establishes the funds and accounts that will be held by the Trustee on behalf of Agency, including the Debt Service Reserve Account.
3. Bond Purchase Contract – this document provides the terms and conditions by which the Underwriter, E.J. De la Rosa, will purchase the 2007 Bonds. The 2007 Bonds will be sold initially to the Financing Authority, and then will be resold immediately to the Underwriter, pursuant to the Marks-Roos Local Bond Pooling Act of 1985. By using the Marks-Roos structure, the Agency can sell the Bonds on a negotiated basis to the Underwriter, which will save the Agency an estimated \$15,000 of expenses that would otherwise be spent for costs associated with an advertised public sale of the Bonds.
4. Continuing Disclosure Agreement - the Disclosure Agreement defines the Agency's obligation to provide annual updates of information related to the Project Area and the tax increment revenues, for the benefit of the Bondholders and the other interested parties, pursuant to federal regulations.

These documents are available for review and are on file with the City Clerk

FISCAL IMPACT:

The proposed 30 year \$11,725,000 Tax Allocation Bonds would be secured solely by tax increment revenues generated from the Project Area, and would not be a debt of

the City or any other related subdivision. The 2007 Bonds will provide net proceeds in the amount of approximately \$9,668,827 to fund Agency projects, including projects benefiting low-and moderate-income housing. The estimated annual debt service payments will start at approximately \$513,636 and will increase over time to approximately \$1,252,500 in 2037/2038. This increase in debt service payments will be possible due to the increase in tax increment received by the agency by the projects made possible by this bond issue, and the fact that the 2004 Bonds debt service will drop off after 2034.

\$11,725,000
City of Winters Community Development Agency
Winters Redevelopment Project Area
Tax Allocation Bonds
Series 2007

Estimated Sources and Uses of Funds

Sources of Funds

Principal Amount of Bonds	\$11,725,000
Original Issue Discount	<u>(210,022)</u>
Total Sources	\$11,514,978

Uses of Funds

Total Underwriter Discount (1.20%)	140,700
Debt Service Reserve Fund	710,232*
Capitalized Interest	513,374**
Gross Bond Insurance Premium	231,845
Costs of Issuance	250,000
Net Proceeds	
LMI Housing Fund	\$1,372,884
Redevelopment Project Fund	<u>8,295,943</u>
Total Net Proceeds	<u>9,668,827</u>

TOTAL USES **\$11,514,978**

* Will be used for the final debt service payment

**First year's interest to be paid from bond proceeds instead of tax increment.

RESOLUTION NO. 2007-___

RESOLUTION OF THE CITY OF WINTERS PUBLIC FINANCING AUTHORITY APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, CONTINUING DISCLOSURE AGREEMENT AND AN OFFICIAL STATEMENT RELATING TO THE ISSUANCE OF THE AGENCY'S TAX ALLOCATION BONDS AND APPROVING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the City of Winters Public Financing Authority (the "Authority") is a joint powers authority organized pursuant to Title 1, Division 7, Chapter 5 of the Government Code of the State of California; and

WHEREAS, for the corporate purposes of the Winters Community Development Agency (the "Agency"), the Agency has determined to issue at this time tax allocation bonds in a principal amount not to exceed Fourteen Million Dollars (\$14,000,000), and to use the proceeds of such Bonds to fund certain development projects of the Agency and to pay costs in connection with the issuance of the Bonds and to make certain other deposits as required by the Indenture; and

WHEREAS, the purposes stated above will be accomplished by the Authority purchasing such Bonds from the Agency and selling such Bonds to E. J. De La Rosa & Co. (the "Underwriter") pursuant to the Marks-Roos Local Bond Pooling Act of 1985 (Government Code Section 6584 et seq.).

WHEREAS, there have been prepared and submitted to this meeting forms of:

- (1) a draft of the First Supplemental Indenture of Trust of the Agency; and
- (2) a draft of the Preliminary Official Statement of the Agency to be used in connection with the sale of the Bonds (such Preliminary Official Statement in the form presented at this meeting with such changes, insertions and omissions as are made pursuant to this Resolution, being referred to herein as "Preliminary Official Statement"); and
- (3) a draft of the proposed Bond Purchase Agreement between the Agency, the Underwriter and the Authority; and
- (4) a draft of the proposed Continuing Disclosure Agreement between the Agency and Urban Futures, Inc., as Dissemination Agent.

NOW, THEREFORE, BE IT RESOLVED by the City of Winters Public Financing Authority, as follows:

Section 1. Subject to the provisions of Section 2 hereof, the purchase of the Bonds in the aggregate principal amount not to exceed Fourteen Million (\$14,000,000) on the terms and conditions set forth in, and subject to the limitations specified in, the Indenture and the Purchase Agreement, is hereby authorized and approved. The Bonds will be dated, will bear interest at

the rates, will mature on the dates, will be issued in the form, will have such sinking fund installments, will be subject to redemption, and will be as otherwise provided in the Indenture, as the same will be completed as provided in this Resolution.

Section 2. The Bond Purchase Agreement among the Agency, the Underwriter and the Winters Public Financing Authority, in substantially the form submitted at this meeting and made a part hereof as though set forth in full herein are hereby approved. The Executive Director of the Authority is hereby authorized and directed to execute the Purchase Agreement in the form presented at this meeting with such changes, insertions and omissions as may be approved by the Executive Director, said execution being conclusive evidence of such approval.

Section 3. The Chairman of the Authority, the Treasurer, the Secretary of the Authority, and any other proper officer of the Agency, acting singly, be and each of them hereby is authorized and directed to execute and deliver any and all documents and instruments, including any agreements with the Agency relating to the Bonds, and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by the Indenture, the Bond Purchase Agreement, and this Resolution.

Section 4. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED by the City of Winters Public Financing Authority at a regular meeting held on May 15, 2007.

Chairman of the City of Winters Public Financing
Authority

ATTEST:

Nanci G. Mills, Secretary for the City of Winters
Public Financing Authority

I, Secretary for the City of Winters Public Financing Authority, do hereby certify that the foregoing Resolution was introduced and adopted at a meeting held on the 15th day of May, 2007 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Secretary for the City of Winters Public Financing Authority