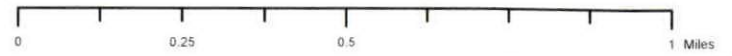


CITY OF WINTERS



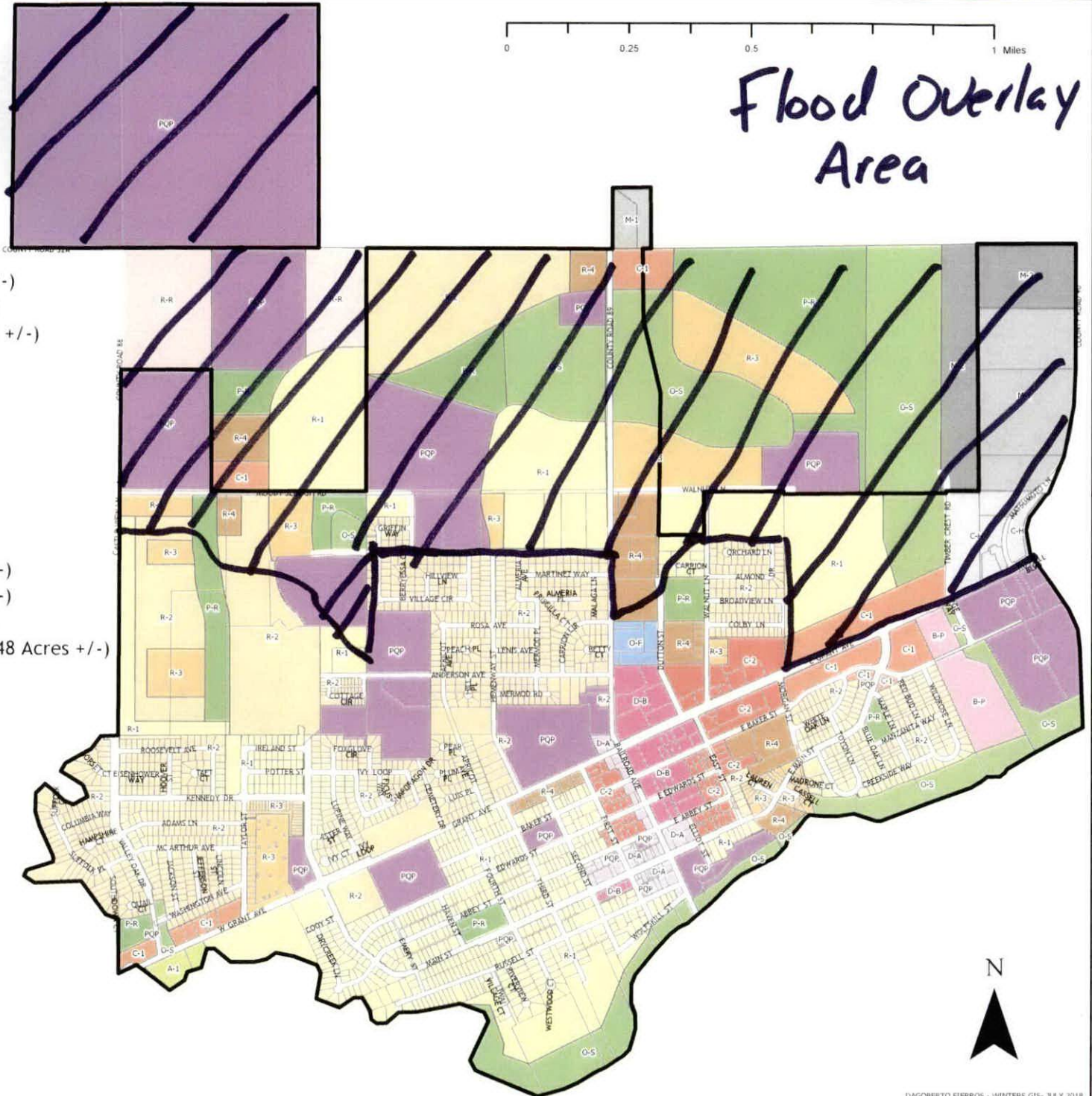
Flood Overlay Area

Zoning Districts

ZONE

- A-1 General Agriculture (4 Acres +/-)
- B-P Business Park (20 Acres +/-)
- C-1 Neighborhood Commercial (76 Acres +/-)
- C-2 Central Business District (34 Acres +/-)
- C-H Highway Service Commercial (18 Acres +/-)
- D-A Downtown A (FBC) (12 Acres +/-)
- D-B Downtown B (FBC) (22 Acres +/-)
- M-1 Light Industrial (51 Acres +/-)
- M-2 Heavy Industrial (42 Acres +/-)
- O-F Office (5 Acres +/-)
- O-S Open Space (193 Acres +/-)
- P-R Parks & Recreation (109 Acres +/-)
- PQP Public Quasi Public (440 Acres +/-)
- R-1 Single Family Residential (302 Acres +/-)
- R-2 Single Family Residential (406 Acres +/-)
- R-3 Multi-Family Residential (96 Acres +/-)
- R-4 High Density Multi-Family Residential (48 Acres +/-)
- R-R Rural Residential (46 Acres +/-)

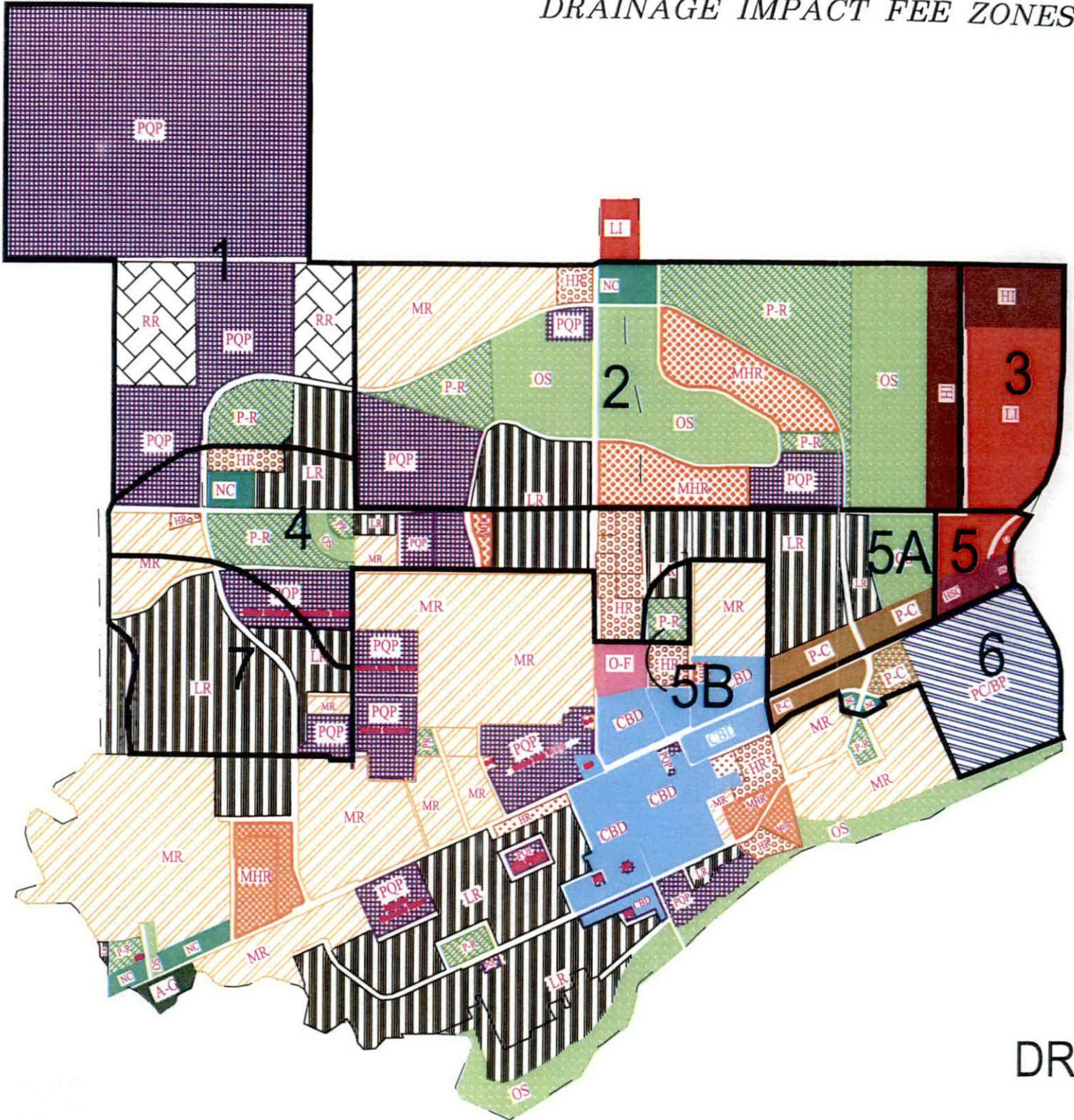
CITY LIMITS



CITY OF WINTERS

STORM DRAINAGE IMPACT FEES REPORT
MOODY SLOUGH AND PUTAH CREEK SUBBASINS

DRAINAGE IMPACT FEE ZONES



DRAFT

Zone	1	2	3	4	5	5A
RR	39,866.00					
R-1	41,109.00	50,547.00		36,582.00		52,653.00
R-2		54,739.00				
R-3		53,920.00		38,296.00		
R-4		54,442.00		38,391.00		
NC		56,831.00		39,633.00		
HI		53,202.00	59,006.00			
LI			60,612.00		49,464.00	
HSC					50,141.00	
PC						61,043.00

Cost Ratio

Total Acreage	325	374	48	143	13	59
Fee Acres	59	144	47	90	13	46
%	18%	39%	98%	63%	100%	78%

