



Winters City Council Meeting
City Council Chambers
318 First Street
Tuesday, May 21, 2019
6:30 p.m.
REVISED AGENDA

Members of the City Council

*Bill Biasi, Mayor
Wade Cowan, Mayor Pro-Tempore
Harold Anderson
Jesse Loren
Pierre Neu*

*John W. Donlevy, Jr., City Manager
Ethan Walsh, City Attorney
Tracy Jensen, 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 Councilmembers. Public comments time may be limited and speakers will be asked to state their name.

Roll Call

Pledge of Allegiance

Approval of Agenda

COUNCIL/STAFF COMMENTS

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.

CONSENT CALENDAR

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 7, 2019 (pp. 5-8)
- B. Resolution 2019-12, a Resolution of the City Council of the City of Winters, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City-Wide Maintenance Assessment District, Fiscal Year 2019/2020 (pp. 9-11)
- C. Resolution 2019-13, a Resolution of the City Council of the City of Winters Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments and Providing Notice of Hearings Thereof for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2019/2020 (pp. 12-77)
- D. Amendment to Maintenance Agreement with Solano County Water Agency (SCWA) (pp. 78-87)
- E. Harris and Associates Contract Amendment No. 3 - Newt's Expressway Rule 20A Utility Undergrounding District (pp. 88-94)
- F. Approval of Contractor for Citywide Leak Survey (pp. 95-109)
- G. Resolution 2019-16, A Resolution of the City Council of the City of Winters Establishing an Appropriation Limit Pursuant to Article XIII of the California Constitution for Fiscal Year 2019-2020 (pp. 110-117)
- H. Resolution 2019-17, A Resolution of the City Council of the City of Winters for the Claim of Transportation Development Act Funding From the Sacramento Area Council of Governments (pp. 118-128)
- I. Agreement with Hdl Coren & Cone for Property Tax Management and Information Services (pp. 129-168)

- J. Street Maintenance Agreement with Vintage Paving Company, Inc. (pp. 169)
- K. Parking Lot on First Street and Abbey Street (Staff Report Under Separate Cover)

PRESENTATIONS

Proclamation Recognizing June 1st, 2019 as Elder Day in the City of Winters Presented to Wally Pearce

Annual Mosquito and West Nile Virus Update by Gary Goodman, District Manager, Sacramento-Yolo Mosquito & Vector Control District

DISCUSSION ITEMS

- 1. Overview of the Waste Management Residential Overage/Contamination Fee Program (pp. 171-174)
- 2. Downtown Merchants Trash Enclosure Proposal (pp. 175-181)
- 3. Housing Issues Overview (pp. 182-189)

CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the May 21, 2019 regular meeting of the Winters City Council was posted on the City of Winters website at www.cityofwinters.org and Councilmembers were notified via e-mail of its' availability. A copy of the foregoing agenda was also posted on the outside public bulletin board at City Hall, 318 First Street on May 16, 2019, and made available to the public during normal business hours.



Tracy S. Jensen, City Clerk

Questions about this agenda – Please call the City Clerk’s Office (530) 794-6702. Agendas and staff reports are available on the city web page at www.cityofwinters.org/administrative/admin_council.htm

General Notes: Meeting facilities are accessible to persons with disabilities. To arrange aid or services to modify or accommodate persons with disability to participate in a public meeting, contact the City Clerk.

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

The city does not transcribe its proceedings. Anyone who desires a verbatim record of this meeting should arrange for attendance by a court reporter or for other acceptable means of recordation. Such arrangements will be at the sole expense of the individual requesting the recordation.

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Any attachments to the agenda that are not available online may be viewed at the City Clerk’s Office or locations where the hard copy packet is available.

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City Hall – Finance Office - 318 First Street

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Minutes of the Regular Meeting of the Winters City Council
Held on May 7, 2019

Mayor Bill Biasi called the meeting to order at 6:30 p.m.

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu,
Mayor Pro Tem Wade Cowan and Mayor Bill Biasi
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Attorney Ethan Walsh,
Director of Financial Management Shelly Gunby, Public Works
Superintendent Eric Lucero, City Clerk Tracy Jensen

George Elrod led the Pledge of Allegiance.

Approval of Agenda: City Manager Donlevy said there were no changes to the agenda. Motion by Council Member Neu, second by Council Member Loren to approve the agenda. Motion carried with the following vote:

AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Cowan
and Mayor Biasi
NOES: None
ABSENT: None
ABSTAIN: None

COUNCIL/STAFF COMMENTS: Verbal updates were provided by Council.

PUBLIC COMMENTS: Tina Lowden, 320 Niemann, thanked the Public Works crew for the street repairs on Niemann. She also requested a second radar trailer for speeding drivers on both sides of Niemann Street. She also thanked staff for their work at the pool and inquired about the fireworks donations collected last year.

Winters resident Wally Pearce requested Council consider a Proclamation in recognition of Elder Day, which is celebrated annually on the first Saturday in

June. They are looking to recognize residents 90 years and over at a celebration to be held in Winters on June 1st.

Benny Dippel, 726 Lupine, said the proposed vacation rental ordinance is trying to push short-term rentals out of Winters, although there has been no police activity at these locations. He encouraged Council and the Planning Commission to not accept the proposed vacation rental ordinance as it stands.

Kate Laddish, 400 Morgan, thanked Eric and the Public Works staff for taking good care of the pool.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 16, 2019
- B. BSK Contract Amendment for Nature Park Elderberry Monitoring
- C. Extension of Contract with Van Lant & Fankhanel, LLP
- D. Public Improvement and Maintenance Agreement for Blue Mountain Terrace
- E. Fairfield Inn Hotel - Amended Development Impact Fee Payment Agreement
- F. Newt's Expressway Paving Project

City Manager Donlevy gave an overview. Council Member Anderson recused himself from Item F due to a possible conflict of interest due to the proximity of his property to this project.

On a motion by Mayor Pro Tem Cowan and seconded by Council Member Neu, Consent Items A through E were approved by the following vote:

AYES: Council Members Anderson, Loren, Neu, Mayor Pro Tem Cowan and Mayor Biasi
NOES: None
ABSENT: None
ABSTAIN: None

On a motion by Mayor Pro Tem Cowan and seconded by Council Member Neu, Consent Item F was approved by the following vote:

AYES: Council Members Loren, Neu, Mayor Pro Tem Cowan and Mayor Biasi
NOES: None
ABSENT: None
ABSTAIN: Council Member Anderson

PRESENTATIONS

Mayor Biasi read aloud the Proclamation recognizing May 2, 2019 as the Big Day of Giving and presented the Proclamation to Vasey Coman, Marketing Manager from the Sacramento Region Community Foundation. Vasey thanked the Council and reported the six participating organizations serving the Winters community raised \$100,000, while the Sacramento region raised a total of \$8.4 million dollars. The Big Day of Giving will once again be held next year, on May 7th, where total regional donations may reach nearly \$40 million dollars.

DISCUSSION ITEMS

1. General Plan Element Overview - Circulation

In an ongoing 9-part series, an overview of the City's circulation element was presented to Council by City Manager Donlevy, which provides the overall goals and policies for roadways and traffic within the City. The circulation element is one of the mandatory elements within the General Plan.

Mayor Biasi opened the floor for public comments at 7:19 p.m.

Kate Laddish, 400 Morgan, said she looks forward to the Morgan Street roundabout and the associated crosswalks to allow for safe pedestrian crossing and making it easier and safer for vehicles turning left from Morgan onto Grant. Kate voiced her concerns about receiving development proposals before completing the proposed General Plan refresh and that the current General Plan doesn't reflect more recent OPR direction on climate and environmental issues. Kate said she doesn't want the City to lose the opportunity for smart, appropriate and phased growth in the North area before we have a robust and transparent General Plan update. She requested that staff supply a written description of the purpose, scope, process, timing and goals of the intended General Plan refresh to enable public input.

Council Member Loren thanked Carol for bringing the Climate Action Plan and Resiliency Update to Council on 4/16. The formation and application process for a Citizens Action Committee will be open to the public and as we move forward, having a robust discussion will help us make decisions for the future regarding transportation, housing and growth.

City Manager Donlevy said the General Plan is a dynamic document and includes many aspects and elements. The Circulation Element Master Plan was updated in November, 2017 and consists of a re-calculation of traffic estimations to include both existing conditions as well as the cumulative impacts of approved projects within the City. The implementation of the Circulation Element includes the adoption and management of a number of critical documents which include

the Complete Streets Plan, the Bike/Pedestrian Master Plan, the Grant Avenue Corridor Traffic Study, and the Transportation Safety Plan.

CITY MANAGER REPORT: City staff will talk with the General Manager from Valley Clean Energy after July regarding an evaluation. The General Manager will put together an outline, but there is currently no agreement. Community and business outreach, as well as analysis is needed. The General Manager will send a syllabus on what has been done in other communities. The EDAC report and recommendation will be presented at a joint Council/Planning Commission workshop scheduled for June 4th @ 4pm at the Public Safety Facility.

INFORMATION ONLY

1. February 2019 Treasurer Report
2. February 2019 Investment Report
3. March 2019 Treasurer Report
4. March 2019 Investment Report

ADJOURNMENT: Mayor Biasi adjourned the meeting at 8:02 p.m.

Bill Biasi, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 21, 2019

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

FROM : Tracy S. Jensen, Records Manager/City Clerk

SUBJECT: Resolution 2019-12, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2019/2020

RECOMMENDATION: Staff recommends the City Council adopt the attached Resolution, initiating the proceedings for the annual levy and collection of the annual assessments of the City of Winters City-Wide Maintenance Assessment District.

BACKGROUND : The assessments from the City's landscape maintenance district are used to maintain the City's parks, landscape areas, and electricity for street lighting . The District's assessments must, by Code, and 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* (hereinafter referred to as the "Act"), be established every year. The first step is to adopt a resolution initiating the assessment proceedings, designate the engineer of work, and order the preparation of the Engineer's Report. This is the same procedure that has been followed for all previous years. The City has retained Willdan Financial Services as the Engineer of Work to prepare the fiscal Year 2019/2020 City of Winters Engineers Report and file it with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

Staff will be submitting to the City Council the necessary maps, reports and resolutions so that the assessments can be adopted prior to the last day to file with the County.

ALTERNATIVES : None

FISCAL IMPACT: None

RESOLUTION NO. 2019-12

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA,
INITIATING PROCEEDINGS FOR THE ANNUAL LEVY AND COLLECTION OF
ASSESSMENTS FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT
DISTRICT, FISCAL YEAR 2019/2020**

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, formed the 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* (hereinafter referred to as the "Act"), that provides for levy and collection of assessments by the County of Yolo for the City of Winters to pay the maintenance and services of landscaping and all appurtenant facilities and operations related thereto; and,

WHEREAS, the City Council has retained Willdan Financial Services as the Engineer of Work, for the purpose of assisting with the annual levy of the District, and to prepare and file an Engineer's Report with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, AS FOLLOWS:

Section 1: The City Council hereby orders Willdan Financial Services to prepare the Engineer's Annual Levy Report (hereinafter referred to as the "Report") concerning the levy of assessments for the District in accordance with *Chapter 1, Article 4 (commencing with Section 22565), pursuant to Chapter 3, Section 22622* of the Act.

Section 2: The improvements within the District include: the installation, maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, street lighting and associated appurtenances. The Report so ordered, shall describe the existing improvements and any new improvements or substantial changes in the existing improvements.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS,
THIS 21ST DAY OF MAY, 2019.**

I, Tracy Jensen, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2019-12 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 21st day of May, 2019, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Bill Biasi, Mayor
City of Winters

ATTEST:

Tracy S. Jensen, City Clerk
City of Winters



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 21, 2019

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

FROM : Tracy S. Jensen, Records Manager/City Clerk

SUBJECT: Resolution No. 2019-13, Preliminarily Approving the Engineer's Annual Levy Report, and Declaring its Intention to Levy and Collect Annual Assessments and Providing Notice of Hearings Thereof for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2019/2020

RECOMMENDATION: Staff recommends the City Council adopt the attached Resolution, preliminarily approving the Engineer's Annual Levy Report, and declaring its' intention to levy and collect annual assessments and providing Notice of Hearings thereof for the City of Winters City-Wide Maintenance Assessment District.

BACKGROUND : The assessments from the City's landscape maintenance district are used to maintain the City's parks, landscape areas, and electricity for street lighting . The District's assessments must, by Code, and 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* (hereinafter referred to as the "Act"), be established every year. The first step is to adopt a resolution initiating the assessment proceedings and to designate the engineer of work and order the preparation of the Engineer's Report. This is the same procedure that has been followed for all previous years. The City has retained Willdan Financial Services as the Engineer of Work to prepare the fiscal Year 2019/2020 City of Winters Engineers Report and file it with the City Clerk in accordance with *Chapter 3, Section 22623* of the Act.

Staff will be submitting to the City Council the necessary maps, reports and resolutions so that the assessments can be adopted prior to the last day to file with the County.

ALTERNATIVES : None

FISCAL IMPACT: None

RESOLUTION 2019-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, PRELIMINARILY APPROVING THE ENGINEER'S ANNUAL LEVY REPORT, AND DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS AND PROVIDING NOTICE OF HEARINGS THEREOF FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, FISCAL YEAR 2019/2020

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

WHEREAS, the City Council 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 by previous Resolution, initiated proceedings for the "City of Winters City-Wide Maintenance Assessment District" (hereafter referred to as the "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 related thereto; and,

WHEREAS, the City Council has, by previous Resolution ordered the preparation of an Engineer's Annual Levy Report (hereafter referred to as the "Report") regarding the District and assessment for Fiscal Year 2019/2020, pursuant to *Chapter 1, Section 22565* of the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk said Report in connection with the District and the levy of assessments for Fiscal Year 2019/2020 (Beginning July 1, 2019 and ending June 30, 2020) in accordance with *Chapter 3, Section 22623* of the Act; and,

WHEREAS, this City Council has carefully examined and reviewed the Report as presented and pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act, the City Council may approve the report, as filed, or may it may modify the report in any particular and approve it as modified.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, AS FOLLOWS:

Section 1: The above recitals are all true and correct.

Section 2: The Report as presented, consists of the following:

- a. A Description of Improvements.
- b. A Description of the District.
- c. The proposed Annual Budget for the fiscal year (Costs and Expenses).
- d. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.
- e. The District Roll containing the Levy for each Assessor Parcel Number within the District proposed for Fiscal Year 2019/2020.

Section 3: The District, the proposed improvements, each and all of the budget items and documents, and the proposed assessments as outlined in the Report have been spread in accordance with the benefits received from the improvements, operation, maintenance and services to be performed within the District, and are in compliance with the Act and the provisions of California Constitution Article XIID.

Section 4: The Report is hereby approved on a preliminary basis, as presented or modified, and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5: The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 6: The City Council hereby declares its intention to seek the Annual Levy of the District pursuant to the Act, over and including the land within the District boundary, and to levy and collect assessments on all such land to pay the costs associated with the operation, maintenance and servicing of the landscaping improvements related thereto, for Fiscal Year 2019/2020.

Section 7: The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, street lighting and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District.

Section 8: The boundaries of the District are described in the Engineer's Report on file with the City Clerk, and are defined as the boundaries described in the formation documents of the District, generally: All lots or parcels in the City of Winters, the boundaries of the District are coterminous with the City Limits; within the County of Yolo, State of California. The existing District does not contain any zones and is designated as the "City of Winters City-Wide Maintenance Assessment District."

Section 9: The proposed assessment for Fiscal Year 2019/2020 does not exceed the maximum assessment previously approved, and the assessments are outlined in the Engineer's Report, which details any changes or increases in the annual assessments.

Section 10: The City Council hereby declares its intention to conduct a public hearing concerning the levy of assessments for the District. The City Clerk shall give notice of the time and place of the Public Hearing by causing the publishing of this Resolution once in the Local

Newspaper for two consecutive weeks not less than ten (10) days before the date of the hearing, and by posting a copy of this Resolution on the official bulletin board customarily used by the City Council for the posting of notices in accordance with *Chapter 3, Section 22626* of the Act.

Section 11: Notice is hereby given that a Public Hearing on these matters will be held by the City Council on **Tuesday, June 4, 2019 at 6:30 p.m.**, or as soon thereafter as feasible in the City Council Chambers, City Hall, located at 318 First Street, Winters, California.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WINTERS, THIS 21st DAY OF MAY, 2019.

I, Tracy Jensen, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2019-13 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 21st day of May, 2019, by the following vote:

AYES:

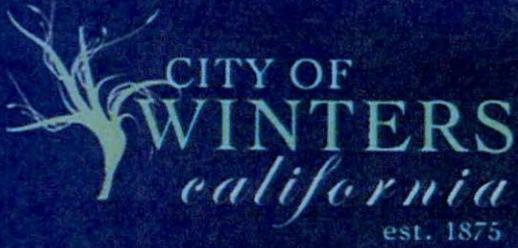
NOES:

ABSENT:

ABSTAINED:

Bill Biasi, Mayor
City of Winters

Tracy S. Jensen, City Clerk
City of Winters



City of Winters

City-Wide Maintenance Assessment District

2019/2020 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 21, 2019
Public Hearing: June 4, 2019

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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 2019/2020, 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 _____, 2019.

Willdan Financial Services
Assessment Engineer

By: _____

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 2019/2020. 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 2019/2020.

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 Berryessa 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 costs 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, curbs and gutters, 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.

PROPOSITION 218 BENEFIT ANALYSIS

In conjunction with the provisions of the 1972 Act, the California Constitution Article XIID addresses several key criteria for the levy of assessments, notably:

Article XIID Section 2d defines District as follows:

“District means an area determined by an agency to contain all parcels which will receive a special benefit from a proposed public improvement or property-related service”;

Article XIID Section 2i defines Special Benefit as follows:

“Special benefit” means a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large. General enhancement of property value does not constitute “special benefit.”

Article XIID Section 4a defines proportional special benefit assessments as follows:

“An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each

identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

This District was formed to establish and provide for the improvements that enhance the presentation of the surrounding properties and developments. These improvements will directly benefit the parcels to be assessed within the District. The assessments and method of apportionment is based on the premise that the assessments will be used to construct and install landscape and lighting improvements within the existing City-Wide Maintenance Assessment District as well as provide for the annual maintenance of those improvements, and the assessment revenues generated by District will be used solely for such purposes.

The costs of the proposed improvements have been identified and allocated to properties within the District based on special benefit. The improvements to be provided by this District and for which properties will be assessed have been identified as an essential component and local amenity that provides a direct reflection and extension of the properties within the District which the property owners and residents have expressed a high level of support.

The method of apportionment (method of assessment) set forth in the Report is based on the premise that each assessed property receives special benefits from the landscape and lighting improvements within the District, and the assessment obligation for each parcel reflects that parcel’s proportional special benefits as compared to other properties that receive special benefits.

To identify and determine the proportional special benefit to each parcel within the District, it is necessary to consider the entire scope of the improvements provided as well as the properties that benefit from those improvements. The improvements and the associated costs described in this Report, have been carefully reviewed and have been identified and allocated based on a benefit rationale and calculations that proportionally allocate the net cost of only those improvements determined to be of special benefit to properties within the District. The various public improvements and the associated costs have been identified as either “general benefit” (not assessed) or “special benefit”.

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

Street Lighting & Administration Costs / Total EBU = Levy per EBU

Levy per EBU x Parcel's EBU = 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 advance 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 2019/2020 District Budget

City of Winters	
City-Wide 2019/2020	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$178,119.68
Street Lighting	62,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	800.00
Curbside Landscape Maintenance	800.00
Bank Stabilization	0.00
TOTAL DIRECT	\$241,719.68
ADMINISTRATION COSTS	
District Administration	\$33,085.30
County Administration Fee	2,095.00
TOTAL ADMIN	\$35,180.30
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$276,899.98
Reserve Collection	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(73,010.00)
TOTAL ADJUSTMENTS	(\$73,010.00)
Balance to Levy (Budgeted)	\$203,889.98
Total Revenue at Maximum Rate	\$203,891.25
Variance above/(below) Maximum Revenue	(\$1.27)
Levy at Applied Rate	\$203,889.98
Applied Charge	203,889.98
DISTRICT STATISTICS	
Total Parcels	2,173
Total Residential Parcels Levied	1,968
Total Non-Residential Parcels Levied	127
Total Parcels Levied	2,095
Total Equivalent Residential Benefit Units	2,431
Total Equivalent Non-Residential Benefit Units	127
Applied Residential Levy per Benefit Unit	\$82.50
Applied Non-Residential Levy per Benefit Unit	\$26.24
Maximum Levy per Residential Benefit Unit (Current Year)	\$82.50
Maximum Levy per Non-Residential Benefit Unit (Current Year)	\$26.25

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 — 2019/2020 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 cannot 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
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-120-004-000	NO SITUS AVAILABLE	RES	1	\$82.50
003-120-006-000	511 MAIN ST	COM	1	26.24
003-130-003-000	600-602 4TH ST	RES	2	165.00
003-130-009-000	410 GRANT AVE	RES	3	247.50
003-130-010-000	415 BAKER ST	RES	2	165.00
003-130-012-000	407 EDWARDS ST	RES	1	82.50
003-130-013-000	408 GRANT AVE	RES	1	82.50
003-130-014-000	406 GRANT AVE	RES	1	82.50
003-130-015-000	404 GRANT AVE	RES	1	82.50
003-130-016-000	402 GRANT AVE	RES	1	82.50
003-130-017-000	616 4TH ST	RES	1	82.50
003-130-018-000	614 4TH ST	RES	1	82.50
003-130-019-000	403 BAKER ST	RES	1	82.50
003-130-020-000	405 BAKER ST	RES	1	82.50
003-130-021-000	407 BAKER ST	RES	1	82.50
003-130-022-000	409 BAKER ST	RES	1	82.50
003-130-023-000	411 BAKER ST	RES	1	82.50
003-130-024-000	413 BAKER ST	RES	1	82.50
003-130-025-000	414 BAKER ST	RES	1	82.50
003-130-026-000	412 BAKER ST	RES	1	82.50
003-130-027-000	410 BAKER ST	RES	1	82.50
003-130-028-000	408 BAKER ST	RES	1	82.50
003-130-029-000	409 EDWARDS ST	RES	1	82.50
003-130-030-000	411 EDWARDS ST	RES	1	82.50
003-130-031-000	413 EDWARDS ST	RES	1	82.50
003-130-032-000	415 EDWARDS ST	RES	1	82.50
003-130-033-000	508 4TH ST	RES	1	82.50
003-130-034-000	403 EDWARDS ST	RES	1	82.50
003-130-035-000	518 4TH ST	RES	1	82.50
003-130-036-000	406 BAKER ST	RES	1	82.50
003-141-002-000	316 GRANT AVE	RES	2	165.00
003-141-003-000	314 GRANT AVE	RES	1	82.50
003-141-004-000	310 GRANT AVE	RES	1	82.50
003-141-006-000	302 GRANT AVE	RES	1	82.50
003-141-007-000	301 BAKER ST	RES	2	165.00
003-141-008-000	303 BAKER ST #A	RES	2	165.00
003-141-009-000	307 BAKER ST	RES	2	165.00
003-141-010-000	309 BAKER ST	RES	1	82.50
003-141-012-000	304 GRANT AVE	RES	1	82.50
003-141-013-000	308 GRANT AVE	RES	1	82.50
003-141-014-000	611 4TH ST	RES	1	82.50
003-141-015-000	607 4TH ST	RES	1	82.50
003-141-016-000	311 BAKER ST	RES	1	82.50
003-141-017-000	313 BAKER ST	RES	1	82.50
003-142-002-000	318 BAKER ST	RES	1	82.50
003-142-003-000	310 BAKER ST	RES	1	82.50
003-142-005-000	304 BAKER ST	RES	1	82.50
003-142-006-000	510 3RD ST	RES	1	82.50
003-142-008-000	305 EDWARDS ST	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-142-009-000	307 EDWARDS ST	RES	1	82.50
003-142-010-000	309 EDWARDS ST	RES	1	82.50
003-142-011-000	311 EDWARDS ST	RES	1	82.50
003-142-013-000	303 EDWARDS ST	RES	2	165.00
003-142-014-000	502 3RD ST	RES	2	165.00
003-142-015-000	308 BAKER ST	RES	1	82.50
003-142-016-000	306 BAKER ST	RES	1	82.50
003-142-017-000	315 EDWARDS ST	COM	1	26.24
003-143-001-000	315 ABBEY ST	RES	1	82.50
003-143-002-000	415 4TH ST	RES	3	247.50
003-143-003-000	310 EDWARDS ST	RES	1	82.50
003-143-004-000	308 EDWARDS ST	RES	1	82.50
003-143-005-000	306 EDWARDS ST	RES	1	82.50
003-143-006-000	304 EDWARDS ST	RES	1	82.50
003-143-008-000	408 3RD ST	RES	1	82.50
003-143-009-000	400 3RD ST	RES	1	82.50
003-143-011-000	309 ABBEY ST	RES	1	82.50
003-143-012-000	311 ABBEY ST	RES	1	82.50
003-143-013-000	313 ABBEY ST	RES	1	82.50
003-143-014-000	418 3RD ST	RES	1	82.50
003-143-015-000	410 3RD ST	RES	1	82.50
003-143-016-000	307 ABBEY ST	RES	1	82.50
003-143-017-000	305 ABBEY ST	RES	1	82.50
003-144-001-000	215 BAKER ST	RES	1	82.50
003-144-003-000	210 GRANT AVE	RES	1	82.50
003-144-004-000	208 GRANT AVE	RES	12	990.00
003-144-005-000	610 2ND ST	RES	1	82.50
003-144-007-000	203 BAKER ST	RES	1	82.50
003-144-008-000	205 BAKER ST	RES	1	82.50
003-144-011-000	212 GRANT AVE	RES	1	82.50
003-144-012-000	214 GRANT AVE	RES	1	82.50
003-144-013-000	209 BAKER ST	RES	1	82.50
003-144-014-000	602 2ND ST	RES	2	165.00
003-144-015-000	600 2ND ST	RES	2	165.00
003-146-001-000	215 ABBEY ST	RES	1	82.50
003-146-002-000	218 EDWARDS ST	RES	1	82.50
003-146-003-000	216 EDWARDS ST	RES	1	82.50
003-146-004-000	214 EDWARDS ST	RES	1	82.50
003-146-005-000	212 EDWARDS ST	RES	1	82.50
003-146-007-000	204 A EDWARDS ST	RES	2	165.00
003-146-011-000	207 ABBEY ST	RES	1	82.50
003-146-012-000	209 ABBEY ST	RES	1	82.50
003-146-013-000	211 ABBEY ST	RES	1	82.50
003-146-014-000	210 EDWARDS ST	RES	2	165.00
003-146-015-000	206 EDWARDS ST	RES	1	82.50
003-146-017-000	205 ABBEY ST	RES	1	82.50
003-146-018-000	416-18 2ND ST	RES	2	165.00
003-146-019-000	201 ABBEY ST	RES	1	82.50
003-146-020-000	203 ABBEY ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-151-001-000	617 1ST ST	RES	1	82.50
003-151-002-000	14 GRANT AVE	RES	1	82.50
003-151-003-000	12 GRANT AVE	RES	1	82.50
003-151-004-000	8 GRANT AVE	COM	1	26.24
003-151-008-000	611 1ST ST	RES	1	82.50
003-151-013-000	601 1ST ST	RES	1	82.50
003-151-014-000	605 1ST ST	RES	1	82.50
003-151-021-000	11 BAKER ST	RES	12	990.00
003-151-026-000	2 GRANT AVE	COM	1	26.24
003-151-028-000	600 RAILROAD AVE	COM	1	26.24
003-151-029-000	606 RAILROAD AVE	COM	1	26.24
003-152-001-000	NO SITUS AVAILABLE	RES	1	82.50
003-152-002-000	108 GRANT AVE	RES	10	825.00
003-152-003-000	104 GRANT AVE	RES	1	82.50
003-152-004-000	618 1ST ST	RES	1	82.50
003-152-005-000	612 1ST ST	RES	1	82.50
003-152-006-000	600 1ST ST	RES	1	82.50
003-152-007-000	105 BAKER ST	RES	1	82.50
003-152-008-000	109 BAKER ST	RES	1	82.50
003-152-009-000	111 BAKER ST	RES	1	82.50
003-152-010-000	113 BAKER ST	RES	1	82.50
003-152-011-000	115 BAKER ST	RES	1	82.50
003-152-012-000	117 BAKER ST	RES	2	165.00
003-152-013-000	607 2ND ST	RES	1	82.50
003-152-014-000	611 2ND ST	RES	1	82.50
003-153-001-000	16 BAKER ST	RES	1	82.50
003-153-004-000	10 BAKER ST	COM	1	26.24
003-153-005-000	8 BAKER ST	RES	1	82.50
003-153-006-000	510 RAILROAD AVE	COM	1	26.24
003-153-007-000	504 RAILROAD AVE	COM	1	26.24
003-153-008-000	3-5 EDWARDS ST	COM	1	26.24
003-153-009-000	7 EDWARDS ST	COM	1	26.24
003-153-010-000	9 EDWARDS ST	RES	1	82.50
003-153-011-000	15 EDWARDS ST	RES	1	82.50
003-153-015-000	511 1ST ST	RES	1	82.50
003-153-017-000	12 BAKER ST	RES	1	82.50
003-153-018-000	14 BAKER ST	RES	1	82.50
003-154-001-000	517 2ND ST	RES	1	82.50
003-154-002-000	114 BAKER ST	RES	1	82.50
003-154-003-000	110 BAKER ST	RES	1	82.50
003-154-008-000	105 EDWARDS ST	RES	1	82.50
003-154-009-000	107 EDWARDS ST	RES	1	82.50
003-154-010-000	111 EDWARDS ST	RES	1	82.50
003-154-013-000	115 EDWARDS ST	RES	1	82.50
003-154-015-000	515 2ND ST	RES	1	82.50
003-154-016-000	500 1ST ST	RES	1	82.50
003-154-017-000	512 1ST ST	COM	1	26.24
003-155-002-000	12 EDWARDS ST	RES	1	82.50
003-155-004-000	416 RAILROAD AVE	COM	1	26.24

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-155-005-000	400 RAILROAD AVE	COM	1	26.24
003-155-006-000	5 ABBEY ST	COM	1	26.24
003-155-007-000	11 ABBEY ST	RES	1	82.50
003-155-008-000	15 ABBEY ST	RES	1	82.50
003-155-009-000	17 ABBEY ST	COM	1	26.24
003-155-011-000	415 1ST ST	RES	1	82.50
003-155-013-000	409 1ST ST	RES	1	82.50
003-155-014-000	8 EDWARDS ST	RES	1	82.50
003-155-015-000	4 EDWARDS ST	COM	1	26.24
003-156-003-000	106 EDWARDS ST	RES	1	82.50
003-156-004-000	104 EDWARDS ST	RES	1	82.50
003-156-005-000	418 1ST ST	RES	1	82.50
003-156-007-000	105 ABBEY ST	RES	1	82.50
003-156-009-000	119 ABBEY ST	RES	1	82.50
003-156-010-000	121 ABBEY ST	RES	1	82.50
003-156-011-000	123 ABBEY ST	RES	1	82.50
003-156-013-000	417 2ND ST	RES	1	82.50
003-156-014-000	415 2ND ST	RES	1	82.50
003-156-015-000	108 EDWARDS ST	RES	2	165.00
003-156-016-000	110 EDWARDS ST	RES	1	82.50
003-156-017-000	111 ABBEY ST	RES	1	82.50
003-156-018-000	115 ABBEY ST	RES	2	165.00
003-156-019-000	412 1ST ST	RES	1	82.50
003-156-020-000	408 1ST ST	RES	1	82.50
003-156-021-000	101 ABBEY ST	RES	1	82.50
003-160-003-000	11 E BAKER ST	COM	1	26.24
003-160-004-000	10 E GRANT AVE	RES	1	82.50
003-160-005-000	12 E GRANT AVE	RES	1	82.50
003-160-010-000	13 E EDWARDS ST	COM	1	26.24
003-160-012-000	24 E BAKER ST	RES	1	82.50
003-160-013-000	26 E BAKER ST	RES	1	82.50
003-160-014-000	516 EAST ST	RES	1	82.50
003-160-016-000	25 E EDWARDS ST	RES	1	82.50
003-160-020-000	22 E EDWARDS ST	RES	1	82.50
003-160-021-000	20 E EDWARDS ST	RES	1	82.50
003-160-022-000	11 E ABBEY ST	COM	1	26.24
003-160-023-000	10 E EDWARDS ST	COM	1	26.24
003-160-025-000	8 E EDWARDS ST	COM	1	26.24
003-160-028-000	512 EAST ST	RES	2	165.00
003-160-029-000	27 E EDWARDS ST	RES	1	82.50
003-160-032-000	15 E BAKER ST	RES	1	82.50
003-160-033-000	13 E BAKER ST	COM	1	26.24
003-160-035-000	25 E BAKER ST	RES	4	330.00
003-160-036-000	19 E ABBEY ST	RES	1	82.50
003-160-037-000	21 E ABBEY ST	RES	1	82.50
003-160-041-000	18 E BAKER ST	RES	1	82.50
003-160-042-000	21 E EDWARDS ST	RES	1	82.50
003-160-043-000	20 E BAKER ST	RES	1	82.50
003-160-044-000	23 E EDWARDS ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-047-000	7 E EDWARDS ST	COM	1	26.24
003-160-048-000	11 E EDWARDS ST	COM	1	26.24
003-160-053-000	7 E BAKER ST	COM	1	26.24
003-160-054-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-055-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-058-000	29 E ABBEY ST	RES	1	82.50
003-160-060-000	23 E ABBEY ST	RES	1	82.50
003-160-062-000	613 RAILROAD AVE	COM	1	26.24
003-160-063-000	517 RAILROAD AVE	COM	1	26.24
003-160-064-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-065-000	EDWARDS ST	RES	1	82.50
003-160-066-000	28 E EDWARDS ST	RES	1	82.50
003-171-001-000	437 ABBEY ST	RES	2	165.00
003-171-002-000	438 EDWARDS ST	RES	1	82.50
003-171-003-000	436 EDWARDS ST	RES	2	165.00
003-171-004-000	434 EDWARDS ST	RES	1	82.50
003-171-005-000	432 EDWARDS ST	RES	1	82.50
003-171-006-000	430 EDWARDS ST	RES	1	82.50
003-171-009-000	418 HAVEN AVE	COM	1	26.24
003-171-010-000	419 HAVEN AVE	RES	2	165.00
003-171-011-000	421 ABBEY ST	RES	1	82.50
003-171-012-000	423 ABBEY ST	RES	1	82.50
003-171-014-000	431 ABBEY ST	RES	1	82.50
003-171-015-000	433 ABBEY ST	RES	4	330.00
003-171-016-000	435 ABBEY ST	RES	1	82.50
003-171-017-000	425 ABBEY ST	RES	1	82.50
003-171-018-000	427 ABBEY ST	RES	1	82.50
003-171-019-000	422 EDWARDS ST	RES	1	82.50
003-171-020-000	424 EDWARDS ST	RES	1	82.50
003-171-021-000	428 EDWARDS ST	RES	1	82.50
003-171-022-000	426 EDWARDS ST	RES	1	82.50
003-172-001-000	439 MAIN ST	RES	1	82.50
003-172-005-000	430 ABBEY ST	RES	1	82.50
003-172-006-000	428 ABBEY ST	RES	1	82.50
003-172-007-000	424 ABBEY ST	RES	1	82.50
003-172-008-000	422 ABBEY ST	RES	2	165.00
003-172-009-000	318 HAVEN ST	RES	1	82.50
003-172-012-000	423 MAIN ST	RES	1	82.50
003-172-013-000	427 MAIN ST	RES	1	82.50
003-172-014-000	431 MAIN ST	RES	1	82.50
003-172-015-000	433 MAIN ST	RES	1	82.50
003-172-016-000	435 MAIN ST	RES	1	82.50
003-172-017-000	437 MAIN ST	RES	1	82.50
003-172-018-000	421 MAIN ST	RES	1	82.50
003-172-019-000	432 ABBEY ST	RES	1	82.50
003-172-022-000	434 ABBEY ST	RES	1	82.50
003-172-023-000	438 ABBEY ST	RES	1	82.50
003-173-003-000	400 EDWARDS ST	RES	1	82.50
003-173-010-000	415 ABBEY ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-173-011-000	411 ABBEY ST	RES	1	82.50
003-173-012-000	407 ABBEY ST	RES	1	82.50
003-173-013-000	409 ABBEY ST	RES	1	82.50
003-173-014-000	413 ABBEY ST	RES	1	82.50
003-173-015-000	401 ABBEY ST	RES	1	82.50
003-173-018-000	405 W ABBEY ST	RES	1	82.50
003-173-019-000	410 EDWARDS ST	RES	1	82.50
003-173-020-000	414 EDWARDS ST	RES	1	82.50
003-173-021-000	412 EDWARDS ST	RES	1	82.50
003-173-022-000	406 EDWARDS ST	RES	1	82.50
003-173-023-000	403 ABBEY ST	RES	1	82.50
003-173-024-000	404 EDWARDS ST	RES	1	82.50
003-173-025-000	417 HAVEN AVE	RES	1	82.50
003-173-026-000	416 EDWARDS ST	RES	1	82.50
003-175-002-000	410 MAIN ST	RES	1	82.50
003-175-005-000	200 4TH ST	RES	1	82.50
003-175-006-000	403 RUSSELL ST	RES	1	82.50
003-175-007-000	405-407 RUSSELL ST	RES	3	247.50
003-175-008-000	409 RUSSELL ST	RES	3	247.50
003-175-009-000	406 MAIN ST	RES	1	82.50
003-175-010-000	408 MAIN ST	RES	1	82.50
003-175-012-000	412 MAIN ST	RES	2	165.00
003-175-013-000	413 1/2 RUSSELL ST	RES	1	82.50
003-175-014-000	413 RUSSELL ST	RES	1	82.50
003-182-061-000	205 EMERY ST	RES	1	82.50
003-182-062-000	438 MAIN ST	RES	1	82.50
003-182-063-000	436 MAIN ST	RES	1	82.50
003-182-064-000	434 MAIN ST	RES	1	82.50
003-182-065-000	424 MAIN ST	RES	1	82.50
003-182-066-000	422 MAIN ST	RES	1	82.50
003-182-067-000	418 MAIN ST	RES	1	82.50
003-182-068-000	416 MAIN ST	RES	1	82.50
003-182-069-000	414 MAIN ST	RES	1	82.50
003-182-071-000	437 RUSSELL ST	RES	1	82.50
003-182-072-000	435 RUSSELL ST	RES	1	82.50
003-182-073-000	433 RUSSELL ST	RES	1	82.50
003-182-074-000	431 RUSSELL ST	RES	1	82.50
003-182-076-000	425 RUSSELL ST	RES	1	82.50
003-182-077-000	423 RUSSELL ST	RES	1	82.50
003-182-078-000	421 RUSSELL ST	RES	1	82.50
003-182-079-000	419 RUSSELL ST	RES	1	82.50
003-182-080-000	417 RUSSELL ST	RES	1	82.50
003-182-081-000	415 RUSSELL ST	RES	1	82.50
003-182-082-000	430 MAIN ST	RES	1	82.50
003-182-083-000	430 MAIN ST	RES	1	82.50
003-182-084-000	428 MAIN ST	RES	1	82.50
003-182-085-000	426 MAIN ST	RES	1	82.50
003-182-088-000	427 RUSSELL ST	RES	1	82.50
003-182-090-000	429 RUSSELL ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-182-091-000	203 EMERY ST	RES	1	82.50
003-182-092-000	439 RUSSELL ST	RES	1	82.50
003-183-016-000	442 RUSSELL ST	RES	1	82.50
003-183-017-000	444 RUSSELL ST	RES	1	82.50
003-183-020-000	446 RUSSELL ST	RES	1	82.50
003-183-022-000	434 RUSSELL ST	RES	1	82.50
003-183-023-000	432 RUSSELL ST	RES	1	82.50
003-183-024-000	430 RUSSELL ST	RES	1	82.50
003-183-025-000	428 RUSSELL ST	RES	1	82.50
003-183-026-000	426 RUSSELL ST	RES	1	82.50
003-183-027-000	424 RUSSELL ST	RES	1	82.50
003-183-029-000	440 RUSSELL ST	RES	2	165.00
003-183-032-000	422 RUSSELL ST	RES	3	247.50
003-183-034-000	420 RUSSELL ST	RES	1	82.50
003-183-035-000	436 RUSSELL ST	RES	1	82.50
003-183-036-000	438 RUSSELL ST	RES	1	82.50
003-183-037-000	206 EMERY ST	RES	1	82.50
003-183-038-000	204 EMERY ST	RES	1	82.50
003-183-039-000	202 EMERY ST	RES	2	165.00
003-183-040-000	445 RUSSELL ST	RES	1	82.50
003-183-042-000	416 RUSSELL ST	RES	1	82.50
003-183-043-000	418 RUSSELL ST	RES	1	82.50
003-183-044-000	456 RUSSELL ST	RES	1	82.50
003-183-045-000	454 RUSSELL BLVD	RES	1	82.50
003-183-047-000	450 RUSSELL ST	RES	1	82.50
003-183-048-000	447 RUSSELL ST	RES	1	82.50
003-183-049-000	NO SITUS AVAILABLE	RES	1	82.50
003-183-050-000	455 RUSSELL ST	RES	1	82.50
003-191-001-000	311 MAIN ST	RES	1	82.50
003-191-005-000	302 ABBEY ST	RES	1	82.50
003-191-006-000	301 MAIN ST	COM	1	26.24
003-191-007-000	303 MAIN ST	RES	1	82.50
003-191-008-000	305 MAIN ST	RES	1	82.50
003-191-009-000	307 MAIN ST	RES	1	82.50
003-191-010-000	309 MAIN ST	RES	1	82.50
003-191-011-000	310 ABBEY ST	RES	1	82.50
003-191-012-000	312 ABBEY ST	RES	1	82.50
003-191-013-000	308 ABBEY ST	RES	1	82.50
003-191-014-000	306 ABBEY ST	RES	1	82.50
003-191-015-000	316 ABBEY ST	RES	1	82.50
003-191-016-000	314 ABBEY ST	RES	1	82.50
003-192-001-000	201 4TH ST	RES	1	82.50
003-192-002-000	310 MAIN ST	COM	1	26.24
003-192-003-000	308 MAIN ST	RES	1	82.50
003-192-004-000	306 MAIN ST	RES	1	82.50
003-192-005-000	304 MAIN ST	RES	1	82.50
003-192-006-000	302 MAIN ST	RES	1	82.50
003-192-007-000	300 MAIN ST	RES	1	82.50
003-192-008-000	301 RUSSELL ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-192-009-000	303 RUSSELL ST	RES	1	82.50
003-192-010-000	305 RUSSELL ST	RES	1	82.50
003-192-012-000	307 RUSSELL ST	RES	1	82.50
003-192-013-000	311 RUSSELL ST	RES	1	82.50
003-193-001-000	213 MAIN ST	RES	1	82.50
003-193-003-000	210 ABBEY ST	RES	1	82.50
003-193-004-000	208 ABBEY ST	RES	1	82.50
003-193-005-000	206 ABBEY ST	RES	1	82.50
003-193-007-000	201 MAIN ST	COM	1	26.24
003-193-008-000	205 MAIN ST	RES	1	82.50
003-193-009-000	209 MAIN ST	RES	1	82.50
003-193-010-000	214 ABBEY ST	RES	2	165.00
003-193-011-000	212 ABBEY ST	RES	1	82.50
003-193-012-000	310 2ND ST	RES	2	165.00
003-193-013-000	204 ABBEY ST	RES	1	82.50
003-194-001-000	211 RUSSELL ST	RES	1	82.50
003-194-002-000	212 MAIN ST	RES	1	82.50
003-194-003-000	210 MAIN ST	RES	1	82.50
003-194-004-000	208 MAIN ST	RES	1	82.50
003-194-005-000	206 MAIN ST	RES	1	82.50
003-194-006-000	204 MAIN ST	RES	1	82.50
003-194-007-000	226 2ND ST	RES	1	82.50
003-194-010-000	209 RUSSELL ST	RES	1	82.50
003-194-011-000	205 RUSSELL ST	COM	1	26.24
003-201-001-000	116 ABBEY ST	RES	2	165.00
003-201-002-000	110 ABBEY ST	RES	1	82.50
003-201-008-000	107 MAIN ST	COM	1	26.24
003-201-012-000	119 MAIN ST	COM	1	26.24
003-201-013-000	311 2ND ST	RES	1	82.50
003-201-015-000	111 MAIN ST	COM	1	26.24
003-201-016-000	101 MAIN ST	COM	1	26.24
003-201-017-000	106 ABBEY ST	RES	1	82.50
003-202-002-000	112 MAIN ST	RES	1	82.50
003-202-003-000	110 MAIN ST	RES	1	82.50
003-202-004-000	108 MAIN ST	COM	1	26.24
003-202-005-000	106 MAIN ST	COM	1	26.24
003-202-006-000	100 MAIN ST	COM	1	26.24
003-202-007-000	208 1ST ST	RES	1	82.50
003-202-010-000	107 RUSSELL ST	RES	1	82.50
003-202-011-000	123 RUSSELL ST	RES	1	82.50
003-202-012-000	129 RUSSELL ST	RES	1	82.50
003-202-013-000	116 MAIN ST	RES	2	165.00
003-202-014-000	114 MAIN ST	RES	1	82.50
003-202-015-000	101 RUSSELL ST	RES	1	82.50
003-202-017-000	105 RUSSELL ST	RES	1	82.50
003-203-001-000	48 MAIN ST	COM	1	26.24
003-203-002-000	NO SITUS AVAILABLE	COM	1	26.24
003-203-003-000	211 1ST ST	COM	1	26.24
003-203-004-000	42 MAIN ST	COM	1	26.24

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-203-005-000	36 MAIN ST	COM	1	26.24
003-203-006-000	34 MAIN ST	COM	1	26.24
003-203-007-000	30 MAIN ST	COM	1	26.24
003-203-008-000	26 MAIN ST	COM	1	26.24
003-203-009-000	22 MAIN ST	COM	1	26.24
003-203-010-000	12 MAIN ST	COM	1	26.24
003-203-011-000	2-10 MAIN ST/210 RAILRO ST	COM	1	26.24
003-203-012-000	200-208 RAILROAD AVE	COM	1	26.24
003-203-013-000	7 RUSSELL ST	RES	1	82.50
003-203-014-000	9 RUSSELL ST	RES	1	82.50
003-203-015-000	11 RUSSELL ST	RES	1	82.50
003-203-017-000	18 MAIN ST	COM	1	26.24
003-204-008-000	1 MAIN ST	COM	1	26.24
003-204-009-000	7-11 MAIN ST	COM	1	26.24
003-204-010-000	15 A & B MAIN ST	COM	1	26.24
003-204-011-000	19-23 MAIN ST	COM	1	26.24
003-204-013-000	31 MAIN ST	COM	1	26.24
003-204-014-000	33 MAIN ST	COM	1	26.24
003-204-015-000	35 MAIN ST	COM	1	26.24
003-204-016-000	37 MAIN ST	COM	1	26.24
003-204-017-000	41-47 MAIN ST	COM	1	26.24
003-204-022-000	12 ABBEY ST	COM	1	26.24
003-221-001-000	11 E MAIN ST	RES	1	82.50
003-221-002-000	14 E ABBEY ST	RES	1	82.50
003-221-003-000	16 E ABBEY ST	RES	2	165.00
003-221-004-000	22 E ABBEY ST	RES	1	82.50
003-221-005-000	24 E ABBEY ST	RES	1	82.50
003-221-006-000	26 E ABBEY ST	RES	1	82.50
003-221-008-000	300 EAST ST	RES	6	495.00
003-221-009-000	23 E MAIN ST	RES	1	82.50
003-221-012-000	13 E MAIN ST	RES	1	82.50
003-221-014-000	21 E MAIN ST	RES	2	165.00
003-221-015-000	17 E MAIN ST	RES	1	82.50
003-221-017-000	28 E ABBEY ST	RES	7	577.50
003-222-003-000	107 ELLIOT ST	RES	2	165.00
003-222-005-000	10 E MAIN ST	RES	1	82.50
003-222-012-000	24 E MAIN ST	RES	1	82.50
003-222-013-000	26 E MAIN ST	RES	1	82.50
003-222-014-000	28 E MAIN ST	RES	1	82.50
003-222-016-000	30 E MAIN ST	RES	1	82.50
003-222-019-000	102 ELLIOT ST	RES	7	577.50
003-222-020-000	101 ELLIOT ST	RES	5	412.50
003-222-021-000	14 E MAIN ST	RES	1	82.50
003-222-022-000	12 E MAIN ST	RES	1	82.50
003-222-023-000	20 E MAIN ST	RES	1	82.50
003-223-002-000	305 EAST ST	RES	1	82.50
003-223-003-000	307 EAST ST	RES	1	82.50
003-223-005-000	31 E MAIN ST	RES	1	82.50
003-223-007-000	29 E MAIN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-224-002-000	8 E ABBEY ST	COM	1	26.24
003-224-003-000	5 & 7 E MAIN ST	COM	1	26.24
003-224-004-000	9 E MAIN ST	COM	1	26.24
003-230-006-000	106 3RD ST	RES	1	82.50
003-230-007-000	104 3RD ST	RES	1	82.50
003-230-008-000	102 3RD ST	RES	1	82.50
003-230-009-000	312 RUSSELL ST	RES	1	82.50
003-230-010-000	114 3RD ST	RES	1	82.50
003-230-017-000	102 RIVERVIEW CT	COM	1	26.24
003-230-019-000	118 3RD ST	RES	1	82.50
003-230-020-000	116 3RD ST	RES	1	82.50
003-230-024-000	120 LIWAI VILLAGE CT	RES	1	82.50
003-230-025-000	116 LIWAI VILLAGE CT	RES	1	82.50
003-230-029-000	112 LIWAI VILLAGE CT	RES	1	82.50
003-230-030-000	108 LIWAI VILLAGE CT	RES	1	82.50
003-241-001-000	101 3RD ST	RES	1	82.50
003-241-002-000	105 3RD ST	RES	1	82.50
003-241-003-000	107 3RD ST	RES	2	165.00
003-241-005-000	206 RUSSELL ST	RES	1	82.50
003-241-008-000	108 2ND ST	RES	1	82.50
003-241-009-000	102 SECOND ST	RES	1	82.50
003-241-012-000	100 WOLFSKILL ST	RES	1	82.50
003-241-013-000	WOLFSKILL ST	RES	1	82.50
003-241-015-000	NO SITUS AVAILABLE	RES	1	82.50
003-241-017-000	204 RUSSELL ST	RES	1	82.50
003-241-021-000	200 WOLFSKILL ST	RES	1	82.50
003-241-022-000	102 WOLFSKILL ST	RES	1	82.50
003-241-023-000	210 RUSSELL ST	RES	5	412.50
003-241-024-000	109 3RD ST	RES	1	82.50
003-241-027-000	110 2ND ST	RES	1	82.50
003-241-029-000	202 RUSSELL ST	RES	1	82.50
003-242-001-000	105 2ND ST	RES	1	82.50
003-242-003-000	115 2ND ST	RES	1	82.50
003-242-004-000	124 RUSSELL ST	RES	1	82.50
003-242-005-000	120 RUSSELL ST	RES	1	82.50
003-242-010-000	100 FIRST ST	RES	1	82.50
003-242-011-000	106 RUSSELL ST	RES	1	82.50
003-242-013-000	117 2ND ST	RES	1	82.50
003-242-014-000	104 RUSSELL ST	RES	1	82.50
003-242-015-000	105 WOLFSKILL ST	RES	4	330.00
003-242-016-000	118 1ST ST	RES	1	82.50
003-242-017-000	110 1ST ST	RES	1	82.50
003-243-002-000	10 RUSSELL ST	RES	1	82.50
003-243-003-000	8 RUSSELL ST	RES	1	82.50
003-243-005-000	12 RUSSELL ST	RES	2	165.00
003-243-006-000	14 RUSSELL ST	RES	2	165.00
003-243-007-000	6 RUSSELL ST	RES	1	82.50
003-243-008-000	2 RUSSELL ST	COM	1	26.24
003-271-002-000	802 HEMENWAY ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-271-008-000	804 HEMENWAY ST	RES	1	82.50
003-271-009-000	800 HEMENWAY ST	RES	1	82.50
003-271-011-000	900 HEMENWAY ST	RES	1	82.50
003-271-012-000	902 HEMENWAY ST	RES	1	82.50
003-271-013-000	302 ROSA AVE	RES	1	82.50
003-271-014-000	300 ROSA AVE	RES	1	82.50
003-271-015-000	304 ROSA AVE	RES	1	82.50
003-271-016-000	306 ROSA AVE	RES	1	82.50
003-271-017-000	308 ROSA AVE	RES	1	82.50
003-271-018-000	310 ROSA AVE	RES	1	82.50
003-271-019-000	312 ROSA AVE	RES	1	82.50
003-271-020-000	314 ROSA AVE	RES	1	82.50
003-271-021-000	315 PEACH PL	RES	1	82.50
003-271-022-000	313 PEACH PL	RES	1	82.50
003-271-023-000	311 PEACH PL	RES	1	82.50
003-271-024-000	309 PEACH PL	RES	1	82.50
003-271-025-000	307 PEACH PL	RES	1	82.50
003-271-026-000	304 PEACH PL	RES	1	82.50
003-271-027-000	306 PEACH PL	RES	1	82.50
003-271-028-000	308 PEACH PL	RES	1	82.50
003-271-029-000	310 PEACH PL	RES	1	82.50
003-271-030-000	312 PEACH PL	RES	1	82.50
003-271-031-000	803 APRICOT AVE	RES	1	82.50
003-271-032-000	319 ANDERSON AVE	RES	1	82.50
003-271-033-000	315 ANDERSON AVE	RES	1	82.50
003-271-034-000	311 ANDERSON AVE	RES	1	82.50
003-271-035-000	307 ANDERSON AVE	RES	1	82.50
003-271-036-000	303 ANDERSON AVE	RES	1	82.50
003-272-003-000	301 ROSA AVE	RES	1	82.50
003-272-004-000	303 ROSA AVE	RES	1	82.50
003-272-005-000	305 ROSA AVE	RES	1	82.50
003-272-006-000	307 ROSA AVE	RES	1	82.50
003-272-007-000	309 ROSA AVE	RES	1	82.50
003-272-008-000	311 ROSA AVE	RES	1	82.50
003-272-009-000	313 ROSA AVE	RES	1	82.50
003-272-010-000	315 ROSA AVE	RES	1	82.50
003-272-011-000	317 ROSA AVE	RES	1	82.50
003-272-012-000	910 APRICOT AVE	RES	1	82.50
003-272-013-000	908 APRICOT AVE	RES	1	82.50
003-272-014-000	906 APRICOT AVE	RES	1	82.50
003-272-015-000	904 APRICOT AVE	RES	1	82.50
003-272-016-000	902 APRICOT AVE	RES	1	82.50
003-272-017-000	900 APRICOT AVE	RES	1	82.50
003-272-018-000	804 APRICOT AVE	RES	1	82.50
003-272-019-000	802 APRICOT AVE	RES	1	82.50
003-272-020-000	800 APRICOT AVE	RES	1	82.50
003-273-001-000	213 ROSA AVE	RES	1	82.50
003-273-002-000	211 ROSA AVE	RES	1	82.50
003-273-003-000	209 ROSA AVE	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-273-004-000	207 ROSA AVE	RES	1	82.50
003-273-005-000	205 ROSA AVE	RES	1	82.50
003-273-006-000	203 ROSA AVE	RES	1	82.50
003-273-007-000	201 ROSA AVE	RES	1	82.50
003-274-001-000	212 ROSA AVE	RES	1	82.50
003-274-002-000	210 ROSA AVE	RES	1	82.50
003-274-003-000	208 ROSA AVE	RES	1	82.50
003-274-004-000	206 ROSA AVE	RES	1	82.50
003-274-005-000	204 ROSA AVE	RES	1	82.50
003-274-006-000	202 ROSA AVE	RES	1	82.50
003-274-007-000	200 ROSA AVE	RES	1	82.50
003-274-008-000	902 MERMOD PL	RES	1	82.50
003-274-009-000	203 LENIS AVE	RES	1	82.50
003-274-010-000	205 LENIS AVE	RES	1	82.50
003-274-011-000	207 LENIS AVE	RES	1	82.50
003-274-012-000	209 LENIS AVE	RES	1	82.50
003-274-013-000	211 LENIS AVE	RES	1	82.50
003-274-014-000	213 LENIS AVE	RES	1	82.50
003-275-001-000	905 MERMOD PL	RES	1	82.50
003-275-002-000	907 MERMOD PL	RES	1	82.50
003-275-003-000	909 MERMOD PL	RES	1	82.50
003-275-004-000	1001 MERMOD PL	RES	1	82.50
003-275-005-000	1003 MERMOD PL	RES	1	82.50
003-275-006-000	903 MERMOD PL	COM	1	26.24
003-275-007-000	901 MERMOD PL	RES	1	82.50
003-275-008-000	805 MERMOD PL	RES	1	82.50
003-275-009-000	803 MERMOD PL	RES	1	82.50
003-275-010-000	113 ANDERSON AVE	RES	1	82.50
003-276-001-000	213 ANDERSON AVE	RES	1	82.50
003-276-002-000	212 LENIS AVE	RES	1	82.50
003-276-003-000	210 LENIS AVE	RES	1	82.50
003-276-004-000	208 LENIS AVE	RES	1	82.50
003-276-005-000	206 LENIS AVE	RES	1	82.50
003-276-006-000	204 LENIS AVE	RES	1	82.50
003-276-007-000	202 LENIS AVE	RES	1	82.50
003-276-008-000	806 MERMOD PL	RES	1	82.50
003-276-009-000	201 ANDERSON AVE	RES	1	82.50
003-276-010-000	203 ANDERSON AVE	RES	1	82.50
003-276-011-000	205 ANDERSON AVE	RES	1	82.50
003-276-012-000	207 ANDERSON AVE	RES	1	82.50
003-276-013-000	209 ANDERSON AVE	RES	1	82.50
003-276-014-000	211 ANDERSON AVE	RES	1	82.50
003-281-007-000	718 HEMENWAY ST	RES	1	82.50
003-281-008-000	716 HEMENWAY ST	RES	1	82.50
003-281-009-000	714 HEMENWAY ST	RES	1	82.50
003-281-010-000	712 HEMENWAY ST	RES	1	82.50
003-281-011-000	710 HEMENWAY ST	RES	1	82.50
003-281-012-000	708 HEMENWAY ST	RES	1	82.50
003-281-013-000	700 HEMENWAY ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-281-016-000	301 GRANT AVE	RES	1	82.50
003-281-034-000	213 GRANT AVE	RES	1	82.50
003-281-035-000	215 GRANT AVE	RES	1	82.50
003-282-002-000	18 ANDERSON AVE	RES	12	990.00
003-282-003-000	14 ANDERSON AVE	RES	7	577.50
003-282-004-000	12 ANDERSON AVE	RES	1	82.50
003-282-011-000	704 RAILROAD AVE	RES	8	660.00
003-282-018-000	11 GRANT AVE	COM	1	26.24
003-282-021-000	10 ANDERSON AVE	RES	1	82.50
003-282-022-000	722 RAILROAD AVE	RES	1	82.50
003-282-024-000	715 HEMENWAY ST	RES	1	82.50
003-282-025-000	3 GRANT AVE	COM	1	26.24
003-282-028-000	NO SITUS AVAILABLE	RES	4	330.00
003-282-030-000	110 MERMOD RD	RES	1	82.50
003-282-031-000	111 MERMOD RD	RES	1	82.50
003-282-032-000	112 MERMOD RD	RES	1	82.50
003-321-001-000	709 DUTTON ST	COM	1	26.24
003-321-003-000	19 E GRANT AVE	RES	1	82.50
003-321-004-000	15 E GRANT AVE	RES	1	82.50
003-322-003-000	710 DUTTON ST	COM	1	26.24
003-322-020-000	723 RAILROAD ST	COM	1	26.24
003-322-022-000	NO SITUS AVAILABLE	COM	1	26.24
003-322-024-000	723 RAILROAD ST	COM	1	26.24
003-330-007-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-016-000	807 RAILROAD AVE	COM	1	26.24
003-330-017-000	RAILROAD AVE	COM	1	26.24
003-330-018-000	DUTTON ST	COM	1	26.24
003-330-019-000	812 WALNUT LN	RES	1	82.50
003-330-020-000	810 WALNUT LN	RES	1	82.50
003-330-021-000	808 WALNUT LN	RES	1	82.50
003-330-022-000	804 WALNUT LN	RES	1	82.50
003-330-023-000	800 WALNUT LN	RES	1	82.50
003-330-024-000	NO SITUS AVAILABLE	RES	1	82.50
003-341-001-000	401 PEAR PL	RES	1	82.50
003-341-002-000	403 PEAR PL	RES	1	82.50
003-341-005-000	406 PEAR PL	RES	1	82.50
003-341-006-000	404 PEAR PL	RES	1	82.50
003-341-007-000	402 PEAR PL	RES	1	82.50
003-341-008-000	724 APRICOT AVE	RES	1	82.50
003-341-009-000	720 APRICOT AVE	RES	1	82.50
003-341-010-000	716 APRICOT AVE	RES	1	82.50
003-341-011-000	403 PLUM PL	RES	1	82.50
003-341-012-000	405 PLUM PL	RES	1	82.50
003-341-013-000	407 PLUM PL	RES	1	82.50
003-341-014-000	409 PLUM PL	RES	1	82.50
003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-341-017-000	410 PLUM PL	RES	1	82.50
003-341-018-000	408 PLUM PL	RES	1	82.50
003-341-019-000	406 PLUM PL	RES	1	82.50
003-341-020-000	404 PLUM PL	RES	1	82.50
003-341-021-000	402 PLUM PL	RES	1	82.50
003-341-022-000	400 PLUM PL	RES	1	82.50
003-341-023-000	401 LUIS PL	RES	1	82.50
003-341-024-000	403 LUIS PL	RES	1	82.50
003-341-025-000	405 LUIS PL	RES	1	82.50
003-341-026-000	407 LUIS PL	RES	1	82.50
003-341-027-000	409 LUIS PL	RES	1	82.50
003-341-028-000	411 LUIS PL	RES	1	82.50
003-341-029-000	412 LUIS PL	RES	1	82.50
003-341-030-000	410 LUIS PL	RES	1	82.50
003-341-031-000	408 LUIS PL	RES	1	82.50
003-341-032-000	406 LUIS PL	RES	1	82.50
003-341-033-000	404 LUIS PL	RES	1	82.50
003-341-034-000	402 LUIS PL	RES	1	82.50
003-341-035-000	400 LUIS PL	RES	1	82.50
003-341-036-000	401 GRANT AVE	RES	1	82.50
003-341-037-000	403 GRANT AVE	RES	1	82.50
003-341-038-000	405 GRANT AVE	RES	1	82.50
003-341-039-000	407 GRANT AVE	RES	1	82.50
003-341-040-000	409 GRANT AVE	RES	1	82.50
003-341-041-000	411 GRANT AVE	RES	1	82.50
003-341-042-000	413 GRANT AVE	RES	1	82.50
003-341-044-000	407 PEAR PL	RES	1	82.50
003-341-045-000	405 PEAR PL	RES	1	82.50
003-342-010-000	719 APRICOT AVE	RES	1	82.50
003-342-011-000	721 APRICOT AVE	RES	1	82.50
003-342-012-000	723 APRICOT AVE	RES	1	82.50
003-342-015-000	717 APRICOT AVE	RES	1	82.50
003-342-016-000	715 APRICOT AVE	RES	1	82.50
003-342-017-000	713 APRICOT AVE	RES	1	82.50
003-342-018-000	711 APRICOT AVE	RES	1	82.50
003-342-019-000	709 APRICOT AVE	RES	1	82.50
003-342-020-000	707 APRICOT AVE	RES	1	82.50
003-342-021-000	705 APRICOT AVE	RES	1	82.50
003-342-022-000	703 APRICOT AVE	RES	1	82.50
003-342-023-000	701 APRICOT AVE	RES	1	82.50
003-342-025-000	725 APRICOT AVE	RES	1	82.50
003-350-002-000	807 WALNUT LN	RES	1	82.50
003-350-003-000	803 WALNUT LN	RES	1	82.50
003-350-004-000	711 WALNUT LN	RES	1	82.50
003-350-005-000	709 WALNUT LN	RES	1	82.50
003-350-017-000	121 E GRANT AVE	COM	1	26.24
003-350-018-000	111 E GRANT AVE	COM	1	26.24
003-350-019-000	115 E GRANT AVE	COM	1	26.24
003-350-020-000	101 E GRANT AVE	COM	1	26.24

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-350-021-000	E GRANT AVE	COM	1	26.24
003-360-001-000	844 WALNUT LN	RES	1	82.50
003-360-002-000	842 WALNUT LN	RES	1	82.50
003-360-010-000	1035 RAILROAD AVE	COM	1	26.24
003-360-012-000	836 WALNUT LN	RES	1	82.50
003-360-013-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-014-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-015-000	1029 RAILROAD AVE	COM	1	26.24
003-360-016-000	1029 RAILROAD AVE	COM	1	26.24
003-360-019-000	840 WALNUT LN	RES	1	82.50
003-360-020-000	127 CARRION CT (PRIVAT CT	RES	2	165.00
003-360-021-000	125 CARRION CT	RES	1	82.50
003-360-022-000	126 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-023-000	128 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-027-000	955 RAILROAD AVE	RES	74	6,105.00
003-370-006-000	400 MORGAN ST	RES	38	3,135.00
003-370-023-000	509 EAST ST	RES	1	82.50
003-370-024-000	507 EAST ST	RES	1	82.50
003-370-025-000	505 EAST ST	COM	1	26.24
003-370-026-000	511 EAST ST	RES	1	82.50
003-370-027-000	180-188 E GRANT AVE	COM	1	26.24
003-370-032-000	405 EAST ST	RES	1	82.50
003-370-033-000	403 EAST ST	RES	1	82.50
003-370-034-000	116 E BAKER ST	RES	44	3,630.00
003-370-038-000	110 E BAKER ST	RES	34	2,805.00
003-370-039-000	501 EAST ST	COM	1	26.24
003-370-042-000	176 E GRANT AVE	COM	1	26.24
003-370-044-000	168 E GRANT AVE	COM	1	26.24
003-380-001-000	127 WESTWOOD CT	RES	1	82.50
003-380-002-000	123 WESTWOOD CT	RES	1	82.50
003-380-003-000	119 WESTWOOD CT	RES	1	82.50
003-380-004-000	115 WESTWOOD CT	RES	1	82.50
003-380-005-000	111 WESTWOOD CT	RES	1	82.50
003-380-006-000	107 WESTWOOD CT	RES	1	82.50
003-380-007-000	103 WESTWOOD CT	RES	1	82.50
003-380-008-000	100 WESTWOOD CT	RES	1	82.50
003-380-009-000	104 WESTWOOD CT	RES	1	82.50
003-380-010-000	108 WESTWOOD CT	RES	1	82.50
003-380-011-000	112 WESTWOOD CT	RES	1	82.50
003-380-012-000	116 WESTWOOD CT	RES	1	82.50
003-380-013-000	120 WESTWOOD CT	RES	1	82.50
003-380-014-000	124 WESTWOOD CT	RES	1	82.50
003-380-015-000	316 RUSSELL ST	RES	1	82.50
003-380-016-000	129 RIVERVIEW CT	RES	1	82.50
003-380-017-000	125 RIVERVIEW CT	RES	1	82.50
003-380-018-000	121 RIVERVIEW CT	RES	1	82.50
003-380-019-000	117 RIVERVIEW CT	RES	1	82.50
003-380-020-000	113 RIVERVIEW CT	RES	1	82.50
003-380-021-000	109 RIVERVIEW CT	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-380-022-000	105 RIVERVIEW CT	RES	1	82.50
003-380-023-000	101 RIVERVIEW CT	RES	1	82.50
003-380-024-000	102 RIVERVIEW CT	RES	1	82.50
003-380-025-000	106 RIVERVIEW CT	RES	1	82.50
003-380-026-000	110 RIVERVIEW CT	RES	1	82.50
003-380-027-000	114 RIVERVIEW CT	RES	1	82.50
003-380-028-000	118 RIVERVIEW CT	RES	1	82.50
003-380-029-000	122 RIVERVIEW CT	RES	1	82.50
003-380-030-000	126 RIVERVIEW CT	RES	1	82.50
003-380-031-000	130 RIVERVIEW CT	RES	1	82.50
003-391-001-000	790 APRICOT AVE	RES	1	82.50
003-391-002-000	786 APRICOT AVE	RES	1	82.50
003-391-003-000	782 APRICOT AVE	RES	1	82.50
003-391-004-000	778 APRICOT AVE	RES	1	82.50
003-391-005-000	NO SITUS AVAILABLE	RES	1	82.50
003-392-001-000	720 HEMENWAY ST	RES	1	82.50
003-392-002-000	777 APRICOT AVE	RES	1	82.50
003-392-003-000	781 APRICOT AVE	RES	1	82.50
003-392-004-000	785 APRICOT AVE	RES	1	82.50
003-392-005-000	320 ANDERSON AVE	RES	1	82.50
003-392-006-000	788 HILL PL	RES	1	82.50
003-392-007-000	784 HILL PL	RES	1	82.50
003-392-008-000	780 HILL PL	RES	1	82.50
003-392-009-000	776 HILL PL	RES	1	82.50
003-392-010-000	775 HILL PL	RES	1	82.50
003-392-011-000	779 HILL PL	RES	1	82.50
003-392-012-000	783 HILL PL	RES	1	82.50
003-392-013-000	787 HILL PL	RES	1	82.50
003-392-014-000	734 HEMENWAY ST	RES	1	82.50
003-392-015-000	732 HEMENWAY ST	RES	1	82.50
003-392-016-000	730 HEMENWAY ST	RES	1	82.50
003-392-017-000	728 HEMENWAY ST	RES	1	82.50
003-393-001-000	215 MERMOD RD	RES	1	82.50
003-393-002-000	214 ANDERSON AVE	RES	1	82.50
003-393-003-000	212 ANDERSON AVE	RES	1	82.50
003-393-004-000	210 ANDERSON AVE	RES	1	82.50
003-393-005-000	208 ANDERSON AVE	RES	1	82.50
003-393-006-000	206 ANDERSON AVE	RES	1	82.50
003-393-007-000	734 MERMOD PL	RES	1	82.50
003-393-008-000	732 MERMOD PL	RES	1	82.50
003-393-009-000	207 MERMOD RD	RES	1	82.50
003-393-010-000	209 MERMOD RD	RES	1	82.50
003-393-011-000	211 MERMOD RD	RES	1	82.50
003-393-012-000	213 MERMOD RD	RES	1	82.50
003-394-001-000	113 MERMOD RD	RES	1	82.50
003-394-002-000	114 ANDERSON AVE	RES	1	82.50
003-395-001-000	729 HEMENWAY ST	RES	1	82.50
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-395-004-000	208 MERMOD RD	RES	1	82.50
003-395-005-000	206 MERMOD RD	RES	1	82.50
003-395-006-000	204 MERMOD RD	RES	1	82.50
003-395-007-000	202 MERMOD RD	RES	1	82.50
003-395-008-000	200 MERMOD RD	RES	1	82.50
003-395-009-000	114 MERMOD RD	RES	1	82.50
003-401-001-000	450 ABBEY ST	RES	1	82.50
003-401-002-000	454 ABBEY ST	RES	1	82.50
003-401-003-000	458 ABBEY ST	RES	1	82.50
003-401-004-000	469 MAIN ST	RES	1	82.50
003-401-005-000	463 MAIN ST	RES	1	82.50
003-401-006-000	459 MAIN ST	RES	1	82.50
003-401-007-000	455 MAIN ST	RES	1	82.50
003-401-008-000	451 MAIN ST	RES	1	82.50
003-402-001-000	468 MAIN ST	RES	1	82.50
003-402-002-000	464 MAIN ST	RES	1	82.50
003-402-003-000	460 MAIN ST	RES	1	82.50
003-402-004-000	456 MAIN ST	RES	1	82.50
003-402-005-000	500 ABBEY ST	RES	1	82.50
003-402-006-000	502 ABBEY ST	RES	1	82.50
003-402-007-000	504 ABBEY ST	RES	1	82.50
003-402-008-000	506 ABBEY ST	RES	1	82.50
003-402-009-000	508 ABBEY ST	RES	1	82.50
003-402-010-000	510 ABBEY ST	RES	1	82.50
003-402-011-000	512 ABBEY ST	RES	1	82.50
003-402-012-000	514 ABBEY ST	RES	1	82.50
003-402-013-000	516 ABBEY ST	RES	1	82.50
003-402-014-000	518 ABBEY ST	RES	1	82.50
003-402-015-000	400 DRY CREEK LN	RES	1	82.50
003-402-016-000	402 DRY CREEK LN	RES	1	82.50
003-402-017-000	404 DRY CREEK LN	RES	1	82.50
003-402-018-000	406 DRY CREEK LN	RES	1	82.50
003-402-019-000	408 DRY CREEK LN	RES	1	82.50
003-402-020-000	410 DRY CREEK LN	RES	1	82.50
003-402-021-000	412 DRY CREEK DR	RES	1	82.50
003-402-022-000	414 DRY CREEK LN	RES	1	82.50
003-402-023-000	416 DRY CREEK LN	RES	1	82.50
003-402-024-000	418 DRY CREEK LN	RES	1	82.50
003-403-001-000	508 MAIN ST	RES	1	82.50
003-403-002-000	504 MAIN ST	RES	1	82.50
003-403-003-000	500 MAIN ST	RES	1	82.50
003-403-004-000	488 MAIN ST	RES	1	82.50
003-403-005-000	484 MAIN ST	RES	1	82.50
003-403-006-000	480 MAIN ST	RES	1	82.50
003-403-007-000	476 MAIN ST	RES	1	82.50
003-403-008-000	472 MAIN ST	RES	1	82.50
003-403-009-000	501 ABBEY ST	RES	1	82.50
003-403-010-000	503 ABBEY ST	RES	1	82.50
003-403-011-000	505 ABBEY ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-403-012-000	401 DRY CREEK LN	RES	1	82.50
003-403-013-000	403 DRY CREEK LN	RES	1	82.50
003-403-014-000	405 DRY CREEK LN	RES	1	82.50
003-403-015-000	407 DRY CREEK LN	RES	1	82.50
003-403-016-000	409 DRY CREEK LN	RES	1	82.50
003-403-017-000	411 DRY CREEK LN	RES	1	82.50
003-403-018-000	413 DRY CREEK LN	RES	1	82.50
003-403-019-000	415 DRY CREEK LN	RES	1	82.50
003-403-020-000	417 DRY CREEK LN	RES	1	82.50
003-403-022-000	512 MAIN ST	RES	1	82.50
003-403-023-000	419 DRY CREEK LN	RES	1	82.50
003-403-024-000	516 MAIN ST	RES	1	82.50
003-404-001-000	450 EDWARDS ST	RES	1	82.50
003-404-002-000	454 EDWARDS ST	RES	1	82.50
003-404-003-000	458 EDWARDS ST	RES	1	82.50
003-404-004-000	462 EDWARDS ST	RES	1	82.50
003-404-005-000	466 EDWARDS ST	RES	1	82.50
003-404-006-000	470 EDWARDS ST	RES	1	82.50
003-404-007-000	474 EDWARDS ST	RES	1	82.50
003-404-008-000	471 ABBEY ST	RES	1	82.50
003-404-009-000	467 ABBEY ST	RES	1	82.50
003-404-010-000	463 ABBEY ST	RES	1	82.50
003-404-011-000	459 ABBEY ST	RES	1	82.50
003-404-012-000	455 ABBEY ST	RES	1	82.50
003-404-013-000	451 ABBEY ST	RES	1	82.50
003-405-001-000	451 EDWARDS ST	RES	1	82.50
003-405-002-000	455 EDWARDS ST	RES	1	82.50
003-405-003-000	459 EDWARDS ST	RES	1	82.50
003-405-004-000	463 EDWARDS ST	RES	1	82.50
003-405-005-000	467 EDWARDS ST	RES	1	82.50
003-405-006-000	471 EDWARDS ST	RES	1	82.50
003-405-007-000	475 EDWARDS ST	RES	1	82.50
003-405-008-000	507 MAIN ST	RES	1	82.50
003-410-001-000	800 CARRION CIR	RES	1	82.50
003-410-002-000	802 CARRION CIR	RES	1	82.50
003-410-003-000	804 CARRION CIR	RES	1	82.50
003-410-004-000	806 CARRION CIR	RES	1	82.50
003-410-005-000	808 CARRION CIR	RES	1	82.50
003-410-006-000	810 CARRION CIR	RES	1	82.50
003-410-007-000	812 CARRION CIR	RES	1	82.50
003-410-008-000	22 PRISCILLA CT	RES	1	82.50
003-410-009-000	20 PRISCILLA CT	RES	1	82.50
003-410-010-000	19 PRISCILLA CT	RES	1	82.50
003-410-011-000	17 PRISCILLA CT	RES	1	82.50
003-410-012-000	15 PRISCILLA CT	RES	1	82.50
003-410-013-000	816 CARRION CIR	RES	1	82.50
003-410-014-000	818 CARRION CIR	RES	1	82.50
003-410-015-000	820 CARRION CIR	RES	1	82.50
003-410-016-000	820 RAILROAD AVE	COM	1	26.24

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-017-000	823 CARRION CIR	RES	1	82.50
003-410-018-000	821 CARRION CIR	RES	1	82.50
003-410-019-000	819 CARRION CIR	RES	1	82.50
003-410-020-000	817 CARRION CIR	RES	1	82.50
003-410-021-000	815 CARRION CIR	RES	1	82.50
003-410-022-000	813 CARRION CIR	RES	1	82.50
003-410-023-000	811 CARRION CIR	RES	1	82.50
003-410-024-000	809 CARRION CIR	RES	1	82.50
003-410-025-000	807 CARRION CIR	RES	1	82.50
003-410-026-000	805 CARRION CIR	RES	1	82.50
003-410-027-000	803 CARRION CIR	RES	1	82.50
003-410-028-000	801 CARRION CIR	RES	1	82.50
003-410-029-000	11 ANDERSON AVE	RES	1	82.50
003-410-030-000	9 ANDERSON AVE	RES	1	82.50
003-410-031-000	7 ANDERSON AVE	RES	1	82.50
003-410-032-000	800 RAILROAD AVE	RES	1	82.50
003-410-033-000	2 BETTY CT	RES	1	82.50
003-410-034-000	4 BETTY CT	RES	1	82.50
003-410-037-000	10 BETTY CT	RES	1	82.50
003-410-038-000	9 BETTY CT	RES	1	82.50
003-410-039-000	7 BETTY CT	RES	1	82.50
003-410-040-000	5 BETTY CT	RES	1	82.50
003-410-041-000	3 BETTY CT	RES	1	82.50
003-410-042-000	1 BETTY CT	RES	1	82.50
003-410-043-000	6 BETTY CT	RES	1	82.50
003-410-045-000	8 BETTY CT	RES	1	82.50
003-421-003-000	1000 HEMENWAY ST	RES	1	82.50
003-421-004-000	1002 HEMENWAY ST	RES	1	82.50
003-421-005-000	1004 HEMENWAY ST	RES	1	82.50
003-421-006-000	1006 HEMENWAY ST	RES	1	82.50
003-421-007-000	1008 HEMENWAY ST	RES	1	82.50
003-421-008-000	1010 HEMENWAY ST	RES	1	82.50
003-421-009-000	1012 HEMENWAY ST	RES	1	82.50
003-421-010-000	1014 HEMENWAY ST	RES	1	82.50
003-421-011-000	1016 HEMENWAY ST	RES	1	82.50
003-421-012-000	1018 HEMENWAY ST	RES	1	82.50
003-421-013-000	1020 HEMENWAY ST	RES	1	82.50
003-422-001-000	1001 HEMENWAY ST	RES	1	82.50
003-422-002-000	1003 HEMENWAY ST	RES	1	82.50
003-422-003-000	1005 HEMENWAY ST	RES	1	82.50
003-422-004-000	1007 HEMENWAY ST	RES	1	82.50
003-422-005-000	1009 HEMENWAY ST	RES	1	82.50
003-422-006-000	1011 HEMENWAY ST	RES	1	82.50
003-422-007-000	1013 HEMENWAY ST	RES	1	82.50
003-422-008-000	1015 HEMENWAY ST	RES	1	82.50
003-422-009-000	1017 HEMENWAY ST	RES	1	82.50
003-422-010-000	1019 HEMENWAY ST	RES	1	82.50
003-422-011-000	1021 HEMENWAY ST	RES	1	82.50
003-422-012-000	1204 ALMERIA AVE	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-422-013-000	1202 ALMERIA AVE	RES	1	82.50
003-422-014-000	1200 ALMERIA AVE	RES	1	82.50
003-422-015-000	1106 ALMERIA AVE	RES	1	82.50
003-422-016-000	1104 ALMERIA AVE	RES	1	82.50
003-422-017-000	1102 ALMERIA AVE	RES	1	82.50
003-422-018-000	1100 ALMERIA AVE	RES	1	82.50
003-422-019-000	206 ALMERIA PL	RES	1	82.50
003-422-020-000	204 ALMERIA PL	RES	1	82.50
003-422-021-000	202 ALMERIA PL	RES	1	82.50
003-422-022-000	200 ALMERIA PL	RES	1	82.50
003-423-001-000	204 NIEMANN ST	RES	1	82.50
003-423-002-000	202 NIEMANN ST	RES	1	82.50
003-423-003-000	200 NIEMANN ST	RES	1	82.50
003-423-004-000	112 NIEMANN ST	RES	1	82.50
003-423-005-000	110 NIEMANN ST	RES	1	82.50
003-423-006-000	108 NIEMANN ST	RES	1	82.50
003-423-007-000	106 NIEMANN ST	RES	1	82.50
003-423-008-000	104 NIEMANN ST	RES	1	82.50
003-423-009-000	102 NIEMANN ST	RES	1	82.50
003-423-010-000	100 NIEMANN ST	RES	1	82.50
003-423-011-000	98 NIEMANN ST	RES	1	82.50
003-423-012-000	96 NIEMANN ST	RES	1	82.50
003-423-013-000	97 MARTINEZ WAY	RES	1	82.50
003-423-014-000	99 MARTINEZ WAY	RES	1	82.50
003-423-015-000	101 MARTINEZ WAY	RES	1	82.50
003-423-016-000	103 MARTINEZ WAY	RES	1	82.50
003-423-017-000	105 MARTINEZ WAY	RES	1	82.50
003-423-018-000	107 MARTINEZ WAY	RES	1	82.50
003-423-019-000	109 MARTINEZ WAY	RES	1	82.50
003-423-020-000	111 MARTINEZ WAY	RES	1	82.50
003-423-021-000	113 MARTINEZ WAY	RES	1	82.50
003-423-022-000	201 MARTINEZ WAY	RES	1	82.50
003-423-023-000	203 MARTINEZ WAY	RES	1	82.50
003-423-024-000	205 MARTINEZ WAY	RES	1	82.50
003-424-001-000	204 MARTINEZ WAY	RES	1	82.50
003-424-002-000	202 MARTINEZ WAY	RES	1	82.50
003-424-003-000	200 MARTINEZ WAY	RES	1	82.50
003-424-004-000	114 MARTINEZ WAY	RES	1	82.50
003-424-005-000	112 MARTINEZ WAY	RES	1	82.50
003-424-006-000	110 MARTINEZ WAY	RES	1	82.50
003-424-007-000	108 MARTINEZ WAY	RES	1	82.50
003-424-008-000	106 MARTINEZ WAY	RES	1	82.50
003-424-009-000	104 MARTINEZ WAY	RES	1	82.50
003-424-010-000	1104 MALAGA LN	RES	1	82.50
003-424-011-000	1102 MALAGA LN	RES	1	82.50
003-424-012-000	1100 MALAGA LN	RES	1	82.50
003-424-013-000	103 ALMERIA PL	RES	1	82.50
003-424-014-000	105 ALMERIA PL	RES	1	82.50
003-424-015-000	107 ALMERIA PL	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-424-016-000	109 ALMERIA PL	RES	1	82.50
003-424-017-000	111 ALMERIA PL	RES	1	82.50
003-424-018-000	113 ALMERIA PL	RES	1	82.50
003-424-019-000	201 ALMERIA PL	RES	1	82.50
003-424-020-000	203 ALMERIA PL	RES	1	82.50
003-424-021-000	205 ALMERIA PL	RES	1	82.50
003-424-022-000	114 ALMERIA PL	RES	1	82.50
003-424-023-000	112 ALMERIA PL	RES	1	82.50
003-424-024-000	110 ALMERIA PL	RES	1	82.50
003-424-025-000	108 ALMERIA PL	RES	1	82.50
003-424-026-000	822 RAILROAD AVE	RES	3	247.50
003-424-027-000	1101 MALAGA LN	RES	1	82.50
003-424-028-000	1103 MALAGA LN	RES	1	82.50
003-424-029-000	1105 MALAGA LN	RES	1	82.50
003-430-008-000	NO SITUS AVAILABLE	RES	1	82.50
003-430-010-000	NO SITUS AVAILABLE	COM	1	26.24
003-430-011-000	NO SITUS AVAILABLE	COM	1	26.24
003-430-012-000	NO SITUS AVAILABLE	RES	1	82.50
003-430-015-000	NO SITUS AVAILABLE	RES	1	82.50
003-430-030-000	1003 TAYLOR ST	RES	1	82.50
003-441-001-000	1001 ADAMS LN	RES	1	82.50
003-441-002-000	1003 ADAMS LN	RES	1	82.50
003-441-003-000	1005 ADAMS LN	RES	1	82.50
003-441-004-000	1007 ADAMS LN	RES	1	82.50
003-441-005-000	1009 ADAMS LN	RES	1	82.50
003-441-006-000	1011 ADAMS LN	RES	1	82.50
003-441-007-000	1013 ADAMS LN	RES	1	82.50
003-441-008-000	1015 ADAMS LN	RES	1	82.50
003-441-009-000	1017 ADAMS LN	RES	1	82.50
003-441-010-000	1019 ADAMS LN	RES	1	82.50
003-441-011-000	1021 ADAMS LN	RES	1	82.50
003-441-012-000	1023 ADAMS LN	RES	1	82.50
003-441-013-000	1025 ADAMS LN	RES	1	82.50
003-441-014-000	1027 ADAMS LN	RES	1	82.50
003-441-015-000	1029 ADAMS LN	RES	1	82.50
003-441-016-000	1031 ADAMS LN	RES	1	82.50
003-441-017-000	1033 ADAMS LN	RES	1	82.50
003-441-018-000	1035 ADAMS LN	RES	1	82.50
003-441-019-000	1037 ADAMS LN	RES	1	82.50
003-441-020-000	1039 ADAMS LN	RES	1	82.50
003-441-021-000	901 VALLEY OAK DR	RES	1	82.50
003-442-001-000	1000 ADAMS LN	RES	1	82.50
003-442-002-000	1002 ADAMS LN	RES	1	82.50
003-442-003-000	1004 ADAMS LN	RES	1	82.50
003-442-004-000	1006 ADAMS LN	RES	1	82.50
003-442-005-000	1008 ADAMS LN	RES	1	82.50
003-442-006-000	1010 ADAMS LN	RES	1	82.50
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-442-009-000	1016 ADAMS LN	RES	1	82.50
003-442-010-000	1018 ADAMS LN	RES	1	82.50
003-442-011-000	1020 ADAMS LN	RES	1	82.50
003-442-012-000	1022 ADAMS LN	RES	1	82.50
003-442-013-000	1024 ADAMS LN	RES	1	82.50
003-442-014-000	1026 ADAMS LN	RES	1	82.50
003-442-015-000	1028 ADAMS LN	RES	1	82.50
003-442-016-000	1030 ADAMS LN	RES	1	82.50
003-442-017-000	1032 ADAMS LN	RES	1	82.50
003-442-018-000	1034 ADAMS LN	RES	1	82.50
003-442-019-000	1036 ADAMS LN	RES	1	82.50
003-442-020-000	805 VALLEY OAK DR	RES	1	82.50
003-442-021-000	803 VALLEY OAK DR	RES	1	82.50
003-442-022-000	801 VALLEY OAK DR	RES	1	82.50
003-442-023-000	1133 MCARTHUR AVE	RES	1	82.50
003-442-024-000	1129 MCARTHUR AVE	RES	1	82.50
003-442-025-000	1125 MCARTHUR AVE	RES	1	82.50
003-444-001-000	716 VALLEY OAK DR	RES	1	82.50
003-444-002-000	714 VALLEY OAK DR	RES	1	82.50
003-444-003-000	712 VALLEY OAK DR	RES	1	82.50
003-444-004-000	710 VALLEY OAK DR	RES	1	82.50
003-444-005-000	708 VALLEY OAK DR	RES	1	82.50
003-444-006-000	706 VALLEY OAK DR	RES	1	82.50
003-445-001-000	1124 MCARTHUR AVE	RES	1	82.50
003-445-002-000	1128 MCARTHUR AVE	RES	1	82.50
003-445-003-000	1132 MCARTHUR AVE	RES	1	82.50
003-445-004-000	711 VALLEY OAK DR	RES	1	82.50
003-445-005-000	709 VALLEY OAK DR	RES	1	82.50
003-445-006-000	707 VALLEY OAK DR	RES	1	82.50
003-445-007-000	705 VALLEY OAK DR	RES	1	82.50
003-445-008-000	703 VALLEY OAK DR	RES	1	82.50
003-445-010-000	701 VALLEY OAK DR	RES	1	82.50
003-445-011-000	699 VALLEY OAK DR	RES	1	82.50
003-450-001-000	101 QUAIL CT	RES	1	82.50
003-450-002-000	103 QUAIL CT	RES	1	82.50
003-450-003-000	105 QUAIL CT	RES	1	82.50
003-450-004-000	107 QUAIL CT	RES	1	82.50
003-450-005-000	108 QUAIL CT	RES	1	82.50
003-450-006-000	106 QUAIL CT	RES	1	82.50
003-450-007-000	104 QUAIL CT	RES	1	82.50
003-450-008-000	102 QUAIL CT	RES	1	82.50
003-450-009-000	100 QUAIL CT	RES	1	82.50
003-450-014-000	1123 W GRANT AVE	COM	1	26.24
003-450-015-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-016-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-017-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-018-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-020-000	700 VALLEY OAK DR	COM	1	26.24
003-460-001-000	1001 MCARTHUR AVE	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-460-002-000	1005 MCARTHUR AVE	RES	1	82.50
003-460-003-000	1009 MCARTHUR AVE	RES	1	82.50
003-460-004-000	1015 MCARTHUR AVE	RES	1	82.50
003-460-005-000	1017 MCARTHUR AVE	RES	1	82.50
003-460-006-000	1021 MCARTHUR AVE	RES	1	82.50
003-460-007-000	1025 MCARTHUR AVE	RES	1	82.50
003-460-008-000	1029 MCARTHUR AVE	RES	1	82.50
003-460-009-000	1101 MCARTHUR AVE	RES	1	82.50
003-460-010-000	1105 MCARTHUR AVE	RES	1	82.50
003-460-011-000	1109 MCARTHUR AVE	RES	1	82.50
003-460-012-000	1113 MCARTHUR AVE	RES	1	82.50
003-460-013-000	1117 MCARTHUR AVE	RES	1	82.50
003-460-014-000	1121 MCARTHUR AVE	RES	1	82.50
003-461-001-000	840 JACKSON ST	RES	1	82.50
003-461-002-000	836 JACKSON ST	RES	1	82.50
003-461-003-000	832 JACKSON ST	RES	1	82.50
003-461-004-000	828 JACKSON ST	RES	1	82.50
003-461-005-000	824 JACKSON ST	RES	1	82.50
003-461-006-000	820 JACKSON ST	RES	1	82.50
003-461-007-000	816 JACKSON ST	RES	1	82.50
003-461-008-000	812 JACKSON ST	RES	1	82.50
003-461-009-000	808 JACKSON ST	RES	1	82.50
003-461-010-000	804 JACKSON ST	RES	1	82.50
003-461-011-000	800 JACKSON ST	RES	1	82.50
003-462-001-000	832 JEFFERSON ST	RES	1	82.50
003-462-002-000	828 JEFFERSON ST	RES	1	82.50
003-462-003-000	824 JEFFERSON ST	RES	1	82.50
003-462-004-000	820 JEFFERSON ST	RES	1	82.50
003-462-005-000	816 JEFFERSON ST	RES	1	82.50
003-462-006-000	812 JEFFERSON ST	RES	1	82.50
003-462-007-000	808 JEFFERSON ST	RES	1	82.50
003-462-008-000	804 JEFFERSON ST	RES	1	82.50
003-462-009-000	800 JEFFERSON ST	RES	1	82.50
003-462-010-000	801 JACKSON ST	RES	1	82.50
003-462-011-000	805 JACKSON ST	RES	1	82.50
003-462-012-000	809 JACKSON ST	RES	1	82.50
003-462-013-000	813 JACKSON ST	RES	1	82.50
003-462-014-000	817 JACKSON ST	RES	1	82.50
003-462-015-000	821 JACKSON ST	RES	1	82.50
003-462-016-000	825 JACKSON ST	RES	1	82.50
003-462-017-000	829 JACKSON ST	RES	1	82.50
003-462-018-000	833 JACKSON ST	RES	1	82.50
003-463-001-000	824 LINCOLN ST	RES	1	82.50
003-463-002-000	820 LINCOLN LN	RES	1	82.50
003-463-003-000	816 LINCOLN LN	RES	1	82.50
003-463-004-000	812 LINCOLN LN	RES	1	82.50
003-463-005-000	808 LINCOLN LN	RES	1	82.50
003-463-006-000	804 LINCOLN LN	RES	1	82.50
003-463-007-000	800 LINCOLN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-463-008-000	801 JEFFERSON ST	RES	1	82.50
003-463-009-000	805 JEFFERSON ST	RES	1	82.50
003-463-010-000	809 JEFFERSON ST	RES	1	82.50
003-463-011-000	813 JEFFERSON ST	RES	1	82.50
003-463-012-000	817 JEFFERSON ST	RES	1	82.50
003-463-013-000	821 JEFFERSON ST	RES	1	82.50
003-463-014-000	825 JEFFERSON ST	RES	1	82.50
003-463-015-000	829 JEFFERSON ST	RES	1	82.50
003-464-001-000	1104 WASHINGTON AVE	RES	1	82.50
003-464-002-000	1100-2 WASHINGTON AVE	RES	2	165.00
003-464-003-000	1024-26 WASHINGTON AVE	RES	2	165.00
003-464-004-000	1020 WASHINGTON AVE	RES	1	82.50
003-464-005-000	1016 WASHINGTON AVE	RES	1	82.50
003-464-006-000	1012 WASHINGTON AVE	RES	1	82.50
003-464-007-000	1008 WASHINGTON AVE	RES	1	82.50
003-464-008-000	1004 WASHINGTON AVE	RES	1	82.50
003-464-009-000	1000 WASHINGTON AVE	RES	1	82.50
003-464-010-000	1108 WASHINGTON AVE	RES	1	82.50
003-464-011-000	1112 WASHINGTON AVE	RES	1	82.50
003-464-012-000	1116 WASHINGTON AVE	RES	1	82.50
003-464-013-000	1120 WASHINGTON AVE	RES	1	82.50
003-465-001-000	816 TAYLOR ST	RES	1	82.50
003-465-002-000	812 TAYLOR ST	RES	1	82.50
003-465-003-000	808 TAYLOR ST	RES	1	82.50
003-465-004-000	804 TAYLOR ST	RES	1	82.50
003-465-005-000	800 TAYLOR ST	RES	1	82.50
003-465-006-000	801 LINCOLN LN	RES	1	82.50
003-465-007-000	805 LINCOLN LN	RES	1	82.50
003-465-008-000	809 LINCOLN LN	RES	1	82.50
003-465-009-000	813 LINCOLN ST	RES	1	82.50
003-465-010-000	817 LINCOLN LN	RES	1	82.50
003-465-011-000	821 LINCOLN LN	RES	1	82.50
003-466-001-000	711 TAYLOR ST	RES	1	82.50
003-466-002-000	713 TAYLOR ST	RES	1	82.50
003-466-003-000	717 TAYLOR ST	RES	1	82.50
003-466-004-000	721 TAYLOR ST	RES	1	82.50
003-466-005-000	801 TAYLOR ST	RES	1	82.50
003-466-006-000	805 TAYLOR ST	RES	1	82.50
003-466-007-000	809 TAYLOR ST	RES	1	82.50
003-466-008-000	813 TAYLOR ST	RES	1	82.50
003-466-009-000	817 TAYLOR ST	RES	1	82.50
003-466-010-000	821 TAYLOR ST	RES	1	82.50
003-466-011-000	901 TAYLOR ST	RES	1	82.50
003-466-012-000	905 TAYLOR ST	RES	1	82.50
003-467-001-000	803 W GRANT AVE	RES	66	5,445.00
003-471-001-000	903 VALLEY OAK DR	RES	1	82.50
003-471-002-000	905 VALLEY OAK DR	RES	1	82.50
003-471-003-000	907 VALLEY OAK DR	RES	1	82.50
003-471-004-000	1038 KENNEDY DR	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-471-005-000	1036 KENNEDY DR	RES	1	82.50
003-471-006-000	1034 KENNEDY DR	RES	1	82.50
003-471-007-000	1032 KENNEDY DR	RES	1	82.50
003-471-008-000	1030 KENNEDY DR	RES	1	82.50
003-471-009-000	1028 KENNEDY DR	RES	1	82.50
003-471-010-000	1026 KENNEDY DR	RES	1	82.50
003-471-011-000	1024 KENNEDY DR	RES	1	82.50
003-471-012-000	1022 KENNEDY DR	RES	1	82.50
003-471-013-000	1020 KENNEDY DR	RES	1	82.50
003-471-014-000	1018 KENNEDY DR	RES	1	82.50
003-471-015-000	1016 KENNEDY DR	RES	1	82.50
003-471-016-000	1014 KENNEDY DR	RES	1	82.50
003-471-017-000	1012 KENNEDY DR	RES	1	82.50
003-471-018-000	1010 KENNEDY DR	RES	1	82.50
003-471-019-000	1008 KENNEDY DR	RES	1	82.50
003-471-020-000	1006 KENNEDY DR	RES	1	82.50
003-471-021-000	1004 KENNEDY DR	RES	1	82.50
003-471-022-000	1002 KENNEDY DR	RES	1	82.50
003-471-023-000	1000 KENNEDY DR	RES	1	82.50
003-472-001-000	1040 EISENHOWER WAY	RES	1	82.50
003-472-002-000	1038 EISENHOWER WAY	RES	1	82.50
003-472-003-000	1036 EISENHOWER WAY	RES	1	82.50
003-472-004-000	1034 EISENHOWER WAY	RES	1	82.50
003-472-005-000	1032 EISENHOWER WAY	RES	1	82.50
003-472-006-000	1030 EISENHOWER WAY	RES	1	82.50
003-472-007-000	1028 EISENHOWER WAY	RES	1	82.50
003-472-008-000	1026 EISENHOWER WAY	RES	1	82.50
003-472-009-000	1027 KENNEDY DR	RES	1	82.50
003-472-010-000	1029 KENNEDY DR	RES	1	82.50
003-472-011-000	1031 KENNEDY DR	RES	1	82.50
003-472-012-000	1033 KENNEDY DR	RES	1	82.50
003-472-013-000	1035 KENNEDY DR	RES	1	82.50
003-472-014-000	1037 KENNEDY DR	RES	1	82.50
003-472-015-000	1039 KENNEDY DR	RES	1	82.50
003-472-016-000	1041 KENNEDY DR	RES	1	82.50
003-473-001-000	1040 ROOSEVELT AVE	RES	1	82.50
003-473-002-000	1038 ROOSEVELT AVE	RES	1	82.50
003-473-003-000	1036 ROOSEVELT AVE	RES	1	82.50
003-473-004-000	1034 ROOSEVELT AVE	RES	1	82.50
003-473-005-000	1032 ROOSEVELT AVE	RES	1	82.50
003-473-006-000	1030 ROOSEVELT AVE	RES	1	82.50
003-473-007-000	1028 ROOSEVELT AVE	RES	1	82.50
003-473-008-000	1026 ROOSEVELT AVE	RES	1	82.50
003-473-009-000	1027 EISENHOWER WAY	RES	1	82.50
003-473-010-000	1029 EISENHOWER WAY	RES	1	82.50
003-473-011-000	1031 EISENHOWER WAY	RES	1	82.50
003-473-012-000	1033 EISENHOWER WAY	RES	1	82.50
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-473-015-000	1039 EISENHOWER WAY	RES	1	82.50
003-473-016-000	1041 EISENHOWER WAY	RES	1	82.50
003-474-002-000	1041 ROOSEVELT AVE	RES	1	82.50
003-474-003-000	1039 ROOSEVELT AVE	RES	1	82.50
003-474-004-000	1037 ROOSEVELT AVE	RES	1	82.50
003-474-005-000	1035 ROOSEVELT AVE	RES	1	82.50
003-474-006-000	1033 ROOSEVELT AVE	RES	1	82.50
003-474-007-000	1031 ROOSEVELT AVE	RES	1	82.50
003-474-008-000	1029 ROOSEVELT AVE	RES	1	82.50
003-474-009-000	1027 ROOSEVELT AVE	RES	1	82.50
003-474-010-000	1025 ROOSEVELT AVE	RES	1	82.50
003-474-011-000	1023 ROOSEVELT AVE	RES	1	82.50
003-474-012-000	1021 ROOSEVELT AVE	RES	1	82.50
003-474-013-000	1019 ROOSEVELT AVE	RES	1	82.50
003-474-014-000	1017 ROOSEVELT AVE	RES	1	82.50
003-474-015-000	1015 ROOSEVELT AVE	RES	1	82.50
003-474-016-000	1013 ROOSEVELT AVE	RES	1	82.50
003-474-017-000	1011 ROOSEVELT AVE	RES	1	82.50
003-474-018-000	1109 ROOSEVELT AVE	RES	1	82.50
003-474-019-000	1107 ROOSEVELT AVE	RES	1	82.50
003-474-020-000	1105 ROOSEVELT AVE	RES	1	82.50
003-474-021-000	1103 ROOSEVELT AVE	RES	1	82.50
003-474-022-000	1101 ROOSEVELT AVE	RES	1	82.50
003-474-023-000	1007 ROOSEVELT AVE	RES	1	82.50
003-474-026-000	1003 ROOSEVELT AVE	RES	1	82.50
003-474-028-000	1001-05 ROOSEVELT AVE	RES	1	82.50
003-475-001-000	1105 HOOVER ST	RES	1	82.50
003-475-002-000	1103 HOOVER ST	RES	1	82.50
003-475-003-000	1101 HOOVER ST	RES	1	82.50
003-475-004-000	1007 HOOVER ST	RES	1	82.50
003-475-005-000	1005 HOOVER ST	RES	1	82.50
003-475-006-000	1003 HOOVER ST	RES	1	82.50
003-475-007-000	1001 HOOVER ST	RES	1	82.50
003-475-008-000	1017 KENNEDY DR	RES	1	82.50
003-475-009-000	1015 KENNEDY DR	RES	1	82.50
003-475-010-000	1013 KENNEDY DR	RES	1	82.50
003-475-011-000	1011 KENNEDY DR	RES	1	82.50
003-475-012-000	1012 TAFT CT	RES	2	165.00
003-475-013-000	1014 TAFT CT	RES	1	82.50
003-475-014-000	1016 TAFT CT	RES	1	82.50
003-475-015-000	1018 TAFT CT	RES	1	82.50
003-475-016-000	1017 TAFT CT	RES	1	82.50
003-475-017-000	1015 TAFT CT	RES	1	82.50
003-475-018-000	1013 TAFT CT	RES	1	82.50
003-475-019-000	1011 TAFT CT	RES	1	82.50
003-475-020-000	1012 ROOSEVELT AVE	RES	1	82.50
003-475-021-000	1014 ROOSEVELT AVE	RES	1	82.50
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-480-023-000	107 CASELLI CT	RES	1	82.50
003-480-024-000	105 CASELLI CT	RES	1	82.50
003-480-025-000	103 CASELLI CT	RES	1	82.50
003-480-026-000	101 CASELLI CT	RES	1	82.50
003-480-027-000	110 E MAIN ST	RES	1	82.50
003-480-028-000	108 E MAIN ST	RES	1	82.50
003-480-029-000	106 E MAIN ST	RES	1	82.50
003-480-030-000	104 E MAIN ST	RES	1	82.50
003-480-031-000	102 E MAIN ST	RES	1	82.50
003-480-032-000	100 E MAIN ST	RES	1	82.50
003-480-033-000	40 E MAIN ST	RES	1	82.50
003-480-034-000	38 E MAIN ST	RES	1	82.50
003-480-035-000	36 E MAIN ST	RES	1	82.50
003-480-036-000	34 E MAIN ST	RES	1	82.50
003-480-037-000	100 CASELLI CT	RES	1	82.50
003-480-038-000	102 CASELLI CT	RES	1	82.50
003-480-040-000	107 E MAIN ST	RES	1	82.50
003-480-041-000	105 E MAIN ST	RES	1	82.50
003-480-042-000	103 E MAIN ST	RES	1	82.50
003-480-043-000	101 E MAIN ST	RES	1	82.50
003-480-044-000	101 LAUREN CT	RES	1	82.50
003-480-045-000	103 LAUREN CT	RES	1	82.50
003-480-046-000	105 LAUREN CT	RES	1	82.50
003-480-047-000	107 LAUREN CT	RES	1	82.50
003-480-048-000	109 LAUREN CT	RES	1	82.50
003-480-049-000	111 LAUREN CT	RES	1	82.50
003-480-050-000	110 LAUREN CT	RES	1	82.50
003-480-051-000	401 EAST ST	RES	1	82.50
003-480-052-000	399 EAST ST	RES	1	82.50
003-480-053-000	108 LAUREN CT	RES	1	82.50
003-480-054-000	106 LAUREN CT	RES	1	82.50
003-480-055-000	104 LAUREN CT	RES	1	82.50
003-480-056-000	102 LAUREN CT	RES	1	82.50
003-480-057-000	100 LAUREN CT	RES	1	82.50
003-480-058-000	39 E MAIN ST	RES	1	82.50
003-480-059-000	37 E MAIN ST	RES	1	82.50
003-480-060-000	35 E MAIN ST	RES	1	82.50
003-480-061-000	33 E MAIN ST	RES	1	82.50
003-480-064-000	104 CASELLI CT	RES	1	82.50
003-480-066-000	106 CASELLI CT	RES	1	82.50
003-480-068-000	32 E MAIN ST	RES	32	2,640.00
003-491-001-000	841 WALNUT LN	RES	1	82.50
003-491-002-000	101 ORCHARD LN	RES	1	82.50
003-491-003-000	103 ORCHARD LN	RES	1	82.50
003-491-004-000	105 ORCHARD LN	RES	1	82.50
003-491-005-000	107 ORCHARD LN	RES	1	82.50
003-491-006-000	109 ORCHARD LN	RES	1	82.50
003-491-007-000	111 ORCHARD LN	RES	1	82.50
003-491-008-000	113 ORCHARD LN	RES	1	82.50

City of Winters
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-491-009-000	115 ORCHARD LN	RES	1	82.50
003-491-010-000	114 ORCHARD LN	RES	1	82.50
003-491-011-000	112 ORCHARD LN	RES	1	82.50
003-491-012-000	110 ORCHARD LN	RES	1	82.50
003-491-013-000	108 ORCHARD LN	RES	1	82.50
003-491-014-000	106 ORCHARD LN	RES	1	82.50
003-491-015-000	104 ORCHARD LN	RES	1	82.50
003-491-016-000	102 ORCHARD LN	RES	1	82.50
003-491-017-000	100 ORCHARD LN	RES	1	82.50
003-491-018-000	839 WALNUT LN	RES	1	82.50
003-491-019-000	837 WALNUT LN	RES	1	82.50
003-491-020-000	101 ALMOND DR	RES	1	82.50
003-491-021-000	103 ALMOND DR	RES	1	82.50
003-491-022-000	105 ALMOND DR	RES	1	82.50
003-491-023-000	107 ALMOND DR	RES	1	82.50
003-491-024-000	109 ALMOND DR	RES	1	82.50
003-491-025-000	111 ALMOND DR	RES	1	82.50
003-491-026-000	113 ALMOND DR	RES	1	82.50
003-491-027-000	115 ALMOND DR	RES	1	82.50
003-491-028-000	117 ALMOND DR	RES	1	82.50
003-492-001-000	100 ALMOND DR	RES	1	82.50
003-492-002-000	102 ALMOND DR	RES	1	82.50
003-492-003-000	104 ALMOND DR	RES	1	82.50
003-492-004-000	106 ALMOND DR	RES	1	82.50
003-492-005-000	108 ALMOND DR	RES	1	82.50
003-492-006-000	110 ALMOND DR	RES	1	82.50
003-492-007-000	112 ALMOND DR	RES	1	82.50
003-492-008-000	114 ALMOND DR	RES	1	82.50
003-492-009-000	116 ALMOND DR	RES	1	82.50
003-492-010-000	118 ALMOND DR	RES	1	82.50
003-492-011-000	200 ALMOND DR	RES	1	82.50
003-492-012-000	202 ALMOND DR	RES	1	82.50
003-492-013-000	204 ALMOND DR	RES	1	82.50
003-492-014-000	206 ALMOND DR	RES	1	82.50
003-492-015-000	208 ALMOND DR	RES	1	82.50
003-492-016-000	210 ALMOND DR	RES	1	82.50
003-492-017-000	212 ALMOND DR	RES	1	82.50
003-492-019-000	121 BROADVIEW LN	RES	1	82.50
003-492-020-000	119 BROADVIEW LN	RES	1	82.50
003-492-021-000	117 BROADVIEW LN	RES	1	82.50
003-492-022-000	115 BROADVIEW LN	RES	1	82.50
003-492-023-000	113 BROADVIEW LN	RES	1	82.50
003-492-024-000	111 BROADVIEW LN	RES	1	82.50
003-492-025-000	109 BROADVIEW LN	RES	1	82.50
003-492-026-000	107 BROADVIEW LN	RES	1	82.50
003-492-027-000	105 BROADVIEW LN	RES	1	82.50
003-492-028-000	103 BROADVIEW LN	RES	1	82.50
003-492-029-000	101 BROADVIEW LN	RES	1	82.50
003-492-030-000	100 BROADVIEW LN	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-031-000	102 BROADVIEW LN	RES	1	82.50
003-492-032-000	104 BROADVIEW LN	RES	1	82.50
003-492-033-000	106 BROADVIEW LN	RES	1	82.50
003-492-034-000	108 BROADVIEW LN	RES	1	82.50
003-492-035-000	110 BROADVIEW LN	RES	1	82.50
003-492-036-000	112 BROADVIEW LN	RES	1	82.50
003-492-037-000	114 BROADVIEW LN	RES	1	82.50
003-492-038-000	116 BROADVIEW LN	RES	1	82.50
003-492-039-000	118 BROADVIEW LN	RES	1	82.50
003-492-040-000	120 BROADVIEW LN	RES	1	82.50
003-492-041-000	127 COLBY LN	RES	1	82.50
003-492-042-000	125 COLBY LN	RES	1	82.50
003-492-043-000	123 COLBY LN	RES	1	82.50
003-492-044-000	121 COLBY LN	RES	1	82.50
003-492-045-000	119 COLBY LN	RES	1	82.50
003-492-046-000	117 COLBY LN	RES	1	82.50
003-492-047-000	115 COLBY LN	RES	1	82.50
003-492-048-000	113 COLBY LN	RES	1	82.50
003-492-049-000	111 COLBY LN	RES	1	82.50
003-492-050-000	109 COLBY LN	RES	1	82.50
003-492-051-000	107 COLBY LN	RES	1	82.50
003-492-052-000	105 COLBY LN	RES	1	82.50
003-492-053-000	103 COLBY LN	RES	1	82.50
003-492-054-000	101 COLBY LN	RES	1	82.50
003-492-055-000	100 COLBY LN	RES	1	82.50
003-492-056-000	102 COLBY LN	RES	1	82.50
003-492-057-000	104 COLBY LN	RES	1	82.50
003-492-058-000	106 COLBY LN	RES	1	82.50
003-492-059-000	108 COLBY LN	RES	1	82.50
003-492-060-000	110 COLBY LN	RES	1	82.50
003-492-061-000	112 COLBY LN	RES	1	82.50
003-492-062-000	114 COLBY LN	RES	1	82.50
003-492-063-000	116 COLBY LN	RES	1	82.50
003-492-064-000	118 COLBY LN	RES	1	82.50
003-492-065-000	120 COLBY LN	RES	1	82.50
003-492-066-000	122 COLBY LN	RES	1	82.50
003-492-067-000	124 COLBY LN	RES	1	82.50
003-492-068-000	126 COLBY LN	RES	1	82.50
003-501-001-000	1033 VILLAGE CIR	RES	1	82.50
003-501-002-000	1031 VILLAGE CIR	RES	1	82.50
003-501-003-000	1029 VILLAGE CIR	RES	1	82.50
003-501-004-000	1027 VILLAGE CIR	RES	1	82.50
003-501-005-000	1025 VILLAGE CIR	RES	1	82.50
003-501-006-000	1023 VILLAGE CIR	RES	1	82.50
003-501-007-000	1008 BERRYESSA CT	RES	1	82.50
003-501-008-000	1010 BERRYESSA CT	RES	1	82.50
003-501-009-000	1012 BERRYESSA CT	RES	1	82.50
003-501-010-000	1014 BERRYESSA CT	RES	1	82.50
003-501-011-000	408 NIEMANN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-501-012-000	406 NIEMANN ST	RES	1	82.50
003-501-013-000	1016 BERRYESSA CT	RES	1	82.50
003-501-014-000	404 NIEMANN ST	RES	1	82.50
003-501-015-000	1015 BERRYESSA CT	RES	1	82.50
003-501-016-000	1013 BERRYESSA CT	RES	1	82.50
003-501-017-000	1011 BERRYESSA CT	RES	1	82.50
003-501-018-000	1009 BERRYESSA CT	RES	1	82.50
003-501-019-000	1008 HILLVIEW LN	RES	1	82.50
003-501-020-000	1010 HILLVIEW LN	RES	1	82.50
003-501-021-000	1012 HILLVIEW LN	RES	1	82.50
003-501-022-000	1014 HILLVIEW LN	RES	1	82.50
003-501-023-000	323 HILLVIEW LN	RES	1	82.50
003-501-024-000	321 HILLVIEW LN	RES	1	82.50
003-501-025-000	319 HILLVIEW LN	RES	1	82.50
003-501-026-000	317 HILLVIEW LN	RES	1	82.50
003-501-027-000	315 HILLVIEW LN	RES	1	82.50
003-501-028-000	313 HILLVIEW LN	RES	1	82.50
003-501-029-000	311 HILLVIEW LN	RES	1	82.50
003-501-030-000	310 NIEMANN ST	RES	1	82.50
003-501-031-000	312 NIEMANN ST	RES	1	82.50
003-501-032-000	314 NIEMANN ST	RES	1	82.50
003-501-033-000	316 NIEMANN ST	RES	1	82.50
003-501-034-000	318 NIEMANN ST	RES	1	82.50
003-501-035-000	320 NIEMANN ST	RES	1	82.50
003-501-036-000	400 NIEMANN ST	RES	1	82.50
003-501-037-000	402 NIEMANN ST	RES	1	82.50
003-502-001-000	1009 HILLVIEW LN	RES	1	82.50
003-502-002-000	1011 HILLVIEW LN	RES	1	82.50
003-502-003-000	1013 HILLVIEW LN	RES	1	82.50
003-502-004-000	316 HILLVIEW LN	RES	1	82.50
003-502-005-000	314 HILLVIEW LN	RES	1	82.50
003-502-006-000	312 HILLVIEW LN	RES	1	82.50
003-502-007-000	1012 VILLAGE CIR	RES	1	82.50
003-502-008-000	1010 VILLAGE CIR	RES	1	82.50
003-502-009-000	1008 VILLAGE CIR	RES	1	82.50
003-502-010-000	313 VILLAGE CIR	RES	1	82.50
003-502-011-000	315 VILLAGE CIR	RES	1	82.50
003-502-012-000	317 VILLAGE CIR	RES	1	82.50
003-503-001-000	1032 VILLAGE CIR	RES	1	82.50
003-503-002-000	1030 VILLAGE CIR	RES	1	82.50
003-503-003-000	1028 VILLAGE CIR	RES	1	82.50
003-503-004-000	1026 VILLAGE CIR	RES	1	82.50
003-503-005-000	1024 VILLAGE CIR	RES	1	82.50
003-503-006-000	1022 VILLAGE CIR	RES	1	82.50
003-503-007-000	414 VILLAGE CIR	RES	1	82.50
003-503-008-000	412 VILLAGE CIR	RES	1	82.50
003-503-009-000	410 VILLAGE CIR	RES	1	82.50
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50

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003-503-013-000	404 VILLAGE CIR	RES	1	82.50
003-503-014-000	402 VILLAGE CIR	RES	1	82.50
003-503-015-000	400 VILLAGE CIR	RES	1	82.50
003-503-016-000	318 VILLAGE CIR	RES	1	82.50
003-503-017-000	316 VILLAGE CIR	RES	1	82.50
003-503-018-000	314 VILLAGE CIR	RES	1	82.50
003-503-019-000	312 VILLAGE CIR	RES	1	82.50
003-503-020-000	310 VILLAGE CIR	RES	1	82.50
003-503-021-000	308 VILLAGE CIR	RES	1	82.50
003-503-022-000	1005 VILLAGE CIR	RES	1	82.50
003-503-023-000	1007 VILLAGE CIR	RES	1	82.50
003-503-024-000	1009 VILLAGE CIR	RES	1	82.50
003-503-025-000	1011 VILLAGE CIR	RES	1	82.50
003-503-026-000	1013 VILLAGE CIR	RES	1	82.50
003-503-027-000	1015 VILLAGE CIR	RES	1	82.50
003-503-028-000	1017 VILLAGE CIR	RES	1	82.50
003-503-029-000	1019 VILLAGE CIR	RES	1	82.50
003-503-030-000	1021 VILLAGE CIR	RES	1	82.50
003-510-007-000	718 LUPINE WAY	RES	1	82.50
003-510-008-000	720 LUPINE WAY	RES	1	82.50
003-510-009-000	722 LUPINE WAY	RES	1	82.50
003-510-010-000	724 LUPINE WAY	RES	1	82.50
003-510-011-000	726 LUPINE WAY	RES	1	82.50
003-510-012-000	728 LUPINE WAY	RES	1	82.50
003-510-013-000	730 LUPINE WAY	RES	1	82.50
003-510-014-000	731 MAIN ST	RES	1	82.50
003-510-015-000	729 MAIN ST	RES	1	82.50
003-510-016-000	727 MAIN ST	RES	1	82.50
003-510-017-000	725 MAIN ST	RES	1	82.50
003-510-018-000	723 MAIN ST	RES	1	82.50
003-510-019-000	721 MAIN ST	RES	1	82.50
003-510-020-000	719 MAIN ST	RES	1	82.50
003-511-001-000	743 MAIN ST	RES	1	82.50
003-511-002-000	741 MAIN ST	RES	1	82.50
003-511-003-000	739 MAIN ST	RES	1	82.50
003-511-004-000	737 MAIN ST	RES	1	82.50
003-511-005-000	735 MAIN ST	RES	1	82.50
003-511-006-000	733 MAIN ST	RES	1	82.50
003-511-007-000	732 FOXGLOVE CIR	RES	1	82.50
003-511-008-000	734 FOXGLOVE CIR	RES	1	82.50
003-511-009-000	736 FOXGLOVE CIR	RES	1	82.50
003-511-010-000	738 FOXGLOVE CIR	RES	1	82.50
003-511-011-000	713 FOXGLOVE CIR	RES	1	82.50
003-511-012-000	711 FOXGLOVE CIR	RES	1	82.50
003-511-013-000	709 FOXGLOVE CIR	RES	1	82.50
003-511-014-000	707 FOXGLOVE CIR	RES	1	82.50
003-511-015-000	620 FOXGLOVE CIR	RES	1	82.50
003-511-016-000	615 FOXGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOXGLOVE CIR	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-512-002-000	708 FOXGLOVE CIR	RES	1	82.50
003-512-003-000	706 FOXGLOVE CIR	RES	1	82.50
003-512-004-000	618 FOXGLOVE CIR	RES	1	82.50
003-512-005-000	636 FOXGLOVE CIR	RES	1	82.50
003-512-006-000	634 FOXGLOVE CIR	RES	1	82.50
003-512-007-000	632 FOXGLOVE CIR	RES	1	82.50
003-512-008-000	615 IVY LOOP	RES	1	82.50
003-512-009-000	706 IVY LP	RES	1	82.50
003-512-010-000	708 IVY LOOP	RES	1	82.50
003-512-011-000	712 IVY LOOP	RES	1	82.50
003-513-001-000	641 FOXGLOVE CIR	RES	1	82.50
003-513-002-000	639 FOXGLOVE CIR	RES	1	82.50
003-513-003-000	637 FOXGLOVE CIR	RES	1	82.50
003-513-004-000	635 FOXGLOVE CIR	RES	1	82.50
003-513-005-000	633 FOXGLOVE CIR	RES	1	82.50
003-513-006-000	631 FOXGLOVE CIR	RES	1	82.50
003-513-007-000	609 IVY LOOP	RES	1	82.50
003-513-008-000	607 IVY LOOP	RES	1	82.50
003-513-009-000	605 IVY LOOP	RES	1	82.50
003-513-010-000	603 IVY LOOP	RES	1	82.50
003-513-011-000	601 IVY LOOP	RES	1	82.50
003-513-012-000	631 IVY LOOP	RES	1	82.50
003-513-013-000	629 IVY LOOP	RES	1	82.50
003-513-014-000	627 IVY LOOP	RES	1	82.50
003-513-015-000	625 IVY LOOP	RES	1	82.50
003-513-016-000	623 IVY LOOP	RES	1	82.50
003-513-017-000	621 IVY LOOP	RES	1	82.50
003-514-001-000	606 IVY LOOP	RES	1	82.50
003-514-002-000	604 IVY LOOP	RES	1	82.50
003-514-003-000	602 IVY LOOP	RES	1	82.50
003-514-004-000	600 IVY LOOP	RES	1	82.50
003-514-005-000	626 IVY LOOP	RES	2	165.00
003-514-006-000	624 IVY LOOP	RES	1	82.50
003-514-007-000	601 SNAPDRAGON CT	RES	1	82.50
003-514-008-000	621 FICUS WAY	RES	1	82.50
003-514-009-000	625 FICUS WAY	RES	1	82.50
003-515-001-000	629 SNAPDRAGON DR	RES	1	82.50
003-515-002-000	627 SNAPDRAGON DR	RES	1	82.50
003-515-003-000	625 SNAPDRAGON DR	RES	1	82.50
003-515-004-000	623 SNAPDRAGON DR	RES	1	82.50
003-515-005-000	621 SNAPDRAGON DR	RES	1	82.50
003-515-006-000	611 SNAPDRAGON DR	RES	1	82.50
003-515-007-000	609 SNAPDRAGON DR	RES	1	82.50
003-515-008-000	607 SNAPDRAGON DR	RES	1	82.50
003-515-009-000	624 FICUS WAY	RES	1	82.50
003-515-010-000	626 FICUS WAY	RES	1	82.50
003-515-011-000	628 FICUS WAY	RES	1	82.50
003-515-012-000	630 FICUS WAY	RES	1	82.50
003-516-001-000	727 LUPINE WAY	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-516-002-000	725 LUPINE WAY	RES	1	82.50
003-516-003-000	723 LUPINE WAY	RES	1	82.50
003-516-004-000	721 LUPINE WAY	RES	1	82.50
003-516-005-000	719 LUPINE WAY	RES	1	82.50
003-516-006-000	717 LUPINE WAY	RES	1	82.50
003-516-007-000	620 SNAPDRAGON DR	RES	1	82.50
003-516-008-000	622 SNAPDRAGON DR	RES	1	82.50
003-516-009-000	624 SNAPDRAGON DR	RES	1	82.50
003-516-010-000	626 SNAPDRAGON DR	RES	1	82.50
003-516-011-000	628 SNAPDRAGON DR	RES	1	82.50
003-516-012-000	630 SNAPDRAGON DR	RES	1	82.50
003-516-013-000	632 SNAPDRAGON DR	RES	1	82.50
003-516-014-000	729 LUPINE WAY	RES	1	82.50
003-521-001-000	717 MAIN ST	RES	1	82.50
003-521-002-000	715 MAIN ST	RES	1	82.50
003-521-003-000	715 ASTER ST	RES	1	82.50
003-521-004-000	713 ASTER ST	RES	1	82.50
003-521-005-000	711 ASTER ST	RES	1	82.50
003-521-006-000	709 ASTER ST	RES	1	82.50
003-521-007-000	707 ASTER ST	RES	1	82.50
003-521-008-000	716 LUPINE WAY	RES	1	82.50
003-523-001-000	700 IVY LOOP	RES	1	82.50
003-523-002-000	702 IVY LOOP	RES	1	82.50
003-523-003-000	704 IVY CT	RES	1	82.50
003-523-004-000	706 IVY CT	RES	1	82.50
003-523-005-000	708 IVY CT	RES	1	82.50
003-523-006-000	710 IVY CT	RES	1	82.50
003-523-007-000	712 IVY CT	RES	1	82.50
003-523-008-000	714 IVY CT	RES	1	82.50
003-523-009-000	716 IVY CT	RES	1	82.50
003-523-010-000	715 IVY CT	RES	1	82.50
003-523-011-000	713 IVY CT	RES	1	82.50
003-523-012-000	711 IVY CT	RES	1	82.50
003-523-013-000	709 IVY CT	RES	1	82.50
003-523-014-000	707 IVY CT	RES	1	82.50
003-523-015-000	705 IVY CT	RES	1	82.50
003-523-016-000	706 ASTER ST	RES	1	82.50
003-523-017-000	708 ASTER ST	RES	1	82.50
003-523-018-000	710 ASTER ST	RES	1	82.50
003-523-019-000	712 ASTER ST	RES	1	82.50
003-523-020-000	714 ASTER ST	RES	1	82.50
003-523-021-000	716 ASTER ST	RES	1	82.50
003-524-001-000	715 LUPINE WAY	RES	1	82.50
003-524-002-000	713 LUPINE WAY	RES	1	82.50
003-524-003-000	711 LUPINE WAY	RES	1	82.50
003-524-004-000	709 LUPINE WAY	RES	1	82.50
003-524-005-000	707 LUPINE WAY	RES	1	82.50
003-524-006-000	705 LUPINE WAY	RES	1	82.50
003-524-007-000	618 SNAPDRAGON DR	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-524-008-000	616 SNAPDRAGON DR	RES	1	82.50
003-524-009-000	614 SNAPDRAGON DR	RES	1	82.50
003-524-010-000	612 SNAPDRAGON DR	RES	1	82.50
003-524-011-000	610 SNAPDRAGON DR	RES	1	82.50
003-524-012-000	608 SNAPDRAGON DR	RES	1	82.50
003-524-013-000	606 SNAPDRAGON DR	RES	1	82.50
003-524-014-000	604 SNAPDRAGON CT	RES	1	82.50
003-524-015-000	602 SNAPDRAGON CT	RES	1	82.50
003-524-016-000	600 SNAPDRAGON CT	RES	1	82.50
003-524-017-000	620 IVY LOOP	RES	1	82.50
003-524-018-000	622 IVY LOOP	RES	1	82.50
003-524-019-000	415 GRANT AVE	COM	1	26.24
003-531-001-000	940 VASEY ST	RES	1	82.50
003-531-002-000	941 IRELAND ST	RES	1	82.50
003-531-003-000	943 IRELAND ST	RES	1	82.50
003-531-004-000	945 IRELAND ST	RES	1	82.50
003-531-005-000	947 IRELAND ST	RES	1	82.50
003-531-006-000	949 IRELAND ST	RES	1	82.50
003-531-007-000	951 IRELAND ST	RES	1	82.50
003-531-008-000	953 IRELAND ST	RES	1	82.50
003-531-009-000	955 IRELAND ST	RES	1	82.50
003-531-010-000	957 IRELAND ST	RES	1	82.50
003-532-001-000	940 IRELAND ST	RES	1	82.50
003-532-002-000	942 IRELAND ST	RES	1	82.50
003-532-003-000	944 IRELAND ST	RES	1	82.50
003-532-004-000	946 IRELAND ST	RES	1	82.50
003-532-005-000	948 IRELAND ST	RES	1	82.50
003-532-006-000	950 IRELAND ST	RES	1	82.50
003-532-007-000	952 IRELAND ST	RES	1	82.50
003-532-008-000	954 IRELAND ST	RES	1	82.50
003-532-009-000	956 IRELAND ST	RES	1	82.50
003-532-010-000	957 POTTER ST	RES	1	82.50
003-532-011-000	955 POTTER ST	RES	1	82.50
003-532-012-000	953 POTTER ST	RES	1	82.50
003-532-013-000	951 POTTER ST	RES	1	82.50
003-532-014-000	949 POTTER ST	RES	1	82.50
003-532-015-000	947 POTTER ST	RES	1	82.50
003-532-016-000	945 POTTER ST	RES	1	82.50
003-532-017-000	943 POTTER ST	RES	1	82.50
003-532-018-000	941 POTTER ST	RES	1	82.50
003-533-001-000	940 POTTER ST	RES	1	82.50
003-533-002-000	942 POTTER ST	RES	1	82.50
003-533-003-000	944 POTTER ST	RES	1	82.50
003-533-004-000	946 POTTER ST	RES	1	82.50
003-533-005-000	948 POTTER ST	RES	1	82.50
003-533-006-000	950 POTTER ST	RES	1	82.50
003-533-007-000	952 POTTER ST	RES	1	82.50
003-533-008-000	954 POTTER ST	RES	1	82.50
003-533-009-000	956 POTTER ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-533-010-000	957 KENNEDY DR	RES	1	82.50
003-533-011-000	955 KENNEDY DR	RES	1	82.50
003-533-012-000	953 KENNEDY DR	RES	1	82.50
003-533-013-000	951 KENNEDY DR	RES	1	82.50
003-533-014-000	949 KENNEDY DR	RES	1	82.50
003-533-015-000	947 KENNEDY DR	RES	1	82.50
003-533-016-000	945 KENNEDY DR	RES	1	82.50
003-533-017-000	943 KENNEDY DR	RES	1	82.50
003-533-018-000	941 KENNEDY DR	RES	1	82.50
003-534-001-000	936 KENNEDY DR	RES	1	82.50
003-534-002-000	934 KENNEDY DR	RES	1	82.50
003-534-003-000	932 KENNEDY DR	RES	1	82.50
003-534-004-000	930 KENNEDY DR	RES	1	82.50
003-534-005-000	928 KENNEDY DR	RES	1	82.50
003-534-006-000	926 KENNEDY DR	RES	1	82.50
003-534-007-000	924 KENNEDY DR	RES	1	82.50
003-534-008-000	922 KENNEDY DR	RES	1	82.50
003-534-009-000	920 KENNEDY DR	RES	1	82.50
003-534-010-000	918 KENNEDY DR	RES	1	82.50
003-534-011-000	916 KENNEDY DR	RES	1	82.50
003-534-012-000	914 KENNEDY DR	RES	1	82.50
003-534-013-000	912 KENNEDY DR	RES	1	82.50
003-534-014-000	910 KENNEDY DR	RES	1	82.50
003-536-001-000	724 W MAIN ST	RES	1	82.50
003-536-002-000	722 W MAIN ST	RES	1	82.50
003-536-003-000	720 W MAIN ST	RES	1	82.50
003-536-004-000	718 W MAIN ST	RES	1	82.50
003-536-005-000	716 W MAIN ST	RES	1	82.50
003-536-006-000	714 W MAIN ST	RES	1	82.50
003-536-007-000	712 W MAIN ST	RES	1	82.50
003-536-008-000	710 W MAIN ST	RES	1	82.50
003-536-009-000	708 W MAIN ST	RES	1	82.50
003-536-010-000	706 W MAIN ST	RES	1	82.50
003-536-011-000	704 W MAIN ST	RES	1	82.50
030-210-004-000	1050 RAILROAD AVE	RES	1	82.50
030-220-008-000	111 NIEMANN ST	RES	1	82.50
030-220-009-000	105 NIEMANN ST	RES	1	82.50
030-220-010-000	NO SITUS AVAILABLE	COM	1	26.24
030-220-027-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-034-000	NO SITUS AVAILABLE	COM	1	26.24
030-220-035-000	435 ANDERSON AVE	COM	1	26.24
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50
030-361-005-000	1202 VALLEY OAK DR	RES	1	82.50
030-361-006-000	1200 VALLEY OAK DR	RES	1	82.50
030-361-007-000	503 DORSET CT	RES	1	82.50
030-361-008-000	505 DORSET CT	RES	1	82.50
030-361-009-000	508 DORSET CT	RES	1	82.50
030-361-010-000	506 DORSET CT	RES	1	82.50
030-361-011-000	504 DORSET CT	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-361-012-000	502 DORSET CT	RES	1	82.50
030-361-013-000	500 DORSET CT	RES	1	82.50
030-361-014-000	1104 VALLEY OAK DR	RES	1	82.50
030-361-015-000	1102 VALLEY OAK DR	RES	1	82.50
030-361-016-000	1100 VALLEY OAK DR	RES	1	82.50
030-361-017-000	401 COLUMBIA WAY	RES	1	82.50
030-361-018-000	403 COLUMBIA WAY	RES	1	82.50
030-361-019-000	405 COLUMBIA WAY	RES	1	82.50
030-361-020-000	407 COLUMBIA WAY	RES	1	82.50
030-361-021-000	409 COLUMBIA WAY	RES	1	82.50
030-361-022-000	411 COLUMBIA WAY	RES	1	82.50
030-361-023-000	413 COLUMBIA WAY	RES	1	82.50
030-361-024-000	415 COLUMBIA WAY	RES	1	82.50
030-361-025-000	417 COLUMBIA WAY	RES	1	82.50
030-361-026-000	1005 SUFFOLK CT	RES	1	82.50
030-361-028-000	1010 SUFFOLK CT	RES	1	82.50
030-361-029-000	1008 SUFFOLK CT	RES	1	82.50
030-361-030-000	1006 SUFFOLK CT	RES	1	82.50
030-361-031-000	1004 SUFFOLK CT	RES	1	82.50
030-361-036-000	NO SITUS AVAILABLE	RES	1	82.50
030-361-037-000	1206 VALLEY OAK DR	RES	1	82.50
030-362-001-000	404 COLUMBIA WAY	RES	1	82.50
030-362-002-000	402 COLUMBIA WAY	RES	1	82.50
030-362-003-000	400 COLUMBIA WAY	RES	1	82.50
030-371-001-000	201 SUFFOLK PL	RES	1	82.50
030-371-002-000	203 SUFFOLK PL	RES	1	82.50
030-371-003-000	205 SUFFOLK PL	RES	1	82.50
030-371-004-000	207 SUFFOLK PL	RES	1	82.50
030-371-005-000	209 SUFFOLK PL	RES	1	82.50
030-371-006-000	211 SUFFOLK PL	RES	1	82.50
030-371-007-000	803 SUFFOLK PL	RES	1	82.50
030-371-008-000	805 SUFFOLK PL	RES	1	82.50
030-371-009-000	807 SUFFOLK PL	RES	1	82.50
030-371-010-000	901 SUFFOLK PL	RES	1	82.50
030-371-011-000	903 SUFFOLK PL	RES	1	82.50
030-371-012-000	905 SUFFOLK PL	RES	1	82.50
030-371-013-000	907 SUFFOLK PL	RES	1	82.50
030-371-014-000	410 COLUMBIA WAY	RES	1	82.50
030-371-015-000	408 COLUMBIA WAY	RES	1	82.50
030-371-016-000	406 COLUMBIA WAY	RES	1	82.50
030-371-017-000	301 HAMPSHIRE CT	RES	1	82.50
030-371-018-000	303 HAMPSHIRE CT	RES	1	82.50
030-371-019-000	305 HAMPSHIRE CT	RES	1	82.50
030-371-020-000	307 HAMPSHIRE CT	RES	1	82.50
030-371-021-000	309 HAMPSHIRE CT	RES	1	82.50
030-371-022-000	311 HAMPSHIRE CT	RES	1	82.50
030-371-023-000	308 HAMPSHIRE CT	RES	1	82.50
030-371-024-000	306 HAMPSHIRE CT	RES	1	82.50
030-371-025-000	304 HAMPSHIRE CT	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-371-026-000	302 HAMPSHIRE CT	RES	1	82.50
030-371-027-000	300 HAMPSHIRE CT	RES	1	82.50
030-372-001-000	1002 SUFFOLK CT	RES	1	82.50
030-372-002-000	1000 SUFFOLK CT	RES	1	82.50
030-372-003-000	906 SUFFOLK PL	RES	1	82.50
030-372-004-000	904 SUFFOLK PL	RES	1	82.50
030-372-005-000	902 SUFFOLK PL	RES	1	82.50
030-372-006-000	900 SUFFOLK PL	RES	1	82.50
030-372-007-000	810 SUFFOLK PL	RES	1	82.50
030-372-008-000	808 SUFFOLK PL	RES	1	82.50
030-372-009-000	806 SUFFOLK PL	RES	1	82.50
030-372-010-000	804 SUFFOLK PL	RES	1	82.50
030-372-011-000	802 SUFFOLK PL	RES	1	82.50
030-372-012-000	800 SUFFOLK PL	RES	1	82.50
030-372-013-000	212 SUFFOLK PL	RES	1	82.50
030-372-014-000	210 SUFFOLK PL	RES	1	82.50
030-372-015-000	208 SUFFOLK PL	RES	1	82.50
030-372-016-000	902 SOUTHDOWN CT	RES	1	82.50
030-372-017-000	904 SOUTHDOWN CT	RES	1	82.50
030-372-018-000	906 SOUTHDOWN CT	RES	1	82.50
030-372-019-000	908 SOUTHDOWN CT	RES	1	82.50
030-372-020-000	910 SOUTHDOWN CT	RES	1	82.50
030-372-021-000	909 SOUTHDOWN CT	RES	1	82.50
030-372-022-000	907 SOUTHDOWN CT	RES	1	82.50
030-372-023-000	905 SOUTHDOWN CT	RES	1	82.50
030-372-024-000	903 SOUTHDOWN CT	RES	1	82.50
030-372-025-000	901 SOUTHDOWN CT	RES	1	82.50
030-381-001-000	410 MOODY SLOUGH RD	RES	1	82.50
030-381-002-000	401 GRIFFIN WAY	RES	1	82.50
030-381-003-000	403 GRIFFIN WAY	RES	1	82.50
030-381-004-000	405 GRIFFIN WAY	RES	1	82.50
030-381-005-000	407 GRIFFIN WAY	RES	1	82.50
030-381-006-000	409 GRIFFIN WAY	RES	1	82.50
030-381-007-000	1108 GRIFFIN WAY	RES	1	82.50
030-381-010-000	1102 GRIFFIN WAY	RES	1	82.50
030-381-011-000	1100 GRIFFIN WAY	RES	1	82.50
030-381-013-000	1104 GRIFFIN WAY	RES	1	82.50
030-381-015-000	1106 GRIFFIN WAY	RES	1	82.50
030-382-001-000	402 GRIFFIN WAY	RES	1	82.50
030-382-002-000	404 GRIFFIN WAY	RES	1	82.50
030-382-003-000	406 GRIFFIN WAY	RES	1	82.50
030-382-004-000	408 GRIFFIN WAY	RES	1	82.50
030-382-005-000	409 NIEMANN ST	RES	1	82.50
030-382-006-000	407 NIEMANN ST	RES	1	82.50
030-382-007-000	405 NIEMANN ST	RES	1	82.50
030-382-008-000	403 NIEMANN ST	RES	1	82.50
030-391-001-000	443 COTTAGE CIR	RES	1	82.50
030-391-002-000	439 COTTAGE CIR	RES	1	82.50
030-391-003-000	435 COTTAGE CIR	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-391-004-000	431 COTTAGE CIR	RES	1	82.50
030-391-005-000	427 COTTAGE CIR	RES	1	82.50
030-391-006-000	423 COTTAGE CIR	RES	1	82.50
030-391-007-000	419 COTTAGE CIR	RES	1	82.50
030-391-010-000	410 ANDERSON AVE	RES	1	82.50
030-391-011-000	414 ANDERSON AVE	RES	1	82.50
030-391-012-000	418 ANDERSON AVE	RES	1	82.50
030-391-013-000	422 ANDERSON AVE	RES	1	82.50
030-391-014-000	426 ANDERSON AVE	RES	1	82.50
030-391-015-000	430 ANDERSON AVE	RES	1	82.50
030-391-016-000	434 ANDERSON AVE	RES	1	82.50
030-391-017-000	438 ANDERSON AVE	RES	1	82.50
030-391-018-000	442 ANDERSON AVE	RES	1	82.50
030-391-019-000	415 COTTAGE CIR	RES	1	82.50
030-391-021-000	411 COTTAGE CIR	RES	1	82.50
030-392-001-000	474 COTTAGE CIR	RES	1	82.50
030-392-002-000	470 COTTAGE CIR	RES	1	82.50
030-392-003-000	466 COTTAGE CIR	RES	1	82.50
030-392-004-000	462 COTTAGE CIR	RES	1	82.50
030-392-005-000	458 COTTAGE CIR	RES	1	82.50
030-392-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-392-007-000	430 COTTAGE CIR	RES	1	82.50
030-392-008-000	426 COTTAGE CIR	RES	1	82.50
030-392-009-000	422 COTTAGE CIR	RES	1	82.50
030-392-010-000	418 COTTAGE CIR	RES	1	82.50
030-392-011-000	414 COTTAGE CIR	RES	1	82.50
030-392-012-000	410 COTTAGE CIR	RES	1	82.50
030-392-013-000	408 COTTAGE CIR	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.24
038-050-019-000	WALNUT LN	RES	1	82.50
038-050-021-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-027-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-029-000	901 E GRANT AVE	COM	1	26.24
038-050-051-000	27710 CR 90	COM	1	26.24
038-050-052-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-068-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-072-000	27852 CR 90	COM	1	26.24
038-050-073-000	27990 CR 90	COM	1	26.24
038-050-076-000	703 MATSUMOTO LN	COM	1	26.24
038-050-077-000	701 MATSUMOTO LN	COM	1	26.24
038-050-078-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-080-000	999 E GRANT AVE	COM	1	26.24
038-050-081-000	700 MATSUMOTO LN	COM	1	26.24
038-050-082-000	702 MATSUMOTO LN	COM	1	26.24
038-050-083-000	MATSUMOTO LN	COM	1	26.24
038-070-035-000	RUSSELL/BAKER/MAIN	RES	1	82.50
038-070-041-000	112 E MAIN ST	RES	1	82.50
038-070-043-000	NO SITUS AVAILABLE	RES	1	82.50
038-070-046-000	NO SITUS AVAILABLE	COM	1	26.24

City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-170-002-000	412 MANZANITA WAY	RES	1	82.50
038-170-003-000	408 MANZANITA WAY	RES	1	82.50
038-170-004-000	404 MANZANITA WAY	RES	1	82.50
038-170-005-000	400 MANZANITA WAY	RES	1	82.50
038-170-006-000	216 BLUE OAK LN	RES	1	82.50
038-170-007-000	220 BLUE OAK LN	RES	1	82.50
038-170-008-000	312 E MAIN ST	RES	1	82.50
038-170-009-000	308 E MAIN ST	RES	1	82.50
038-170-010-000	304 E MAIN ST	RES	1	82.50
038-170-011-000	300 E MAIN ST	RES	1	82.50
038-170-012-000	221 TOYON LN	RES	1	82.50
038-170-013-000	217 TOYON LN	RES	1	82.50
038-170-014-000	224 TOYON LN	RES	1	82.50
038-170-015-000	212 E MAIN ST	RES	1	82.50
038-170-016-000	208 E MAIN ST	RES	1	82.50
038-170-017-000	204 E MAIN ST	RES	1	82.50
038-170-018-000	200 E MAIN ST	RES	1	82.50
038-170-019-000	225 CREEKSIDE WAY	RES	1	82.50
038-180-001-000	201 MADRONE CT	RES	1	82.50
038-180-002-000	MADRONE CT	RES	1	82.50
038-180-003-000	209 MADRONE CT	RES	1	82.50
038-180-004-000	208 MADRONE CT	RES	1	82.50
038-180-007-000	201 CREEKSIDE WAY	RES	1	82.50
038-180-008-000	205 CREEKSIDE WAY	RES	1	82.50
038-180-009-000	209 CREEKSIDE WAY	RES	1	82.50
038-180-010-000	213 CREEKSIDE WAY	RES	1	82.50
038-180-011-000	217 CREEKSIDE WAY	RES	1	82.50
038-180-012-000	221 CREEKSIDE WAY	RES	1	82.50
038-180-013-000	220 TOYON LN	RES	1	82.50
038-180-014-000	216 TOYON LN	RES	1	82.50
038-180-015-000	212 TOYON LN	RES	1	82.50
038-180-016-000	208 TOYON LN	RES	1	82.50
038-180-017-000	204 TOYON LN	RES	1	82.50
038-180-018-000	200 TOYON LN	RES	1	82.50
038-180-019-000	301 CREEKSIDE WAY	RES	1	82.50
038-180-020-000	305 CREEKSIDE WAY	RES	1	82.50
038-180-021-000	205 TOYON LN	RES	1	82.50
038-180-022-000	209 TOYON LN	RES	1	82.50
038-180-023-000	213 TOYON LN	RES	1	82.50
038-180-024-000	212 BLUE OAK LN	RES	1	82.50
038-180-025-000	208 BLUE OAK LN	RES	1	82.50
038-180-026-000	204 BLUE OAK LN	RES	1	82.50
038-180-027-000	309 CREEKSIDE WAY	RES	1	82.50
038-180-028-000	313 CREEKSIDE WAY	RES	1	82.50
038-180-029-000	401 CREEKSIDE WAY	RES	1	82.50
038-180-030-000	405 CREEKSIDE WAY	RES	1	82.50
038-180-031-000	205 BLUE OAK LN	RES	1	82.50
038-180-032-000	209 BLUE OAK LN	RES	1	82.50
038-180-033-000	208 MAPLE LN	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-180-034-000	204 MAPLE LN	RES	1	82.50
038-180-035-000	409 CREEKSIDE WAY	RES	1	82.50
038-180-036-000	413 CREEKSIDE WAY	RES	1	82.50
038-180-037-000	412 CREEKSIDE WAY	RES	1	82.50
038-180-038-000	408 CREEKSIDE WAY	RES	1	82.50
038-180-039-000	404 CREEKSIDE WAY	RES	1	82.50
038-180-040-000	400 CREEKSIDE WAY	RES	1	82.50
038-180-041-000	316 CREEKSIDE WAY	RES	1	82.50
038-180-042-000	312 CREEKSIDE WAY	RES	1	82.50
038-180-043-000	308 CREEKSIDE WAY	RES	1	82.50
038-180-044-000	304 CREEKSIDE WAY	RES	1	82.50
038-180-045-000	300 CREEKSIDE WAY	RES	1	82.50
038-180-047-000	200 MADRONE CT	RES	1	82.50
038-190-002-000	421 E MAIN ST	RES	1	82.50
038-190-003-000	417 E MAIN ST	RES	1	82.50
038-190-004-000	413 E MAIN ST	RES	1	82.50
038-190-005-000	409 E MAIN ST	RES	1	82.50
038-190-006-000	405 E MAIN ST	RES	1	82.50
038-190-007-000	401 E MAIN ST	RES	1	82.50
038-190-008-000	309 E MAIN ST	RES	1	82.50
038-190-009-000	305 E MAIN ST	RES	1	82.50
038-190-010-000	301 E MAIN ST	RES	1	82.50
038-190-011-000	213 E MAIN ST	RES	1	82.50
038-190-012-000	211 E MAIN ST	RES	1	82.50
038-190-013-000	209 E MAIN ST	RES	1	82.50
038-190-014-000	207 E MAIN ST	RES	1	82.50
038-190-015-000	205 E MAIN ST	RES	1	82.50
038-190-016-000	203 E MAIN ST	RES	1	82.50
038-190-017-000	201 E MAIN ST	RES	1	82.50
038-190-018-000	200 WHITE OAK LN	RES	1	82.50
038-190-019-000	204 WHITE OAK LN	RES	1	82.50
038-190-020-000	208 WHITE OAK LN	RES	1	82.50
038-190-021-000	212 WHITE OAK LN	RES	1	82.50
038-190-022-000	216 WHITE OAK LN	RES	1	82.50
038-190-023-000	220 WHITE OAK LN	RES	1	82.50
038-190-024-000	224 WHITE OAK LN	RES	1	82.50
038-190-025-000	300 WHITE OAK LN	RES	1	82.50
038-190-026-000	304 WHITE OAK LN	RES	1	82.50
038-190-027-000	308 WHITE OAK LN	RES	1	82.50
038-190-028-000	312 WHITE OAK LN	RES	1	82.50
038-190-029-000	316 WHITE OAK LN	RES	1	82.50
038-190-030-000	320 WHITE OAK LN	RES	1	82.50
038-190-031-000	400 WHITE OAK LN	RES	1	82.50
038-190-032-000	404 WHITE OAK LN	RES	1	82.50
038-190-035-000	NO SITUS AVAILABLE	RES	1	82.50
038-190-036-000	309 WHITE OAK LN	RES	1	82.50
038-190-037-000	308 E BAKER ST	RES	1	82.50
038-190-038-000	304 E BAKER ST	RES	1	82.50
038-190-039-000	300 E BAKER ST	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-190-040-000	220 E BAKER ST	RES	1	82.50
038-190-041-000	216 E BAKER ST	RES	1	82.50
038-190-042-000	212 E BAKER ST	RES	1	82.50
038-190-043-000	208 E BAKER ST	RES	1	82.50
038-190-044-000	204 E BAKER ST	RES	1	82.50
038-190-045-000	200 E BAKER ST	RES	1	82.50
038-190-046-000	201 WHITE OAK LN	RES	1	82.50
038-190-047-000	205 WHITE OAK LN	RES	1	82.50
038-190-048-000	209 WHITE OAK LN	RES	1	82.50
038-190-049-000	213 WHITE OAK LN	RES	1	82.50
038-190-050-000	217 WHITE OAK LN	RES	1	82.50
038-190-051-000	221 WHITE OAK LN	RES	1	82.50
038-190-052-000	225 WHITE OAK LN	RES	1	82.50
038-190-053-000	301 WHITE OAK LN	RES	1	82.50
038-190-054-000	305 WHITE OAK LN	RES	1	82.50
038-190-056-000	408 WHITE OAK LN	RES	1	82.50
038-201-001-000	220 WILDROSE LN	RES	1	82.50
038-201-002-000	613 MANZANITA WAY	RES	1	82.50
038-201-003-000	609 MANZANITA WAY	RES	1	82.50
038-201-004-000	605 MANZANITA WAY	RES	1	82.50
038-201-005-000	601 MANZANITA WAY	RES	1	82.50
038-201-006-000	221 RED BUD LN	RES	1	82.50
038-201-007-000	225 RED BUD LN	RES	1	82.50
038-201-008-000	229 RED BUD LN	RES	1	82.50
038-201-009-000	233 RED BUD LN	RES	1	82.50
038-201-010-000	237 RED BUD LN	RES	1	82.50
038-201-011-000	241 RED BUD LN	RES	1	82.50
038-201-012-000	245 RED BUD LN	RES	1	82.50
038-201-013-000	249 RED BUD LN	RES	1	82.50
038-201-014-000	248 WILDROSE LN	RES	1	82.50
038-201-015-000	244 WILDROSE LN	RES	1	82.50
038-201-016-000	240 WILDROSE LN	RES	1	82.50
038-201-017-000	236 WILDROSE LN	RES	1	82.50
038-201-018-000	232 WILDROSE LN	RES	1	82.50
038-201-019-000	228 WILDROSE LN	RES	1	82.50
038-201-020-000	224 WILDROSE LN	RES	1	82.50
038-202-001-000	600 MANZANITA WAY	RES	1	82.50
038-202-002-000	604 MANZANITA WAY	RES	1	82.50
038-202-003-000	608 MANZANITA WAY	RES	1	82.50
038-202-004-000	612 MANZANITA WAY	RES	1	82.50
038-202-005-000	208 WILDROSE LN	RES	1	82.50
038-202-006-000	204 WILDROSE LN	RES	1	82.50
038-202-007-000	200 WILDROSE LN	RES	1	82.50
038-202-008-000	196 WILDROSE LN	RES	1	82.50
038-202-009-000	605 CREEKSIDE WAY	RES	1	82.50
038-202-010-000	601 CREEKSIDE WAY	RES	1	82.50
038-202-011-000	197 RED BUD LN	RES	1	82.50
038-202-012-000	201 RED BUD LN	RES	1	82.50
038-202-013-000	205 RED BUD LN	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-202-014-000	209 RED BUD LN	RES	1	82.50
038-203-001-000	245 WILDROSE LN	RES	1	82.50
038-203-002-000	241 WILDROSE LN	RES	1	82.50
038-203-003-000	237 WILDROSE LN	RES	1	82.50
038-203-004-000	233 WILDROSE LN	RES	1	82.50
038-203-005-000	229 WILDROSE LN	RES	1	82.50
038-203-006-000	225 WILDROSE LN	RES	1	82.50
038-203-007-000	221 WILDROSE LN	RES	1	82.50
038-203-008-000	217 WILDROSE LN	RES	1	82.50
038-203-009-000	213 WILDROSE LN	RES	1	82.50
038-203-010-000	209 WILDROSE LN	RES	1	82.50
038-203-011-000	205 WILDROSE LN	RES	1	82.50
038-203-012-000	201 WILDROSE LN	RES	1	82.50
038-203-013-000	197 WILD ROSE LN	RES	1	82.50
038-203-014-000	193 WILDROSE LN	RES	1	82.50
038-203-015-000	616 CREEKSIDE WAY	RES	1	82.50
038-203-016-000	612 CREEKSIDE WAY	RES	1	82.50
038-203-017-000	608 CREEKSIDE WAY	RES	1	82.50
038-203-019-000	NO SITUS AVAILABLE	RES	1	82.50
038-203-020-000	512 CREEKSIDE WAY	RES	1	82.50
038-203-021-000	508 CREEKSIDE WAY	RES	1	82.50
038-203-022-000	504 CREEKSIDE WAY	RES	1	82.50
038-203-023-000	500 CREEKSIDE WAY	RES	1	82.50
038-204-001-000	513 CREEKSIDE WAY	RES	1	82.50
038-204-002-000	509 CREEKSIDE WAY	RES	1	82.50
038-204-003-000	505 CREEKSIDE WAY	RES	1	82.50
038-204-004-000	501 CREEKSIDE WAY	RES	1	82.50
038-204-005-000	205 MAPLE LN	RES	1	82.50
038-204-006-000	204 RED BUD LN	RES	1	82.50
038-204-007-000	208 RED BUD LN	RES	1	82.50
038-204-008-000	209 MAPLE LN	RES	1	82.50
038-204-009-000	500 MANZANITA WAY	RES	1	82.50
038-204-010-000	504 MANZANITA WAY	RES	1	82.50
038-204-011-000	508 MANZANITA WAY	RES	1	82.50
038-204-012-000	512 MANZANITA WAY	RES	1	82.50
038-205-001-000	220 RED BUD LN	RES	1	82.50
038-205-002-000	224 RED BUD LN	RES	1	82.50
038-205-003-000	228 RED BUD LN	RES	1	82.50
038-205-004-000	232 RED BUD LN	RES	1	82.50
038-205-005-000	236 RED BUD LN	RES	1	82.50
038-205-006-000	240 RED BUD LN	RES	1	82.50
038-205-007-000	244 RED BUD LN	RES	1	82.50
038-205-009-000	245 MAPLE LN	RES	1	82.50
038-205-010-000	241 MAPLE LN	RES	1	82.50
038-205-011-000	237 MAPLE LN	RES	1	82.50
038-205-012-000	233 MAPLE LN	RES	1	82.50
038-205-013-000	229 MAPLE LN	RES	1	82.50
038-205-014-000	225 MAPLE LN	RES	1	82.50
038-205-015-000	221 MAPLE LN	RES	1	82.50

**City of Winters
City-Wide
Fiscal Year 2019/20 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-205-016-000	501 MANZANITA WAY	RES	1	82.50
038-205-017-000	505 MANZANITA WAY	RES	1	82.50
038-205-018-000	509 MANZANITA WAY	RES	1	82.50
038-205-019-000	513 MANZANITA WAY	RES	1	82.50
038-210-001-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-002-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-004-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-005-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-006-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-007-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-008-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-009-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-010-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-011-000	NO SITUS AVAILABLE	RES	1	82.50
038-220-008-000	504 E BAKER ST	RES	1	82.50
038-220-009-000	500 E BAKER ST	RES	1	82.50
038-220-010-000	516 E MAIN ST	RES	1	82.50
038-220-011-000	512 E MAIN ST	RES	1	82.50
038-220-012-000	508 E MAIN ST	RES	1	82.50
910-001-425-000	803 W GRANT AVE ##47	RES	1	82.50
910-004-496-000	803 W GRANT AVE ##50	RES	1	82.50
910-004-497-000	803 W GRANT AVE ##45	RES	1	82.50
910-004-498-000	803 W GRANT AVE ##37	RES	1	82.50
910-004-499-000	803 W GRANT AVE ##80	RES	1	82.50
910-004-500-000	803 W GRANT AVE ##52	RES	1	82.50
910-004-501-000	803 W GRANT AVE ##27	RES	1	82.50
910-004-502-000	803 W GRANT AVE ##10	RES	1	82.50
910-004-503-000	803 W GRANT AVE ##4	RES	1	82.50
910-004-504-000	803 W GRANT AVE ##8	RES	1	82.50
910-004-505-000	803 W GRANT AVE ##54	RES	1	82.50
910-004-506-000	803 W GRANT AVE ##60	RES	1	82.50
910-004-507-000	803 W GRANT AVE ##66	RES	1	82.50
910-004-508-000	803 W GRANT AVE ##69	RES	1	82.50
910-004-509-000	803 W GRANT AVE ##55	RES	1	82.50
910-004-510-000	803 W GRANT AVE ##65	RES	1	82.50
910-004-511-000	803 W GRANT AVE ##75	RES	1	82.50
910-004-512-000	803 W GRANT AVE ##81	RES	1	82.50
Totals			2,558	\$203,889.98
Parcel Count				2,095



STAFF REPORT

TO: Honorable Mayor and Councilmembers
THROUGH: John W. Donlevy, Jr., City Manager *JW*
FROM: Carol Scianna, Environmental Services Manager *CS*
DATE: May 21, 2019
SUBJECT: Amendment to Maintenance Agreement with Solano County Water Agency (SCWA)

RECOMMENDATION: Staff recommends Council receive information regarding amendment to Agreement with SCWA which will enable installation of temporary groundwater monitoring wells.

BACKGROUND: The City and SCWA executed a maintenance agreement in June 2006. The agreement allows SWCA staff to access city property within the Winters Putah Creek Nature Park(Park) for ongoing projects and maintenance. With this amendment SCWA will be installing temporary groundwater monitoring wells in the Park between the car and trestle bridges on the south side of the low flow channel. The transect is part of a series of monitoring wells, which includes another transect on Solano County land just west of 505 overcrossing and another on the south side of the low flow channel. The study will be overseen by Professor Mark Grismer of UC Davis, who has degrees in hydrology, soil science and civil engineering. Results from the monitoring are expected to provide valuable information regarding groundwater levels.

FISCAL IMPACT: None

Attachment:
Amendment Agreement
Original Maintenance Agreement

318 First Street
Winters, CA 95694
Phone.530.795.4910
Fax. 530.795.4935

COUNCIL MEMBERS
Harold Anderson
Jesse Loren
Pierre Neu

MAYOR
Wade Cowan
MAYOR PRO TEM
Bill Biasi

CITY CLERK
Nanci Mills
TREASURER
Michael Sebastian

CITY MANAGER
John W. Donlevy, Jr.

SOLANO COUNTY WATER AGENCY
AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

AMENDMENT NUMBER: 3

LANDOWNER: City of Winters

EFFECTIVE DATE: May 15, 2019

PROJECT: LPCCC Riparian Restoration

DESCRIPTION OF AMENDMENT:

- I. Amend scope to include temporary groundwater monitoring wells per Exhibit A.

SIGNATURES:

Solano County Water Agency,
a Public Agency

City of Winters

By: _____
Roland Sanford
General Manager

By: _____
Bill Biasi
Mayor

Attest: _____
Tracy Jensen, City Clerk

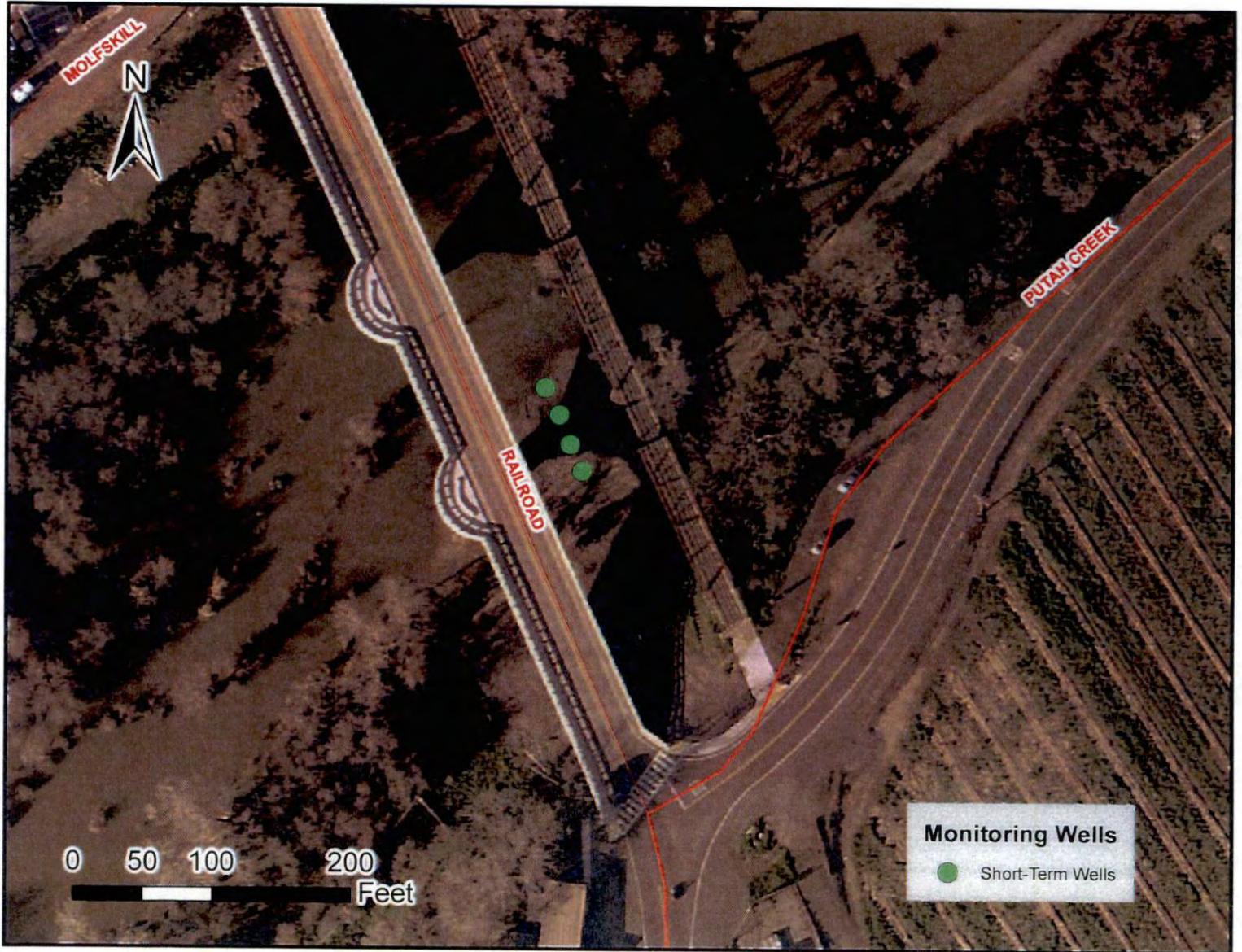


EXHIBIT A

PROJECT DESCRIPTION: The Solano County Water Agency is interested in surface water and groundwater interactions along Putah Creek and in improving our understanding of the regional groundwater basin. To support these efforts, the Agency would like to install and monitor short-term wells as shown in the attached figure. Additional details are provided below. Short-Term Well: Installation of seven short-term wells for a period of 5-years. Well depths will range from 15-65 feet deep, dependent on-site conditions.

Specifications:

- The monitoring wells will consist of a 2" PVC pipe rising 3-feet above the ground, well casing, and 3 protective T-posts with the top of the post set to the same height as the wells.
- The well will be surrounded by bushes in a pattern that ensures adequate walk in access. Screening vegetation with shallow roots (no trees) of a type agreeable to landowner will be installed around each well.
- The short-term wells will be monitored for up to 5 years before being formally destroyed.
- Frequent initial site visits will be required to install and setup monitoring of the wells. After the installation and setup, monthly site visits will occur for data retrieval and maintenance. All site visits will occur during normal business hours.
- Data and any formulated reports can be provided to the landowner periodically.
- Current access roads will be used to build/access monitoring wells.
- Wells will be given a generic name (no reference to the landowner), which will follow typical well nomenclature.
- Wells will be installed according to state standards.

Well Locations:

Description	Latitude	Longitude
Well 1*	38.519381°	-121.968811°
Well 2*		
Well 3*		
Well 4	38.519344°	-121.968746°
Well 5	38.519312°	-121.968686°
Well 6	38.519272°	-121.968624°

*Triple set wells installed 3ft from each other

Bill Emley

Terry Schmitt

Bill Emley

DEPARTMENT OF RESOURCE MANAGEMENT



SOLANO COUNTY

www.solanocounty.com

Environmental Health Division

AGENT AUTHORIZATION

I, Winters City, owner of property at

Putah Creek Road x Railroad Avenue

A.P. No. 0103-160-030, do hereby authorize

Chris Lee, to act as my agent in

obtaining permit(s) from the County of Solano Environmental Health Division for work which shall be performed at the above listed address. Description of work to be done:

Installation of 6 temporary monitoring wells (to be used for up to 5 years) for monitoring shallow groundwater levels and estimating stream seepage or groundwater discharge into Putah Creek. Once the research project is over, these will be formally destroyed. They will be drilled at depths of 15'- 65'. Development will involve allowing drill rigs and other vehicles to access parcel property for well completions.

Once installed, initial frequent visits will be made to install a self contained water level datalogger then subsequently monthly site visits will be made to retrieve data and maintain operations. The appoximate location of the proposed transect of wells are going to be from (38.520024 , -121.967639) to (38.519896, -121.967564). The exact coordinates of each monitoring well will depend on driller accessibility and preferences, but these coordinates will be the general location of the line transect of monitoring wells.

(Date) (Signature of Property Owner)

Property Owner Address: 318 First St. , Winters, CA 95694

Property Owner phone: 530 795-4910 ext 110

Property Owner e-mail: john.donlevy@cityofwinters.org

Please be aware that this form can either be NOTARIZED, or can contain a photocopy of the owner's driver's license as an attachment

(Please note that the signature of the owner's driver license must match the signature of this form)

AGREEMENT BETWEEN PROPERTY OWNER
AND THE
SOLANO COUNTY WATER AGENCY
ON BEHALF OF THE
LOWER PUTAH CREEK COORDINATING COMMITTEE
FOR
WEED REMOVAL AND RIPARIAN HABITAT ENHANCEMENT
IMPLEMENTING WILDLIFE CONSERVATION BOARD
GRANT AGREEMENT NO. WC-4009SC

 COPY

This AGREEMENT BETWEEN PROPERTY OWNER AND THE SOLANO COUNTY WATER AGENCY ON BEHALF OF THE LOWER PUTAH CREEK COORDINATING COMMITTEE FOR RESTORATION PROJECT ("Agreement") is entered into as of the ____ day of June, 2006 by and between John Donlevy ("Manager") and the Lower Putah Creek Coordinating Committee represented by the Solano County Water Agency ("Agency").

1. Recitals.

A. Owner is the Owner of certain real property described in Exhibit "A" attached hereto and by reference made a part of this Agreement ("Property").

B. The Agency on behalf of the Lower Putah Creek Coordinating Committee administers a grant that provides public funding for restoration projects on public and private lands adjacent to Putah Creek with willing Owners who decide to participate.

C. The project, described in Exhibit "B", the Project Description, attached hereto and by reference made a part of this Agreement, hereinafter referred to as the "Project", has been specifically approved by the Owner, Agency and the Lower Putah Creek Coordinating Committee.

D. It will be necessary for Agency personnel, or persons performing under contract to the Agency, to enter upon the Property for the purpose of conducting the Project.

E. This Agreement provides for right of entry for the work to be done.

2. Grant of Permission. Subject to the terms and conditions of this Agreement, Owner hereby grants to Agency, its contractors, subcontractors and their employees, representatives and agents; and the employees of the Wildlife Conservation Board and the California Department of Fish and Game permission to enter the Property for the limited purpose of removing solid waste, controlling invasive weeds and habitat enhancement and verifying work performed on the Property as specifically set forth in the Project Description.

3. Scope of Work. By their signature on this Agreement, the parties have agreed to the Project Description, and that the work to be undertaken by the Agency is limited to the work set forth in the Project Description, described in Exhibit 'B'.

4. Limitations on Use.

A. Prior to each entry onto the Property, Agency shall provide at least seventy-two (72) hours notice to Owner, arrange for access and, if requested by Owner, allow oversight of all on-site activities.

B. Agency shall make reasonable effort to ensure that none of its activities on the Property unreasonably interferes with Owner's operations or use of the Property.

5. Term. The term of this Agreement shall commence on the date of execution and shall continue until August 12, 2014. If the Project is not completed by August 12, 2014 this Agreement shall terminate.

6. Payment. There shall be no payment made to Owner for this right of entry. All work in the Project Description will be done at Agency cost.

7. Conditions at Completion of Project. Upon completion of the Project, Agency shall remove all equipment and leave the Property in its condition existing immediately prior to the effective date of this Agreement to the extent reasonably possible, except for the work undertaken pursuant to the Project Description.

8. Permits and Compliance with Law. Agency shall obtain and maintain all governmental permits and approvals required for the activities conducted under this Agreement and shall comply with all statutes, ordinances, rules, regulations, orders and requirements now in effect or that become effective during the term of this Agreement applicable to its work to be undertaken pursuant to the Project Description.

9. Rights Limited. This Agreement is intended and shall be construed only as temporary permission to enter and conduct the activities of the Project on the Property and not as a grant of any real property or other rights to Agency in the Property.

10. Indemnification for Project Construction

During the term of this Agreement, and to the fullest extent permitted by law, Agency shall indemnify, defend, protect and hold harmless Owner and Owner's personal representatives, successors, and assigned (collectively, the "Indemnitees"), from and against any and all claims, demands, losses, proceedings, damages, causes of action, liabilities, costs or expenses (including, but not limited to, attorney's fees) caused by access to and activities on the Property conducted by Agency or its agents, representatives, employees, servants, contractors, subcontractors, sub-subcontractors, suppliers, licensees, invitees or anyone directly or indirectly employed by any of them or anyone for whose acts they may be liable, unless caused by the negligent or willful misconduct of Indemnitees. The provisions of this paragraph shall survive termination of the Agreement as to any actions covered by this indemnification occurring during the term of the Agreement.

Except as expressly provided above, upon termination of this Agreement Agency's obligation to indemnify Owner shall cease, and from that point forward, and to the fullest extent permitted by law, Owner shall indemnify and hold harmless and defend Agency, its directors, officers, employees, or authorized volunteers, and each of them from and against any and all claims, demands, causes of action, damages, costs, expenses, losses or liabilities, in law or in equity, of every kind or nature whatsoever for, but not limited to, injury to or death of any person and damages to or destruction of property of any person, arising out of or in any manner directly or indirectly connected with this Agreement, or Agency's action under this Agreement, however caused. Owner's obligation to indemnify Agency shall survive the termination or expiration of this Agreement.

11. Maintenance.

A. This Agreement shall not bind Owner to any future maintenance.

B. Agency's consent to undertake the work agreed to in the Project Description is a one-time obligation of the Agency, and imposes no continuing obligation on the Agency to maintain the work, or to repeat the work if the need arises in the future except as specified in the Project Description.

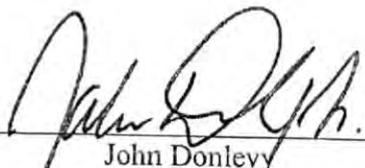
C. IN WITNESS HEREOF, Agency and Owner have executed two (2) original copies of the Agreement as of the date first referenced above.

"Agency"

SOLANO COUNTY WATER AGENCY

By: 
David B. Okita, General Manager
Solano County Water Agency
508 Elmira Road
Vacaville

"Owner"

By: 
John Donlevy

Yolo: 003-222-024
Yolo: 003-222-001
Yolo: 003-048-021
Yolo: 038-018-046
Yolo: 038-007-033

Parcel Numbers

EXHIBIT A – Property Description



Yolo County:

003-222-024: (Winters Community Center) North bank of Putah Creek from the centerline of the channel to the top of the bank from the Winters Car Bridge to the western edge of 003-222-001.

003-222-001: North bank of Putah Creek from the centerline of the channel to the top of the bank from the eastern edge of 003-222-024 (Community Center) to the western edge of 003-048-021.

003-048-021: North bank of Putah Creek from the centerline of the channel to the top of the bank from the eastern edge of 003-222-001 to the western edge of properties on Caselli Lane.

038-018-046 North bank of Putah Creek from the centerline of the channel to the southern boundary of properties on Creekside Way from the eastern edge of properties on Caselli Court to the western boundary of parcel 038-007-033.

038-007-033: North bank of Putah Creek from the centerline of the channel to the southern boundary of properties on Creekside Way from the eastern edge of parcel 038-018-046 to the western boundary of 038-007-012.

EXHIBIT B Project Description

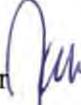
This purpose of this project is to allow Agency to remove solid waste, remove and control invasive vegetation including Arundo, Himalayan blackberry, eucalyptus, tamarisk, domestic almond, tree-of-heaven and other non-native invasive weeds and to improve channel form and function where practical by restoring floodplains to functional elevation (two feet above low flow channel elevation) and sloping at a gentle grade from the toe of the bank to the low flow channel.

All herbicide applications will be made under the supervision of a licensed pest control operator using aquatic-safe herbicides and application methods. Disturbed sites will be treated to prevent erosion and planted to native vegetation.

The project also includes fish habitat enhancement consisting of two rock weirs, a w-weir at the riffle 210 feet below the percolation dam and a cross vane beneath highway 505. Rock weir construction will be supervised by a fluvial geomorphologist. The area upstream of the rock weirs will be filled with coarse gravel to enhance salmon spawning habitat.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Alan Mitchell, City Engineer
SUBJECT: Harris and Associates Contract Amendment No. 3 - Newt's Expressway Rule 20A Utility Underground District

RECOMMENDATION: Staff recommends the City Council authorize the City Manager to execute an Amendment to the Consultant Services Agreement (17-01H) with Harris & Associates, for project management services associated with the Rule 20A Undergrounding District, in the amount of \$33,000.

BACKGROUND: In May, 2017, the City hired Harris & Associates (HA) to provide engineering support to establish a utility undergrounding district. Subsequently, Amendments 1 and 2 have been approved with HA, as the process with PG&E has progressed. The services have included close coordination with representatives from City, PG&E, WAVE, and AT&T, to review the project area and project requirements, to confirm eligibility, and work on preliminary design and formation of the District. In March, 2017 PG&E notified the City that the proposed project was eligible under the Rule 20A program. On June 19, 2018, the City Council conducted a public hearing and adopted a Resolution for creation of a Rule 20A Utility Undergrounding District along Newt's Expressway.

DISCUSSION: As the project moves forward; the city will continue to need consultation and representation on all matters related the Rule 20A process, working closely with the PG&E Project Manager through planning, design, and pre-construction activities. HA staff is highly-qualified to provide these services, having previously worked as a PG&E Project Manager for the Rule 20A program. Due to the unique nature of the program; staff recommends that HA staff provide project management services on the city's behalf, instead of in-house staff or consultants.

A proposal dated April 18, 2019, with scope and fee, was provided to city staff and is deemed appropriate for the proposed services. Therefore, staff recommends approval of an Amendment.

CONCLUSION: Staff recommends the City Council authorize the City Manager to execute an Amendment to the Consultant Services Agreement (17-01H) with Harris & Associates, for project management services associated with the Rule 20A Undergrounding District, in the amount of \$33,000.

ALTERNATIVES:

1. Decline to adopt the proposed resolution.
2. Provide staff with additional direction.

FISCAL IMPACT: The costs for project management are not eligible under the Rule 20A Tariff. The cost associated with Harris & Associates services will continue to be funded out of Fund 423 – Street Capital.

ATTACHMENTS:

Harris & Associates Amendment No. 3



**CONSULTANT SERVICES AGREEMENT
AGREEMENT No. 17-01H
AMENDMENT No. 3**

This Amendment is made and entered into this ____ day of May, 2019, and modifies the AGREEMENT, dated May 2, 2017, and as-amended, between the City of Winters (CITY) and Harris & Associates (CONSULTANT) for engineering services for the Rule 20A Undergrounding.

This amendment changes the agreement as described below:

AMENDMENTS

The following sections shall be amended to read as follows:

1. **SERVICES.** Subject to the terms and conditions set forth in this Agreement, CONSULTANT shall provide to the CITY the Services described in Exhibit "A-3", which is the CONSULTANT'S Proposal for Project Management Services related to the Newt's Expressway Rule 20A Utility Undergrounding District. Consultant shall provide said services at the time, place, and in the manner specified by the Agreement and Exhibits.

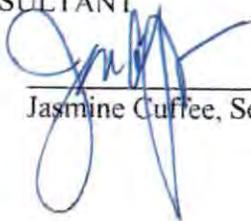
2. **PAYMENT.** The Consultant shall be paid for the actual costs, for all time and materials expended, in accordance with the Fee Estimate included in Exhibit "A-3", but in no event shall total compensation exceed Thirty-Three-Thousand dollars (\$33,000) for work described in Exhibit "A-3", without the City's prior written approval.

EXECUTED as of day first above-stated.

CITY OF WINTERS
a municipal corporation

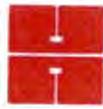
By: _____
John W. Donlevy, Jr., City Manager

CONSULTANT

By: 
Jasmine Cuffee, Senior Director

ATTEST:

By: _____
Tracy Jensen, CITY CLERK



April 18, 2019,

Exhibit A-3

Alan Mitchell
City Engineer
City of Winters
318 1st St.
Winters, CA 95694

**Subject: Proposal for Project Management Services Amendment III (3) to Agreement #17-01H
Newt's Expressway Rule 20A/32.1 & 32.2**

Dear Alan,

Harris & Associates is pleased to provide this proposal to amend our existing contract for the above referenced project. We have reviewed the existing project information, and discussed the scope and work activities with you. Below is a suggested scope of work and fee estimate.

Background

The City of Winters established an underground utility district (Resolution No. 2018-34) on June 19, 2018 for Newt's Expressway. The project area is identified as: the Alley between First and Railroad (Newt's Expressway) and 1st Street between Newt's Expressway and Abbey. PG&E has taken the lead design and construction role. The project section between Abbey and Main does not have PG&E facilities to be undergrounded and will require considerable coordination for both design and construction with the other utilities.

Services to be provided

Harris & Associates, as experts in the area of joint utility undergrounding (Rule 20/32) will provide project management services as required to accomplish the work. The services include:

- General Project Administration – Provide general project administrative services as requested by City staff such as attending meetings on behalf of the City, reviewing documents, responding to questions from the utilities and property owners. Prepare reports for Council and attend meetings as necessary.
- Project Management During Planning – Providing consultation during utility project kick-off meeting, and assistance with property owners regarding panel and lateral conversions. Our experience with PG&E indicates they will recommend the service lateral and panel conversion work be performed in advance of the joint trench construction. If PG&E manages the conversions the property owners will require assistance with the City inspection and coordination of that process. If the property owners are requested to manage and pay for this conversion work on their own, they will require more assistance with coordination of utility inspection and City inspection, all of which we can provide the needed support.
- Project Management During Design – Attend monthly utility coordination meetings lead by PG&E and provide representation for the interest of the City and the property owners. Although PG&E has indicated they will be taking the official minutes of the meetings, we will take notes



and provide comments to PG&E's minutes to assure accuracy once distributed. Assist PG&E in obtaining the consent needed for easements. Attend and provide information at property owner meetings and help the utilities stay on schedule.

- Project Management During Final Engineering – Attend utility coordination meetings, providing representation for the interest of the City and the property owners, and assist with areas of concern that may impact the completion of design.
- Project Management During Bid Period – Attendance at Pre-Bid Meeting and walk the project as the City representative, providing input as needed.

Staffing

Sindy Mikkelsen, will be your Project Manager. Over the last 30 years she has established herself as knowledgeable in the area of joint utility undergrounding. Her experience encompasses a variety of achievements, from developing a corrective action plan, as the Principal Program Manager, for Pacific Gas & Electric's Rule 20A Program to owning her own consulting firm.

Schedule

We understand that PG&E is the design and construction lead and are aware of the Cities desire to complete the project as quickly as possible. The expectation is that the project will be complete in less than 18 months. Note, PG&E is currently in a state of Chapter 11 Bankruptcy, and although the expectation is that the 20A program will continue, the bankruptcy process may still have an impact on the overall project or schedule.

Deliverables

During the design phases, Harris will provide monthly status reports indicating the progress on the project. Once the project reaches the construction phase, Harris will provide weekly updates on the construction progress.

When requested, Harris will provide input to Council reports and attend Council meetings to answer questions or concerns of Council members.

Harris will facilitate property owner meetings regarding the overall project, as well as respond to concerns about their individual property conversions.

Fee Estimate

Below is an estimate of our effort on an hourly-not-to-exceed basis.

TASK, PHASE, DESCRIPTION		Project Management	
		PROJECT MANAGEMENT HOURS	TOTALS
0.0 PROJECT ADMINISTRATION			
0.01	Project Management	40	
	SUBTOTAL HOURS	40	40
	SUBTOTAL DOLLARS	\$8,800	\$8,800
1.0 PHASE I PROJECT MANAGEMENT DURING PLANNING			
1.01	Design Kick off Meeting with City & Utility (1 meeting with field walk)	6	
1.02	Assist City with private property lateral & panel conversions	24	
	SUBTOTAL HOURS	30	30
	SUBTOTAL DOLLARS	\$6,600	\$6,600
2.0 PHASE II PROJECT MANAGEMENT DURING DESIGN			
2.01	Miscellaneous City, Staff and Utility Coordination (assume 3)	12	
2.02	Assist PG&E with obtainment of necessary easements (PG&E prepares) (assume 2)	8	
2.03	Property Owner Meetings (assume 2)	8	
	SUBTOTAL HOURS	28	28
	SUBTOTAL DOLLARS	\$6,160	\$6,160
3.0 PHASE III PROJECT MANAGEMENT DURING FINAL ENGINEERING			
3.01	Miscellaneous City, Staff and utility coordination Meetings (assume 12)	48	
	SUBTOTAL HOURS	48	48
	SUBTOTAL DOLLARS	\$10,560	\$10,560
4.0 PHASE IV PROJECT MANAGEMENT DURING BID PERIOD			
4.01	Attend Pre-Bid Meeting	4	
	SUBTOTAL HOURS	4	4
	SUBTOTAL DOLLARS	\$880	\$880
TOTAL COST FOR TEAM (NOT-TO-EXCEED BASIS):			\$33,000
Note 1 This Level of Effort is Harris' best estimate of the costs, however we will meet with the City and modify the scope and fee as appropriate to meet the City budget.			

Services and Assumptions upon which cost proposal is based:

SERVICES AND ASSUMPTIONS UPON WHICH COST PROPOSAL IS BASED

Sheet 2 of 2

WINTERS RULE 20A

Services and Information to be Provided by the City

- 1 Posting of Notices
- 2 Public outreach/communication
- 3 Fiscal administration
- 4 City will direct property owners to comply with conversion readiness prior to start of construction

Services and Information to be Provided by Harris

- 1 Fee is based on the following project limits (approximated): 450' in length (PG&E, AT&T & WAVE), and 200' in length (AT&T & WAVE).
- 2 Hours and fee subject to adjustment with the City
Harris will provide monthly status reports during the Design Phase, indicating the progress on the project
- 3 The number of budgeted meetings is indicated on the spreadsheet - Additional meetings will be at an added cost
- 4 Project documents include: General Conditions Agreement, Panel Conversion Agreement, Streetlight Agreement, Wheelchair Access Consideration Form, Copy of Resolution, District Map, List of Property Owners
- 5 Harris will assist the City with gaining cooperation of individual property owners with utility conversions on private property (assumed 17 parcels and 1 hr per parcel)
- 6 Bid Period Services are limited to attending the pre-bid meeting.
- 7 Design Services During Construction are not included. If these services are requested they may be added for an additional fee.
- 8 Construction Management Services are not included. If these services are requested they may be added for an additional fee.

Harris Project Management Assumptions

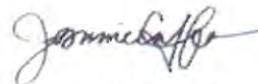
- 1 Hours and fee for individual tasks and projects are a guide; the total hours and cost takes precedence
- 2 Hours and fee may be renegotiated if the project is delayed by factors beyond Harris' control
- 3 Harris will attend public outreach meetings
- 4 Project boundary will not change
- 5 Design services are not provided by Harris (PG&E is design lead). If these services are requested they may be added for an additional fee.
- 6 PG&E will prepare meeting minute and Harris will review and provide comments as necessary
- 7 All service laterals and panel conversions will be managed by PG&E unless allocations are not sufficient and the individual property owners, as stated in the resolution, will need to manage their own (assumed 17)
- 8 PG&E will prepare any necessary easement documents and obtain signatures. Harris will assist PG&E with obtaining signatures
- 9 Estimated Project Cost dependent upon available 20A Allocations (2019 dollars)
Based on PG&E assumed average rate of \$1200 per foot
 $450' \times \$1200 = \$540,000.$

Harris & Associates appreciates the opportunity to submit this proposal to provide our services with the District. Please contact me at sindy.mikkelsen@weareharris.com or via phone at (707) 755-0260 should you have any questions.

Sincerely,
HARRIS & ASSOCIATES



Sindy Mikkelsen
Project Manager
707.755.0260
Sindy.mikkelsen@weareharris.com



Jasmine Cuffee, PE, QSD
Principal in Charge
925.969.8063
Jasmine.cuffee@weareharris.com





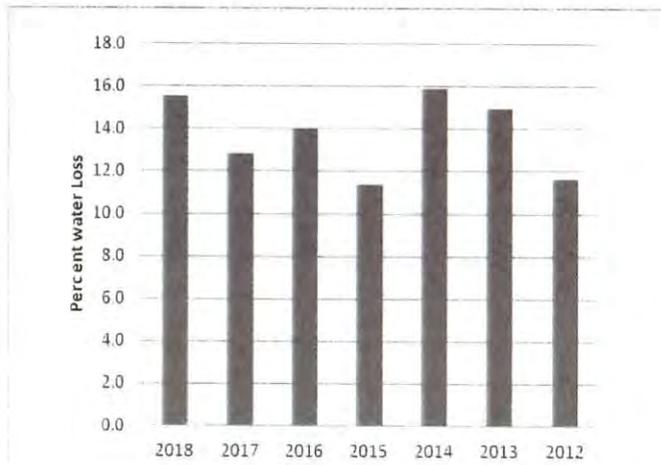
**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Elliot Landes, Associate
SUBJECT: Approval of Contractor for Leak Survey

RECOMMENDATION:

Council to approve choice of American Leak Detection to survey City water lines and identify water leaks.

BACKGROUND: The City water utility loses about 14 percent of water between the well head and service connections. This is considered high by industry standards.



Many cities consider it best practice to survey city water lines for leaks, every few years. This has not been done ever, in the memory of City staff. The City budgeted \$10,000 in the current fiscal year for this purpose.

Staff sought proposals from three contractors:

- 1) M. E. Simmons – proposal was \$22,800
- 2) American Leak Detection - \$9,912
- 3) Bullseye Leak Detection – did not quote

After checking references, staff recommends hiring American Leak Detection to do this project.

FISCAL IMPACT: Up to \$10,000, as per the City Budget.

ATTACHMENTS: Proposal from American Leak Detection

Leak Survey Proposal

M104 CITY OF WINTERS, CA

APRIL 16, 2019

**American Leak Detection
Jimmy Carter, Sr. Dir. of Field Operations**

**Corporate Office
199 Whitney Ave New Haven CT. 06511
And
888 Research Dr Palm Springs Ca 92262**

**760-320-9991 or 760-408-4835
Jcarter@americanleakdetection.com**

Introduction

ALD is an established professional company with over 40 years' experience in the field of leak detection and water conservation.

ALD work with many water companies and have formed trusted working relationships which have led to our growth in this sector. Due to our spread of work across the country we have been able to adopt many different techniques and methods which in turn enable us to implement and adopt best practice across a number of our contracts.

It is our belief that by leading from the top, we are able to fully motivate our staff and therefore provide trusted and stable teams who are committed to providing a first-class service at all times.

In order to fully understand our client's requirements, we will put forward a bespoke works management system in order that we can identify any problem areas and enhance operations to suit. We will then ensure the staff allocated to this contract will be of the right caliber and skill set and through continuous monitoring, will aim to exceed expected performance.

At the start of each contract we will discuss and agree a way of working with our client in order to manage both the staff and the contract efficiently. The main areas we will focus on are; -

- Ensuring all equipment is in line with new technologies and upgrade if necessary
- Take joint responsibility in management of staff
- Agree jointly, methods of work
- Provide nationally recognized qualifications for staff
- Actively performance manage the staff
- Share all knowledge and ideas with our client

We strongly believe in adding value to all parts of our operations, which in turn enhances the experience to the customer. Our level of client support is not matched by any of our competitors, which results in a high level of customer satisfaction.

Capabilities and Services Offered

ALD are able to offer the following services;

Potable Water Network

- Leak Detection Surveys
 - Correlation
 - Accelerometers and Hydrophones
 - Open Sounding
 - Acoustic Logging
 - Ground Microphone
 - Gas Injection
- Mains/Services Mapping & Tracing
 - Mains and asset mapping with highly accurate GPS, plotting to GIS platforms
- Flow and Pressure Logging
 - Installation, monitoring and analysis
- PMA Design
 - Monitoring, design and installation
- PRV Optimization
 - Monitoring, servicing and optimization
- DMA/Zone Design
 - Meter sizing, design, Pressure Zero Testing, meter accuracy testing, installation of

data-loggers and telemetry, Water Balance

- DMA/Zone Optimization
 - Meter calibration, Pressure Zero Testing, Critical Point Analysis, MMF & NNF Analysis
- Water Efficiency Surveys
 - Flow testing, Pressure Testing, Retro-fit Flow Restrictors for Showers, Taps, Urinals, Lavatories, Syphon Dams, Dual Flush Systems, Flow Regulators
- Water Audits
 - Flow / Pressure Surveys, Analysis of Areas of consumption

Drainage and Sewer Networks

- Acoustic Sewer Surveys
- Conventional Camera Surveys
- Infinity Zoom Camera Surveys
- Asset Surveys
- Data Analysis
- Mapping & Tracing
 - Mains and asset mapping with highly accurate GPS, plotting to GIS platforms
- Depth monitoring
- Flood Alleviation

Scope of works – Leak Detection Surveys

In order to tackle leakage in the most cost-effective manner it is imperative that the correct method of leakage detection is used. Often a mix of techniques will be required to meet objectives. The main methods we tend to adopt are; -

Open Sounding: This can take the form of either mains sounding or blanket sounding, where all fittings are sounded, including customer stop-taps. This method is time-consuming but can be very effective on non-metallic systems or poor pressure areas. Correlation will be used to accurately position the leaks.

Leak Noise Correlation: Leak noise correlation is used to accurately pinpoint any leaks. This method is able to detect the sound and vibration of water escaping from a hole or fracture in the pipe using acoustics. By understanding the velocity of noise in any particular pipe and taking record of the pipe material, length and diameter, we are able to accurately locate the position of leaks on the pipeline.

Acoustic Logging: to include technologies such as 'lift and shift', permanent installations and correlating loggers. This method can be used to great effect on most networks and can reduce survey times significantly in some areas. The main areas where this method has limitations is in areas of high consumption, areas with a high level of MDPE, HDPE or PVC and areas where there are few mains fittings.

Ground Microphone: Ground Microphones are particularly useful for pinpointing leaks, especially in non-metallic networks or where noise is minimal. Where conventional methods such as correlators cannot be used, the ground microphone can be used as a survey tool as this equipment can detect noises at very low frequency and decibel.

Hydrogen/Nitrogen or Helium Gas Injection: Will only be used where other methods have not been effective.

Inert gases such as Hydrogen and Helium can be fed into the pipeline to either mix with the water directly. Where leaks are present the gas will escape with the water and due to it being lighter than air, will find its way to the surface. We will use specialist tracing tools to locate the gas and therefore pinpoint the leak. This approach is particularly useful in non-metallic networks or low pressure areas where leak noise is minimal.

Step-testing: enables areas of leakage to be narrowed down through a number of valve operations and noting the resultant drops on the meter. This enables areas of possible leakage to be localised quickly and therefore survey times reduced. As a company, we favour a slightly different method to standard step-testing, where areas are completely isolated for a period of time leaving customers with no water. Our method is to shut out an area, check the drop on the meter and then get the area opened up and the process repeated. This ensures that customers are out of water for the shortest possible time. However, we are happy to adopt any practices the client sees fit. The main drawbacks with all methods of step-testing are the possible problems with water quality, poor condition of SV's (do not hold), all work has to be done at night and interruptions to customers supplies.

The exact methods used for leak detection will vary across the area and will be dependent on the following: -

- Available pressure in the system
- Pipe material
- Availability of fittings
- Levels of commercial consumption
- Diurnal consumption patterns
- Ground conditions
- Water quality issues
- Extraneous noise within the system
- Current level of losses

A key area of leak detection is to ensure the completeness of repairs and that the leaks can be accurately prioritised for repair thus enabling those with the larger volumes to be repaired first. This can be achieved by shutting out all mains leaks at night noting the drop on the district or zonal meter and therefore quantifying the volume.

We must always ensure all staff are adequately trained, both in terms of correlation and pipe tracing, all equipment is regularly checked for accuracy and that all GIS systems are updated when anomalies are found. We possess our own system of regular assessment and equipment audits that ensures that dry holes are kept to a minimum.

The main skill sets the field teams require are as follows: -

All teams

- ✓ Basic correlation
- ✓ Pipe-tracing
- ✓ Sounding techniques
- ✓ Use of ground Microphones
- ✓ Confined Space Awareness
- ✓ Valve Ops
- ✓ Health & Safety Awareness
- ✓ Environmental Awareness
- ✓ Manual Handling
- ✓ COSHH awareness
- ✓ Basic understanding of pressure management
- ✓ Understanding of regulatory requirements
- ✓ Customer awareness

References

ALD work with many water companies and have formed trusted working relationships which have led to our growth in this sector. In 2016 we acquired additional capabilities in order to build and fully

exploit the municipal line of business through the purchase of NRW Utilities Ltd, a UK based company specializing in leak detection services.

By combining our experience within the group, ALD are able to utilize the expertise of the UK technicians and work closely together with our US technicians. Together, we are able to provide highly experienced and knowledgeable staff from many different sectors of the water industry. Staff have worked at all levels and have been involved in all stages of leakage management from planning and conception to the implementation and management. This coupled with an in-depth understanding of leak detection and water management enables ALD to tackle leakage with high levels of efficiency and success.

A selection of leak detection surveys that have been carried out in the US include the following;

Municipal	Reference
City of Miramar, Florida	Stephen Glatthorn – sglatthorn@miramarfl.gov
Tellico Area Services Systems	Mark Clinton (423) 884 - 6400
Knox Chapman Utility District	Scott Prater (865) 577 - 4497
Oak Ridge National Laboratory – Utilities Division	Tim Cofer (865) 576 - 3332
Shane Sheppard	Consolidated Irrigation Manager consolidatedirrigation@comcast.net 509-924-3655
Bryan St Clair	Modern Electric Water Superintendent bstclair@mewco.com 509-928-4540
Yakima County Water	Mike Shane – Irrigation Engineer mike.shane@yakimawa.gov 509-576-6480
City of Stayton	Tom Eztel, Public Works, 503/302-5268 tetzel@ci.stayton.or.us
City of Banks	Tom Tuski 503/729-1028 ttuski@cityofbanks.org
City of Roseburg	Tony Dietrich, PW Superintendent, 541/492-6898 tdietrich@cityofroseburg.org
Pine Cove Water	Jerry Holdber, 24917 Marion Ridge, Pine Cove, CA (951) 659 2675
Fern Valley Water	Steve Erler, 55790 South Circle, Fern Valley, CA (951) 659 2200
Golden State Water - Rancho Cordova	Larry Dees, 2330 A Street, Santa Maria, CA (805) 346 7407 - 2016 and 2017
Golden State Water - Baypoint	
Golden State Water – Clearlake	
City of Woodlake	Jason Waters, 350 N.Valencia Blvd, Woodlake, CA (559) 564 8055
Mountain Meadows Mutual Water	David Richman, PO 5038, Mammoth Lakes, CA (760) 935 4800
Yarnell Water A	Stacy Zudell, PO Box 727, Yarnell (928) 427 3321
Cayucos Water, CA	Mark Chiamonte, 1675 Cabrillo Avenue, Cayucos (805) 995 1007

Paso Robles Beach Water Assoc.	Robert Ruiz, PO Box 315, Cayucos (805) 235 5417
Terrace Water	Tobi, PO Box 640, Colton (909) 838 0291
Kittery Water District	Guy Hodgdon, 17 State Road, Kittery, Maine (207) 439 0775
Specialist Fields – Military Bases	
Mountain Home Air Force Base	Idaho
Edwards Air Force Base	California
Offutt Air Force Base	Omaha Nebraska
Kingsley Air Force Base	Klamath Oregon
Laughlin Air Force Base	Del Rio, Texas
29 Palm Air Force Base	California
Fairchild Air Force Base	Washington
Fort Myer	Washington
USAF	Romania

All of our technicians have worked on both large and small scale Leak Detection framework agreements and are fully committed to providing a first-class service at all times. The technicians will typically have the following experience;

All Teams	Specialist Teams
Correlation	Advanced correlation (digital correlators, hydrophones etc.)
Pipe Tracing	Good working understanding of pressure management
Sounding Techniques	Acoustic logging and an understanding of associated data
Use of Ground Microphones	Ability/experience to undertake zone validation exercises, PST's etc.
NRSWA Unit 2	Understanding of DMA data
Valve Ops	Skills to undertake trunk main surveys and balances
Manual Handling	Ability to undertake commercial water audits
COSHH Awareness	Flow and pressure monitoring
Basic understanding of pressure management	
Understanding of regulatory requirements	
Customer awareness	

Previous leak detection surveys that have been carried out by our staff in the UK and overseas include the following;

Duration	Client	No of Connections
6 years	Essex & Suffolk Water - UK (2008 – 2014)	3m
11 years	Thames Water- UK (2002 – 2013)	15m
6 years	Scottish Water - UK (2008 – 2014)	4m
3 years	Veolia Water - UK (2009 – 2012)	5m
3 years	Veolia Water - UK (2015)	5m
3 years	Sydney Water - UK (2015 – Present)	5m
5 years	Hunter Water Veolia Water - UK (2018 - 2023)	2m
6 years	Northumbrian Water – UK (2008 – 2014)	3m
12 years	South East Water - UK (1999 – 2011)	1m
6 years	South West Water - UK (2006 – 2011)	1m
3 years	Sutton & East Surrey Water - UK (2011 – 2014)	0.3m
1 year	Severn Trent Water - UK (2012 – 2013)	4.5m
4 years	Sydney Water – current - Australia	4m
1 year	Hunter Water – current - Australia	1m

It would be our intention to put forward a number of Specialist Technicians that will perform the surveys and should we be successful in this bid, we would like the opportunity to discuss your requirements in more detail, ensuring the placement of the correct skill set.

Management	Experience
Steve Gayler	<ul style="list-style-type: none"> • 30yrs in water industry • NRW specialist • Water Management & Conservation • Pressure Management • DMA Design and Build • Numerous contracts worldwide • Long term multimillion (£) Frameworks • Military Bases, Schools, Hospitals, Public Buildings
Jimmy Carter	<ul style="list-style-type: none"> • VP of Field Operations • Leak Survey/Correlation • Military Bases, Schools, Hospitals, Public Buildings • Project Management • Over 30 years in water industry • Training • Technical Support • Numerous projects across US

Staff Skill sets

Employee	Qualifications
----------	----------------

Ken Brighton (US) Jordan Marsh (US) Thomas Walker (US, AUS) Jeff Deel (US) Wally Litwin (US) Dominick Rapisardi (US) Perry Goutzos (US) Callum Fowler (UK, US, AUS) Adrian Parker (UK, US, AUS) Neil Powell (UK, AUS) Frank Hardie (UK, AUS) Matthew Dear (UK, USA) Matthew Phair (IR, UK)	<ul style="list-style-type: none">• Data Logging• Correlation• Hydrophones• Velocity Measurement• Step Testing• Trunk/Strategic Mains• Ground Microphone• Tracing/Line Location• Gas Injection
--	--

ALD has a wide variety and diverse resource pool of expertise within the water industry and its services are 100% focused on providing leak detection services for water companies across the US.

Therefore, it not only understands all of the issues involved, it has also already placed considerable resources and training into the development of this service.

ALD will provide as a minimum;

- ✓ management support
- ✓ high specification of equipment
- ✓ flexibility
- ✓ excellent levels of customer care and support
- ✓ high levels of Health and Safety training and awareness

ESTIMATE

Billing Phone:

Estimate No: M104

Billing Fax:

Estimate Date: Apr 16, 2019

Attn: Elliot Landes, Water Meter Project Manager
City of Winters

318 First St., Winters, CA 95694

Billing Address	Job Site Address
As above	CITY OF WINTERS, CA

Item	Description of work to be performed	TOTAL
Estimate	<p>Estimate to perform Leak Detection Survey on approximately 26 miles of potable water network in Winters, California.</p> <p>We propose to undertake a full Leak Detection survey, utilizing a wide range of leak detection tools to include; Leak Noise Correlator, Ground Microphone, Loggers and Pipe tracing equipment.</p> <p>All water lines will be surveyed and any leaks present will be located, pinpointed and quantified. The exact point will also be recorded with the aid of GPS technology. Where discrepancies with the mapping are found a mapping update will be provided. Photographs will be taken of all leak positions and individual leak reports produced. On a daily or weekly basis a detailed report of all our findings during the survey, including total estimated losses shall be completed..</p> <p>The survey will be done at times to suit the client's requirements. This will include testing at all available access points such as main line gate valves, fire hydrants, meter/curb valves etc.</p> <p>The exact methodology and approach will vary and be dependent on site conditions.</p> <p>Rates are based on an 8 hour day.</p> <p>Rates are for an experienced, skilled Technician, with vehicle in full livery, Leak Noise Correlator, ground microphone, and all associated equipment.</p> <p>Leak survey methods meet AWWA M-36 requirements</p>	

	TOTAL COST
	\$9912.00

GUARANTEE ON DETECTIONS & REPAIRS

DETECTIONS: All leak detection work is guaranteed for 30 days from the date of completion. In the event the leak is not where marked, the customer must notify ALD within the 30 day period of guarantee in order to receive a free re-test or to determine if a refund is valid. ALD will not be liable for any consequential losses

Survey Agreement

CITY OF WINTERS

Site: "As specified"

Leak Survey Agreement

This agreement is between American Leak Detection, Inc., and City of Winters, CA. (hereafter the 'Client').

In accordance with the terms of this agreement, ALD will provide leak detection surveys and/or leak detection services and related consulting (the 'Services') to the Client. The services are to be provided in connection with the project fully described in Exhibit A to this agreement.

Responsibilities of ALD

ALD will conduct leak surveys on the Client system or elements of the Clients system and where leaks are detected, ALD will use its best efforts to pinpoint the location of those leaks.

ALD will provide fully trained professional leak detection technicians using leak detection methods as it deems necessary, including but not limited to, leak noise correlation, electronic Ground Microphones and inert gas trace detection.

ALD will provide daily summary reports throughout the duration of the project and such summary reports will include lines surveyed, faults and characteristics noted and any leaks detected.

ALD will familiarise itself with the Clients distribution system, either by the study of the Client maps and records, or by study of the Clients system to determine availability, condition, location and suitability of the available contact points. If the available contact points are inadequate or insufficient to provide accurate and reliable survey data, ALD will advise the Client and consult with the Client on effective remedies.

ALD will mark up all leak sites and when possible, verify the location of such leaks through secondary examination. Such leaks will be clearly marked and reported to the Client within seven business days after the completion of the project.

The comprehensive report will provide a detailed description of area(s) covered, system condition, any areas of concern and suggestions for additional or periodic surveys, repairs and/or improvements and other system details as requested by the Client.

Independent Contractor Relationship

The Client will at its own cost, furnish complete and accurate maps, drawings, as-builts, and system notes (hereafter the 'Detail') to ALD. Such detail will accurately present data on the type, size and location of all buried pipe(s), hydrants, valves, service valves, valve boxes, previous repairs (and repair types), post-installation additions or deletions, and any known hazards.

The Client will take all reasonable steps to provide access to the system for ALD, including exposing and/or cleaning system valves, valve boxes, service valves or other buries or otherwise inaccessible appurtenances of the system.

The Client will furnish personnel to operate any valves, service stops or hydrants and handle any public relations and traffic control (to include the notification of public safety officials) as needed, and will further provide such information as may be necessary from time to time by ALD.

The Client will maintain constant pressure in the system being surveyed or tested to ensure that any leaks will generate continuous energy and signals.

In the event that acceptable contact points are not available, the Client agrees to provide access points to the system as may be required by ALD in order to provide accurate leak survey and/or pinpoint leak detection information.

It is the Clients responsibility to call the appropriate utilities to determine the location of utility lines prior to the commencement of any excavation. ALD does not undertake to determine the location of any gas, electric or other dangerous lines which may be in the vicinity of detected leaks.

ALD will ensure its best efforts to thoroughly and completely provide the services described herein. The Client agrees to pay ALD in full, whether leaks indications are found or not. If the Clients failure to satisfy its responsibilities set forth in this agreement compromises ALD's ability to adequately complete the leak survey and detection services described herein, the Client shall at ALD's option; 1) nevertheless pay ALD in full for an incomplete survey or 2) pay ALD an adjusted fee to reflect additional work required to provide a complete survey.

Limitations of Damages

In the event of ALD's failure to fully perform its responsibilities hereunder, the Client agree that ALD's monetary liability shall be limited to the amount of its agreed fee. In no event, shall ALD be liable for consequential or punitive damages nor the non-economic injury to the Client.

Amendment and Approval

Any modification or change in this agreement must be in writing and signed by an authorised representative of the parties hereto before any such modification or change can take effect or be binding upon either party.

Dispute of Resolution

In the event of a dispute concerning either party's performance of its obligations under this agreement, other than the Clients obligation to pay compensation for service rendered, either party shall have the right to have the matter resolved by arbitration pursuant to the rules of the American Arbitration Association, provided that demand for arbitration is made before or upon filing an answer in any litigation.

Attorney Fees and Other Costs

In the event either party retains legal counsel as the result of a breach of any of the terms of this agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs from the breaching party, regardless of whether such fees and costs are incurred in litigation, arbitration, or otherwise.

Period in Which to Make Claims

Except with regard to the Clients obligations to make payment to ALD pursuant to this agreement or any other agreements between the Client and ALD, and due to the urgent nature of the services provided by ALD and the Client, any and all claims arising out of this agreement or the relationship between the Client and ALD shall be barred unless notice, action or proceeding is commenced within 30 days from the date on which the Client or ALD knew or should have known, in the exercise of reasonable diligence, of the facts giving rise to such claims.

Severability

Except as otherwise stated in this agreement, each provision of this agreement, and any portion of any provision is severable and the remainder of this agreement will continue in full force and effect. To the extent that any provision of this agreement is deemed unenforceable, the Client and ALD agree that such provisions will be enforced to the fullest extent permissible under governing law. This agreement will be deemed automatically modified to comply with governing law if any applicable law

requires; a) a greater time period for notice of the termination of this agreement or; b) the taking of come other action not described in this agreement.

Force Majeure

Neither the Client or ALD shall be responsible for any downtime, and neither party shall be liable for any breach of this agreement or delay in performance except as to the obligation to pay for services rendered under this agreement, resulting from a strike, lockout, or other labour dispute, fire, earthquake, flood, civil commotion, war, riot, acts of governmental authorities, acts of God, casualty, or accident, delay in the delivery of energy, or other cause beyond the reasonable control of or occurring without the fault of such party.

Assignment

Neither the Client nor ALD may assign this agreement (or any part of it) without the prior written consent of the other party. The provisions of this section do not limit, in any way, the ability or right of either party to hire and discharge employees, agents, subcontractors or other representatives.

Compensation

ALD agrees to provide services related to the project hereunder and the Client agrees to pay ALD in accordance with the Exhibit A attached hereto and incorporated by reference. All leak reports will be sent with invoices for services rendered. Payment terms are net thirty (30) days. ALD will not be responsible for any charges incurred by the Client for outside work or equipment hired or contracted for by the Client.

Entire Agreement

This agreement, together with any attachments, exhibits or concurrently executed documents set forth the entire agreement and understanding of the Client and ALD in respect to the transactions and services contemplated hereunder and supersede all prior agreements, arrangements and understanding related to the subject matter hereof.

Intending to be bound, the Client and ALD sign and deliver this agreement effective on the day and date first written above.

AMERICAN LEAK DETECTION, INC.

CLIENT: _____

Company: _____

Signature _____

Title of Responsible Party _____

Address _____

City, State, Zip _____

Phone _____

Purchase Order Number _____



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Shelly A. Gunby, Director of Financial Management 
SUBJECT: Appropriation Limit for Fiscal Year 2019-2020

RECOMMENDATION:

City Council approve Resolution 2018-16, A Resolution of the City Council of the City of Winters Establishing an Appropriation Limit Pursuant to Article XIII B of the California Constitution for Fiscal Year 2019-2020.

BACKGROUND:

In 1978, Proposition 13 was enacted, and as a follow up to Proposition 13, the voters of California amended the California Constitution in 1979 to limit the growth of governmental spending by passing Proposition 4. Proposition 4 created Article XIII B of the California Constitution that provides a formula for calculating spending limits of governments. Proposition 4 is commonly referred to as the Appropriation or Gann Limit.

The Appropriation Limit creates a restriction on the amount of government revenue which may be appropriated in any fiscal year. The Appropriation Limit is based on actual appropriations during the base year and increases each year using specified growth factors. The Appropriation Limit applies to only those revenues defined "proceeds of taxes". Proceeds of taxes generally refer to revenues in the General Fund, and some Special Revenue Funds.

Proceeds of taxes include, but are not limited to:

- All taxes levied by or for a Public Agency;
- Any revenue from regulatory licenses, user charges and user fees or charges to the extent that the proceeds exceed the cost of providing the regulation, product or service;
 - The following are NOT considered from regulatory licenses, user charges and user fees or charges for the purposes of the Appropriation Limit.

- Rents, Concessions, entrance fees, franchise fees
- Fine, forfeitures and penalties
- Assessments on real property or person for special benefit conferred.
- State Subventions for general purposes; and
 1. State subventions include:
 - VLF in Lieu Fees that are not designated as per use; and
 - Homeowners Property Tax Relief
 2. State moneys provide to local governments with restricted uses excluded from the local governments Appropriation Limit such as:
 - Gas Tax (HUTA)
 - Any interest earned from the investment of the proceeds of taxes
- Certain items are excluded from the Appropriations Limit such as;
 1. State Mandate Reimbursements
 2. Certain types of Debt Service Costs
 3. Qualified Capital Outlay
 4. Costs of complying with court orders and federal mandates.
 5. Appropriation required to refund taxes;
 6. Local agency loan funds or indebtedness funds, or investment funds in bank accounts; and
 7. Redevelopment agency or successor agency property tax increment funds (because such agencies to don have the power to levy a property tax)

The City of Winters adopts the Appropriation Limit prior to the beginning of the fiscal year for which it pertains by resolution, and a discussion of the limit is included in the budget when it is submitted for approval to the City Council prior to the beginning of the fiscal year for which the budget is adopted.

The City of Winters is cautious in its spending and has never had appropriations subject to the limitation higher than 63% of the limitation.

FISCAL IMPACT:

None

ATTACHEMENTS:

Resolution 2019-16

Attachment A-Appropriation Limit Calculation

Attachment B-Department of Finance Annual Price and Population Information

RESOLUTION No. 2019-16

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS ESTABLISHING AN APPROPRIATION LIMIT
PURSUANT TO ARTICLE XIII B OF THE CALIFORNIA
CONSTITUTION FOR FISCAL YEAR 2019-2020**

WHEREAS, Article XIII B of the Constitution of the State of California provides for the annual appropriations of governmental units to be the subject of limitations, and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that an appropriation limit for the Fiscal 2019-2020 pursuant to Article XIII B of the Constitution of the State of California be established in the amount of \$7,854.834 and the same is hereby approved.

PASSED AND ADOPTED by the City Council, City of Winters, the 21st day of May 2019 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Bill Biasi, Mayor

ATTEST:

Tracy S. Jensen, CITY CLERK

Attachment A

**CITY OF WINTERS
APPROPRIATION LIMIT
FOR FISCAL YEAR 2018-2019
YEAR ENDED JUNE 30, 2020**

APPROPRIATION LIMIT, FISCAL YEAR 2015-2016	\$	7,573,480
ADJUSTMENT FACTOR:		
POPULATION GROWTH PERCENT		1.037150
ANNUAL ADJUSTMENT IN DOLLARS		
APPROPRIATION LIMIT FISCAL YEAR 2018-2019	\$	7,854,834

2019-2020
APPROPRIATION LIMIT

Per Capita change = 3.85
Population change = -0.13

Per capital converted to a ratio

$$\frac{3.85+100}{100} = 1.0385$$

Population converted to a ratio

$$\frac{-0.13+100}{100} = 0.9987$$

Calculation Factor for FY 2019-2020

$$1.0385 \times 0.9987 = 1.03715$$



May 2019

Dear Fiscal Officer:

Subject: Price Factor and Population Information

Appropriations Limit

California Revenue and Taxation Code section 2227 requires the Department of Finance to transmit an estimate of the percentage change in population to local governments. Each local jurisdiction must use their percentage change in population factor for January 1, 2019, in conjunction with a change in the cost of living, or price factor, to calculate their appropriations limit for fiscal year 2019-20. Attachment A provides the change in California's per capita personal income and an example for utilizing the price factor and population percentage change factor to calculate the 2019-20 appropriations limit. Attachment B provides the city and unincorporated county population percentage change. Attachment C provides the population percentage change for counties and their summed incorporated areas. The population percentage change data excludes federal and state institutionalized populations and military populations.

Population Percent Change for Special Districts

Some special districts must establish an annual appropriations limit. California Revenue and Taxation Code section 2228 provides additional information regarding the appropriations limit. Article XIII B, section 9(C) of the California Constitution exempts certain special districts from the appropriations limit calculation mandate. The code section and the California Constitution can be accessed at the following website: <http://leginfo.legislature.ca.gov/faces/codes.xhtml>.

Special districts required by law to calculate their appropriations limit must present the calculation as part of their annual audit. Any questions special districts have on this requirement should be directed to their county, district legal counsel, or the law itself. No state agency reviews the local appropriations limits.

Population Certification

The population certification program applies only to cities and counties. California Revenue and Taxation Code section 11005.6 mandates Finance to automatically certify any population estimate that exceeds the current certified population with the State Controller's Office. **Finance will certify the higher estimate to the State Controller by June 1, 2019.**

Please Note: The prior year's city population estimates may be revised.

If you have any questions regarding this data, please contact the Demographic Research Unit at (916) 323-4086.

KEELY BOSLER
Director
By:

Vivek Viswanathan
Chief Deputy Director

Attachment

- A. **Price Factor:** Article XIII B specifies that local jurisdictions select their cost of living factor to compute their appropriation limit by a vote of their governing body. The cost of living factor provided here is per capita personal income. If the percentage change in per capita personal income is selected, the percentage change to be used in setting the fiscal year 2019-20 appropriation limit is:

Per Capita Personal Income	
Fiscal Year (FY)	Percentage change over prior year
2019-20	3.85

- B. Following is an example using sample population change and the change in California per capita personal income as growth factors in computing a 2019-20 appropriation limit.

2019-20:

Per Capita Cost of Living Change = 3.85 percent
 Population Change = 0.47 percent

Per Capita Cost of Living converted to a ratio:	$\frac{3.85 + 100}{100} = 1.0385$
Population converted to a ratio:	$\frac{0.47 + 100}{100} = 1.0047$
Calculation of factor for FY 2019-20:	$1.0385 \times 1.0047 = 1.0434$

Fiscal Year 2019-20

Attachment B
Annual Percent Change in Population Minus Exclusions*
January 1, 2018 to January 1, 2019 and Total Population, January 1, 2019

County City	Percent Change 2018-2019	-- Population Minus Exclusions --		Total Population
		1-1-18	1-1-19	1-1-2019
Yolo				
Davis	1.10	68,999	69,761	69,761
West Sacramento	0.41	53,693	53,911	53,911
Winters	-0.13	7,427	7,417	7,417
Woodland	0.19	60,178	60,292	60,292
Unincorporated	1.04	30,878	31,200	31,200
County Total	0.64	221,175	222,581	222,581

*Exclusions include residents on federal military installations and group quarters residents in state mental institutions, state and federal correctional institutions and veteran homes.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager *[Signature]*
FROM: Shelly A. Gunby, Director of Financial Management *[Signature]*
SUBJECT: Resolution 2019-17 for Claim of Transportation Development Act Funding

RECOMMENDATION:

Approve Resolution 2019-17 A Resolution of the City Council of the City of Winters for the Claim of Transportation Development Act Funding from the Sacramento Area Council of Governments (SACOG).

BACKGROUND:

The City of Winters receives funding from SACOG for transportation needs each year. A portion of the Local Transportation Funds (LTF) received is used to fund the bus service for the citizens of the City of Winters. LTF funds not used for the bus service may be used for certain street and road expenditures. The total LTF allocation for 2019-2020 is \$459,621, of which \$151,130 will be expended for the Yolo Bus Service, \$11,666 will be expended for SACOG planning expenses and the balance of \$296,825 available to be used for street and road work.

FISCAL IMPACT:

Continued funding of the Yolo Bus Service, transportation planning and funding for the Roundabout Project

ATTACHMENTS:

Resolution 2019-17
Transportation Development Act Claim Forms

RESOLUTION 2019-17

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WINTERS FOR THE CLAIM OF TRANSPORTATION
DEVELOPMENT ACT FUNDING FROM THE SACRAMENTO
AREA COUNCIL OF GOVERNMENTS**

WHEREAS, Section 99260 of the Public Utilities Code requires a local agency to file an estimated claim of transportation needs for each fiscal year; and

WHEREAS, the Sacramento Area Council of Governments (SACOG) is designated as the Transportation Planning Agency for the City of Winters to receive such claims for approval pursuant to Rules and Regulations adopted by the Secretary of the Business Transportation Agency; and

WHEREAS, SACOG has adopted finding of apportionment of Local Transportation Funds and State Assistance Funds for Fiscal Year 2019-2020; and

WHEREAS, surplus funds may be used for certain street and road expenditures

NOW, THEREFORE BE IT RESOLVED that the attached Fiscal Year 2019-2020 Annual Project and Expenditure Plan and the Fiscal Year 2019-2020 Transportation Development Act Claim be hereby approved and that the City Manager and/or his designee be authorized to execute the attached claims and forward to SACOG.

PASSED AND ADOPTED by the City Council, City of Winters, the 21st day of May 2019.

AYES:

NOES:

ABSTAIN:

ABSENT:

Bill Biasi, Mayor

ATTEST:

Tracy Jensen, CITY CLERK



TRANSPORTATION

DEVELOPMENT ACT

CLAIM PACKET

Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

**TRANSPORTATION DEVELOPMENT ACT
CLAIM CHECKLIST**

Please check the following, items as being either included with the attached TDA claim package or are on file at SACOG.

Item	Claimant	Attached	On file
• TDA-1 Annual Transportation Development Claim	All claimants	_____	N/A
• TDA-2 Project and Expenditure Plan (for the fiscal year of this claim and the prior fiscal year)	All claimants	_____	N/A
• TDA-3 Status of Previously Approved Projects	All claimants	_____	N/A
• TDA-4 Statement of Conformance	All claimants	_____	N/A
• TDA-5 TDA Claim Certification	All claimants	_____	N/A
• Resolution by governing body that authorized the claim	All claimants	_____	N/A
If Claimant is a Transit Agency or Jurisdiction is Contracting for Transit Service			
• CHP Safety Compliance Report (Completed within the past 13 months)	Claimants for transit service	_____	_____
• Adopted or proposed budget for the fiscal year of the claim	Claimants for transit service	_____	_____
• Signed copy of transit service contract	Claimants for transit service	_____	_____
• Area wide transfer agreement, resolution	Claimants that allow inter-system transfers	_____	_____
• Information establishing eligibility under efficiency Criteria – STA Operator Qualifying Criteria calculation based on section 99314.6	Claimants for revenue-based STA funds	_____	_____
• Certification that claim is consistent with Capital Improvement Program	Claimants for bike/ped facilities	_____	_____
• Compliance with PUC Sec. 99155 & 99155.5	Claimants for transit service	_____	_____
• Copy of Ten Year Capital & Operations Program	Claimants for transit service	_____	_____

TDA-1

TRANSPORTATION DEVELOPMENT ACT CLAIM

TO: Sacramento Area Council of Governments
1415 L Street, Suite 300
Sacramento, CA 95814

FROM: Claimant _____ City of Winters
Address _____ 318 First Street
City _____ Winters, CA Zip Code 95694 _____
Contact Person — Shelly A. Gunby, Director of Financial Management
Phone 530-794-6704 Email: shelly.gunby@cityofwinters.org

The above claimant hereby requests, in accordance with authority granted under the Transportation Development Act and applicable rules and regulations adopted by the Sacramento Area Council of Governments (SACOG), that its request for funding be approved as follows:

__LTF \$388,867 (FY 2019/2020)
_____(FY ___/___)
_____(FY ___/___)
STA \$70,754 (FY 2019/2020)
_____(FY ___/___)
_____(FY ___/___)

STA-SGR _____(FY ___/___)
_____(FY ___/___)

(Specify STA and/or STA-SGR)

Submitted By Shelly A. Gunby _____
Title Director of Financial Management
Date May 21, 2019

TDA-2

ANNUAL PROJECT AND EXPENDITURE PLAN

Claimant: City of Winters						Fiscal Year: 2019-2020				
Project Title and TDA Article Number	SOURCES OF FUNDING									
	TDA LTF	TDA STA	TDA STA-SGR	Transit Fares	Measure A	Road Fund	Developer Fees/Const. Tax	Federal/State	Other	TOTAL
Article 8 Section 99400(C) Yolo Bus Operations	\$ 80,376	\$70,754								\$151,130
Article 8 Section 99400 (a) Street and Roads	\$296,825									\$296,825
Transfer from 2018-2019 Article 8 Section 99400(C) Yolo Bus	\$ -7,207									\$ -7,207
Transfer to 2018-2019 Article 8 Section 99400 (a) Streets and Roads	\$ 7,207									\$ 7,207
SACOG Planning	\$ 11,666									\$ 11,666
TOTAL REQUEST	\$388,867	\$ 70,754	\$	\$	\$	\$	\$	\$	\$	\$459,621

TDA-4
STATEMENT OF CONFORMANCE

Form TDA-4 must be completed and signed by the Administrative Office of the submitting claimant.

The **City of Winters** hereby certifies that the Transportation Development Act claim for fiscal year(s) **2019-220** in the amount of \$ **388,867** (LTF), **\$70,754** (STA) and \$ **-0-** (STA-SGR) for a total of \$ **459,621** conforms to the requirements of the Transportation Development Act and applicable rules and regulations. (See Attachment A for listing of conformance requirements)

Certified by Chief Financial Officer _____
Title **Director of Financial Management/Treasurer**
Date **May 21, 2019**

TDA-5

TDA Claim Certification Form

I, **Shelly A. Gunby**, Chief Finance Officer for the **City of Winters**, do hereby attest, as required under the California Code of Regulations, Title 21, Division 3, Chapter 2, Section 6632, to the reasonableness and accuracy of the following:

- (a) The attached budget or proposed budget for FY 2019 /2020 .
- (b) The attached certification by the Department of the California Highway Patrol verifying that **is not applicable** is in compliance with Section 1808.1 of the Vehicle Code, as required in Public Utilities Code Section 99251.
- (c) The estimated amount of 2019-2020 maximum eligibility for moneys from the local transportation fund and the state assistance fund, as defined in Section 6634, is **\$459,621**

(Signature) Chief Financial Officer

City of Winters

(Agency Name)

May 21, 2019

(Date)

ATTACHMENT A
CONFORMANCE - TDA CLAIMANTS
Standard Assurances

- 1) 180-Day Certified Fiscal Audit (*Applies to all claims; SACOG administers fiscal audits for all operators in the region, with the exception of the Sacramento Regional Transit District*) - Assurance that the claimant has submitted a satisfactory independent fiscal audit, with required certification, to SACOG and to the State Controller not more than 180 days after the end of the prior fiscal year (Sections 99245 and 6664).
- 2) 90-Day Annual State Controller Report (*Applies to all transit claims*) – Assurance that claimant has submitted this report to the State Controller in conformance with the uniform system of accounts and record not more than 90 days after the end of the prior fiscal year (110 days for electronically submissions) (Section 99243). Claimant should also supply a copy of the State Controller report (SCR) to SACOG no more than 120 days after the end of the prior fiscal year.
- 3) Use of Federal Funds (*Applies to all Article 4 claims*) –
 - Claimant filing a claim for TDA funds for capital intensive projects pursuant to Section 99268.7 certifies that it has made every effort to obtain federal funding for any project which is funded pursuant to Section 99268.7.
 - Claimant qualifying for funds pursuant to Section 99268.1 and filing a claim for TDA funds in excess of the amount allowed by Section 99268 certifies that such funds are required in order to obtain maximum federal operating funds in the year such funds are claimed pursuant to Section 6633.1.
- 4) Elderly/Disabled (*Applies to all transit claims*) – That the transit operator is in compliance with Section 99155 pertaining to reduced transit fares for elderly and disabled persons and Section 99155.5 pertaining to dial-a-ride and paratransit services.
- 5) Farebox Recovery Ratio Requirements (*Applies to all transit claims*) – Claimant filing a claim for LTF or STA funds certifies that it will maintain for the project that ratio of fare revenues and local support to operating cost required under Sections 99268 (including all subparts), 99270.1, 99270.2, 99270.6, and under the “Farebox Requirements for Urbanized and Non-Urbanized Service” adopted by the SACOG Board of Directors on March 18, 1982, whichever is appropriate.

Exceptions:

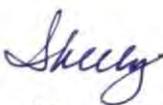
- 6) 50% Expenditure Limitation (*Applies only to claims for LTF*) – Claimant certifies that it was in compliance with Section 99268 certifying that it (the claim) will not exceed 50% of the amount required to meet operating, maintenance, capital and debt service costs of the transit system after deduction of approved federal grants and STA funds estimated to be received for the system. (A claimant can receive up to 100% of capital costs for grade-separated mass transit projects under Section 99268 and 99281, for capital intensive transit-related projects under Section 99268.7. and for extension of services under Section 6619.1 and 6633.8)
- 7) Extension of Services (*Applies only to LTF claims*) - Claimant who received an allocation of LTF funds

for extension of service pursuant to Section 99268.8 certifies that it will file a report of these services pursuant to Section 6633.8(b) within 90 days after close of the fiscal year in which that allocation was granted.

- 8) Retirement System (*Applies only to LTF claims*) - Claimant certifies that (1) the current cost of its retirement system is fully funded with respect to the officers and employees of its public transportation system; or (2) the operator is implementing a plan approved by SACOG which will fully fund the retirement system for such officers and employees within 40 years; or (3) the operator has a private pension plan which sets aside and invests, on a current bases, funds sufficient to provide for the payment of future pension benefits and which is fully compliant with the requirements stated in Section 99272 and 99273.
- 9) Maximum Use of Local Transportation Funds (*Applies only to Sacramento Regional Transit District STA claim*) - That the operator is receiving the maximum allowable amount from the Local Transportation Fund.
- 10) Part-Time Employees (*Applies only to claims for STA*) - Claimant certifies that it is not precluded by any contract entered into on or after June 28, 1979 from employing part-time drivers or contracting with common carriers of persons operating under a franchise or license. Claimant further certifies that no person who was a full-time employee on June 28, 1979 shall have his/her employment terminated or his/her regular hours of employment, excluding overtime, reduced as a result of it employing part-time drivers or contracting with such common carriers.
- 11) Conformance with the Metropolitan (Regional) Transportation Plan (*Applies only to claims for STA*) - Claimant certifies that all of the purposes for claim expenditures are in conformance with the current Short Range Transit Plan, which is an appendix to the Metropolitan (Regional) Transportation Plan.
- 12) Full Use of Federal Funds (*Applies only to STA claims*) - Claimant certifies that it is making full use of federal funds available under the Urban Mass Transportation Act of 1964, as amended.
- 13) Implementation of Productivity Improvements (*Applies only to STA claims*) - Claimant certifies that the operator has made a reasonable effort to implement the productivity improvements recommended pursuant to Section 99244.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Shelly A. Gunby, Director of Financial Management 
SUBJECT: Agreement with HdL Coren & Cone for Property Tax Management and Information Services.

RECOMMENDATION:

Staff recommends that the City Council approve the attached agreement with HdL Coren & Cone for Property Tax Management and Information Services, and authorize the City Manager to execute the consultant services agreement for the services.

BACKGROUND:

The City of Winters receives property tax revenues from Yolo County. Residents in the City of Winters receive property tax bills from Yolo County, and remit the payments to Yolo County. Once the County has received the payments, they remit the City's share of the payments, typically in January, May and August. Property taxes are our second highest revenue source for funding the services that we provide to the citizens of the City of Winters.

Since the recession in 2008/2009, the City of Winters has not seen a "rebound" in the assessed values on properties that staff is hearing reported by other agencies, even with the new buildings that have been added during this time frame. In an effort to understand the situation regarding the assessed values of the properties within the City and also within the Winters Fire Protection District, staff contacted experts in the field (HdL Coren & Cone) to provide us with assistance in doing some very detailed analysis of the properties from the time of the recession until now, so that we can see the impact and recovery rates, and make sure that we fully understand the revenues that are used to provide services to the residents of the City of Winters and the Winters Fire Protection District.

Staff has included the Winters Fire Protection District information for analysis by the consultant because the fire protection services for the district is provided by the City of Winters according to the contract that was entered into on November 10, 2010. Verifying that all the revenues available

to the Winters Fire District are paid to the Winters Fire District is important to the City of Winters because 97.5% of all funds received by the Winters Fire Protection District is paid to the City of Winters for providing fire protection services to the Winters Fire Protection District.

Staff also asked for assistance on an ongoing basis, with information on any sale of property, changes in assessed values (either up or down) and ongoing tracking and help with projecting the revenues from the property taxes.

FISCAL IMPACT:

\$6,900 per year cost of contract.

ATTACHEMENTS:

Consultant Services Agreement

Property Tax Management and Information Services Proposal dated May 1, 2019

Samples of Reports that will be received from the Consultant.

Page 131 has intentionally been left blank.



**CONSULTANT SERVICES AGREEMENT
AGREEMENT No. _____**

THIS AGREEMENT is made at Winters, California, as of _____, by and between the City of Winters ("the CITY") and HdL Coren and Cone (CONSULTANT)", who agree as follows:

1. SERVICES. Subject to the terms and conditions set forth in this Agreement, CONSULTANTS shall provide to the City the Services described in Exhibit "A", which is the CONSULTANT'S Proposal dated May 1, 2019. Consultant shall provide said services at the time, place, and in the manner specified by the City of Winters and Exhibit "A".

2. PAYMENT. The Consultant shall be paid for the actual costs, for all time and materials expended, in accordance with the Schedule of Fees included in Exhibit "B", but in no event shall total compensation exceed six thousand nine hundred dollars per year (\$6,900.00 per year), without the City's prior written approval. City shall pay consultant for services rendered pursuant to the Agreement and described in Exhibit "A".

3. FACILITIES AND EQUIPMENT. CONSULTANT shall, at its sole cost and expense, furnish all facilities and equipment which may be required for furnishing services pursuant to this Agreement.

4. GENERAL PROVISIONS. The general provisions set forth in Exhibit "C" are part of this Agreement. In the event of any inconsistency between said general provisions and any other terms or conditions of this Agreement, the other term or condition shall control only insofar as it is inconsistent with general Provisions.

5. EXHIBITS. All exhibits referred to therein are attached hereto and are by this reference incorporated herein.

EXECUTED as of day first above-stated.

CITY OF WINTERS
a municipal corporation

By: _____
John W. Donlevy, Jr., City Manager

CONSULTANT

By: _____

ATTEST:

By: _____
Tracy Jensen, CITY CLERK

Exhibit "A" Provided by Consultant

See attached

Exhibit "B" Provided by Consultant

See attached

EXHIBIT "C"

GENERAL PROVISIONS

(1) INDEPENDENT CONTRACTOR. At all times during the term of this Agreement, CONSULTANT shall be an independent contractor and shall not be an employee of CITY. CITY shall have the right to control CONSULTANT only insofar as the results of CONSULTANT'S services rendered pursuant to this Agreement; however, CITY shall not have the right to control the means by which CONSULTANT accomplishes services rendered pursuant to this Agreement.

(2) LICENSES; PERMITS; ETC. CONSULTANT represents and warrants to CITY that CONSULTANT has all licenses, permits, qualifications, and approvals of whatsoever nature which are legally required for CONSULTANT to practice CONSULTANT'S profession. CONSULTANT represents and warrants to CITY that CONSULTANT shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any licenses, permits, and approvals which are legally required for CONSULTANT to practice his profession.

(3) TIME. CONSULTANT shall devote such services pursuant to this Agreement as may be reasonably necessary for satisfactory performance of CONSULTANT'S obligations pursuant to this Agreement.

(4) INSURANCE.

(a) WORKER'S COMPENSATION. During the term of this Agreement, CONSULTANT shall fully comply with the terms of the law of California concerning worker's compensation. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies of insurance insuring against any liability CONSULTANT may have for worker's compensation.

(b) GENERAL LIABILITY AND AUTOMOBILE INSURANCE. CONSULTANT shall obtain at its sole cost and keep in full force and effect during the term of this agreement broad form property damage, personal injury, automobile, employer, and comprehensive form liability insurance in the amount of \$2,000,000 per occurrence; provided (1) that the CITY, its officers, agents, employees and volunteers shall be named as additional insured under the policy; and (2) that the policy shall stipulate that this insurance will operate as primary insurance; and that (3) no other insurance effected by the CITY or other names insured will be called upon to cover a loss covered there under; and (4) insurance shall be provided by an, at least, A-7 rated company.

(c) PROFESSIONAL LIABILITY INSURANCE. During the term of this Agreement, CONSULTANT shall maintain an Errors and Omissions Insurance policy in the amount of not less than \$1,000,000.

(d) CERTIFICATES OF INSURANCE. CONSULTANT shall file with CITY'S City Clerk upon the execution of this agreement, certificates of insurance which shall provide that no cancellation, major change in coverage, expiration, or non-renewal will be made during the term of this agreement, without thirty (30) days written notice to the City's City Clerk prior to the effective date of such cancellation, or change in coverage.

(5) CONSULTANT NOT AGENT. Except as CITY may specify in writing, CONSULTANT shall have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. CONSULTANT shall have no authority, express or implied, pursuant to this Agreement, to bind CITY to any obligation whatsoever.

(6) ASSIGNMENT PROHIBITED. No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement shall be void and of no effect.

(7) PERSONNEL. CONSULTANT shall assign only competent personnel to perform services pursuant to this Agreement. In the event that CITY, at its sole discretion, at anytime during the term of this Agreement, desires the removal of any person or persons assigned by CONSULTANT to perform services pursuant to this Agreement, CONSULTANT shall remove any such person immediately upon receiving notice from CITY of the desire of CITY for the removal of such person or persons.

(8) STANDARD OF PERFORMANCE. CONSULTANT shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which CONSULTANT is engaged in the geographical area in which CONSULTANT practices his profession. CITY pursuant to this Agreement shall be prepared in a substantial, first-class, and workmanlike manner, and conform to the standards of quality normally observed by a person practicing in CONSULTANT'S profession. CITY shall be the sole judge as to whether the product of the CONSULTANT is satisfactory.

(9) CANCELLATION OF AGREEMENT. This Agreement may be canceled at any time by CITY for its convenience upon written notification to CONSULTANT. CONSULTANT shall be entitled to receive full payment for all services performed and all costs incurred to the date of receipt of written notice to cease work on the project. CONSULTANT shall be entitled to no further compensation for work performed after the date of receipt of written notice to cease work. All completed and uncompleted products up to the date of receipt of written notice to cease work shall become the property of the CITY.

(10) PRODUCTS OF CONSULTING. All products of the CONSULTANT resulting from this Agreement shall be the property of the CITY.

(11) INDEMNIFY AND HOLD HARMLESS. CONSULTANT shall indemnify, hold harmless the CITY, its officers, agents and employees from all claims, suits, or actions of every name, kind and description, brought forth on account of injuries to or death of any person or damage to property to the extent arising from or connected with the willful misconduct, negligent acts, errors or omissions, ultra-hazardous activities, activities giving rise to strict liability, or defects in design by the CONSULTANT or any person directly or indirectly employed by or acting as agent for CONSULTANT in the performance of this Agreement, including the concurrent or successive passive negligence of the City, its officers, agents or employees.

It is understood that the duty of CONSULTANT to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code.

Acceptance of insurance certificates and endorsements required under this Agreement does not relieve CONSULTANT from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

(12) PROHIBITED INTERESTS. No employee of the CITY shall have any direct financial interest in this agreement. This agreement shall be voidable at the option of the CITY if this provision is violated.

(13) LOCAL EMPLOYMENT POLICY. The City of Winters desires wherever possible, to hire qualified local residents to work on city projects. Local resident is defined as a person who resides in Yolo County.

The City encourages an active affirmative action program on the part of its contractors, consultants, and developers.

When local projects require, subcontractors, contractors, consultants, and developers will solicit proposals from qualified local firms where possible.

As a way of responding to the provisions of the Davis-Bacon Act and this program, contractor, consultants, and developers will be asked to provide no more frequently than monthly, a report which lists the employee's residence, and ethnic origin.

(14) CONSULTANT NOT PUBLIC OFFICIAL. CONSULTANT is not a "public official" for purposes of Government Code §87200 et seq. CONSULTANT conducts research and arrives at conclusions with respect to his or her rendition of information, advise, recommendation or counsel independent of the control and direction of the CITY or any CITY official, other than normal contract monitoring. In addition, CONSULTANT possesses no authority with respect to any CITY decision beyond the rendition of information, advice, recommendation or counsel.

*Exhibit A
and
Exhibit B*

**CITY OF WINTERS
PROPERTY TAX MANAGEMENT
AND INFORMATION SERVICES**

MAY 1, 2019



HdL[®] Coren & Cone

May 1, 2019

Shelly Gunby, Director of Financial Management
City of Winters
318 1st Street
Wintersm CA 95694

Dear Ms. Gunby,

Re: Property Tax Management, Audit and Information Services

Thank you for your interest in our Property Tax Services. In response, enclosed is our firm's proposal to provide property tax management, audit and information services for the City of Winters.

Founded in 1992, HdL Coren & Cone (HdLCC) developed the first computer software system in California for tracking property tax revenues for counties, cities, and special districts. The company was the first in the state to go beyond using parcel data for allocation audits by developing specialized reports and models to assist government agencies by using the data for parcel administration, focused economic development strategies and revenue projections. The corporation is owned by its employees and the major stockholders that manage the firm. The staff consists of 12 highly qualified analysts, auditors and information systems technology professionals.

HdLCC currently provides ongoing services to over 230 California agencies. The company maintains annual property tax records for Yolo County back to 1999. HdLCC's experienced team has worked with a number of key county staff and is thoroughly familiar with county property tax procedures in California.

Specific advantages that HdL Coren & Cone possesses to perform the services being sought by the City of Winters include:

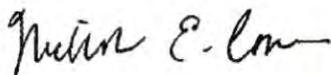
- HdLCC maintains property tax data for 45 California counties, including all agencies in those counties. The size of the database plus a sophisticated computer system uniquely qualifies HdLCC to provide the most comprehensive property tax analysis available in California.
- HdLCC's audit team has developed specialized databases and audit techniques and is thoroughly familiar with the County of Yolo. This familiarity, and excellent

working relationships with County departments, will allow Winters to recover all misallocated property tax revenue identified in a timely manner.

- HdLCC's service team is comprised of individuals with extensive experience in property tax assessment, administration, auditing, economic development and financial management. All the firms' key personnel have worked in or with public agencies and thoroughly understand their challenges and needs. This ensures prompt and knowledgeable response to inquiries and provides for relevant and timely information.
- HdLCC employs a staff of three full time information technology professionals with expertise in applications development, network design and maintenance, database management and technical support. These staff members continually work on developing and enhancing the firm's technological capabilities.
- All HdLCC staff works from our centrally located headquarters in Brea, California. The decision to operate out of a single location allows the company to minimize overhead costs and thereby lower service fees, maximize coordination of client services, protect the company's substantial databases and allows for immediate response to requests for information or assistance.
- HdLCC will provide Winters' staff with access to the firm's web-based property tax software which affords city staff a user-friendly tool for parcel look-up and will display parcel ownership, valuation, sales and building/land characteristic information and links with the County GIS maps.

We look forward to reviewing this proposal with you in greater detail and demonstrating how our services and software products can benefit the City of Winters.

Sincerely,



Nichole Cone, Vice President
ncone@hdlccpropertytax.com



714.879.5000 | hdlcompanies.com | Suite 200
120 S. State College Blvd.
Brea, CA 92821

1. HISTORY

HdL Coren and Cone (HdLCC) provides property tax management services to over 230 California public agencies. The company consists of a team of seasoned professionals with decades of experience in every aspect of local government including finance, management, auditing, economic development, redevelopment and legislative advocacy. This ensures prompt and knowledgeable response to inquiries and provides for relevant and timely information on issues impacting the City's property tax. HdLCC's specialized computer software, databases and highly trained staff have generated over \$95,000,000 in new revenues for client agencies, \$52.8 million since 2000.

HdLCC was founded in 1992 and developed California's first computerized property tax management program. In addition, the firm provides clients with parcel tax administration and successor agency consulting. HdLCC is a California "S" Corporation which has been serving cities and special districts for 26 years. All HdLCC staff work from our centrally located headquarters in Brea, California. The decision to operate out of a single location allows the company to minimize overhead costs and thereby lower service fees, maximize coordination of client services, protect the company's substantial databases and allows for immediate response to requests for information or assistance.

HdLCC maintains property tax data from 44 California counties, including all cities and successor agency project areas in those counties. Our data resources include 15-22 years of historical data in most counties and the company maintains 19 years of annual property tax records for Yolo County. Our audit team has worked extensively with key County staff and is familiar with Yolo County revenue processing processes.

2. BACKGROUND

Property taxes in California have evolved into an extremely complex system that requires experience and expertise to fully monitor. There are two broad categories of property (real and personal), three tax rolls (secured, unsecured and state assessed), and numerous peculiarities such as possessory interest and the distribution of tax revenue from private aircraft. The revenues generated by the property tax system need to be distributed to a myriad of taxing entities including cities, counties, schools, special districts and successor agencies. The company's extensive property tax information systems allow us to perform tax audits and provide information and analysis from a city's property tax data to city staff quickly and accurately.

HdLCC is dedicated to helping cities, counties, successor agencies and special districts maximize revenues through allocation audits, financial and economic analysis and provision of related software products. Recognized as the industry leader, the firm has provided property tax audit and information services to several California's largest cities including; Los Angeles, San Diego, Long Beach, Oakland, Stockton and Fresno.

The firms' staff have performed thousands of secured and unsecured property tax audits for client agencies over the past twenty-six years and recovered millions of dollars in misallocated property tax revenue. Our management team and staff pride themselves on being highly responsive to client needs and cordial in our contacts with county staff. This philosophy has served our clients and the company well. This is evident by the fact that 83% of our property tax audit and information services clients have been using our services for more than 10 years and 50% of our clients have been under contract for more than 15 years. Since 2000, HdLCC has recovered \$52.8 million of property tax revenue for California cities and their former redevelopment agencies. This total includes recoveries from both the secured and unsecured tax rolls.

3. PROPOSED APPROACH

Using HdLCC's custom software, a data set of all parcels in the City and former redevelopment project area(s) in cities with a Successor Agency will be established and be available via the internet through the HdLCC Web-Based Property Tax Program. This data is prepared from the Yolo County Lien Date Rolls that is purchased annually in July. HdLCC updates the original County roll with any transfers in ownership, which have occurred between the lien date and the current month and updates the ownership information (name and mailing address), date of transfer, sale price, and document (deed) number monthly.

The ability of HdLCC to prepare property tax related reports and develop taxing models is contingent on the Yolo County Auditor Controller providing a variety of reports necessary to develop these schedules and models. Our experience over the past twenty (20) years is that the auditor has either not been able to pull the information together from their system or has been unwilling to devote staff time to develop the reports that are readily available from other counties and made available annually to outside parties. For HdLCC to provide the same level of service that we offer clients in the other 43 counties, it will be necessary to make Public Record's Act request. Yolo County's Auditor Controller does have the ability to provide the files that detail voter approved debt by tax rate area, the Educational Revenue Augmentation Fund (ERAF) shifted revenue amounts, and the VLF in Lieu Allocation.

A. Reports and Analytical Services

City and Successor Agency Property Tax Revenues

HdLCC furnishes a variety of reports detailing property and revenue trends for the entire City and Successor Agency and for custom defined geographic areas. These reports can be used for budgeting purposes, planning, economic development and public information. Among the reports provided are top 25, 50, 100-property owner/taxpayer listings, multiple ownership properties, non-owner-occupied parcels, identification of property ownership transfers and completed construction projects for tracking of reassessments. We also provide the City with quarterly reports of successful, pending and historical assessment appeals.

HdLCC will reconcile the annual Auditor Controller Assessed Valuations Report and will furnish a breakdown of assessed values within the City and former RDA project area.

The identification of escaping revenue through the use of property tax data sets has been a targeted focus for HdLCC during the past 26 years. With the reduction of tax revenues through legislated Educational Revenue Augmentation Fund (ERAF), cities, counties, agencies and special districts have been focusing on ways to increase the limited resources already stretched thin. The unsecured roll contains property owners which, when matched with a business license data set can be used to identify escaping revenues. For instance, property leased to businesses in your jurisdiction is taxed to the lessor of the property. We find that frequently, the lessors are not properly registered with a city business license. When notified and properly licensed, these businesses will generate additional revenue for the city.

The use of the secured roll will assist in identifying owners of rented residential, commercial, or industrial properties that do not have a business license with the City should one be required.

The company will provide the following reports based on the current year lien date rolls and will provide the reports annually, quarterly or monthly as appropriate: Reports are also available from prior years if required and are contingent on receipt of the 1% taxing factors by tax rate area (TRA) from the Yolo County Auditor Controller in order to model revenue calculations.

- A five-year history of the values within the City, Successor Agency in cities with former RDA project areas, and custom (city defined) geographic areas;
- A listing of the largest value changes, positive and negative between tax years;

- An annual parcel listing of properties with parcel number changes between tax years identifying parcel splits and combines;
- A listing of the major property owners for both the City and Successor Agency in cities with former RDA project areas, including the combined assessed values of their property and property use code designation;
- A listing of the major property tax payers, including an estimate of the property taxes to be allocated to the City and Successor Agency;
- A listing of property transfers which occurred since the lien date ordered by month—sales listing;
- A listing of parcels that have not changed ownership since the enactment of Proposition 13;
- A comparison of property within the City and Successor Agency in cities with former RDA project areas by county use-code designation;
- A multiple year comparison of growth by use code designation over a 10-year period;
- A listing by parcel of new construction activity utilizing City building department data, including building permits with assessor parcel numbers and project completion dates, to identify non-residential parcels with new construction activity and to provide reports for use in the City's preparation of Proposition 4 and 111 State Appropriation Limit calculations;
- A listing of multiple owned parcels;
- A listing of absentee owner parcels;
- Calculate an estimate of property tax revenue anticipated to be received for the fiscal year by the City and Successor Agency respectively based upon the initial information provided by the County and subject to modification. This estimate shall not be used to secure the indebtedness of the City or Successor Agency.
- Analyses based on geo areas designated by the City to include assessed valuations and square footage computations for use in economic analysis and community development planning.

- One and five-year budget projections for the city general fund and successor agency in cities with former RDAs. This report is interactive for tax modeling.

Winters Fire Protection District

In addition to supplying data for the City of Winters, data will also be supplied for the parcels within the Winters Fire Protection District in the County Unincorporated area. Analysis related to historical and current values and revenue (if available) will be supplied. Additional analysis will be performed to determine the revenue loss to the district for parcels with Williamson Act contracts.

B. Identification and Correction of Errors

HdLCC has the technology, methodology and trained staff to analyze all secured parcels within the City and Successor Agency to identify costly errors resulting in the misallocation of property taxes.

The company has the ability to audit the secured and unsecured property tax rolls two ways, first reviewing the entire county to find parcels miscoded to other jurisdictions; and second, reviewing the parcels within the city, county or agency to ensure that each is coded to the appropriate taxing entity. To date, we have recovered in excess of \$95 million in net revenue for our client agencies in 44 counties statewide. Our advanced technology, accuracy and track record have placed us in a unique position to be hired by cities to find additional revenues after audits have been performed by prior consultants. In addition, by filing audit results with the County Assessor in a timely manner, we can assure that the repetitive errors from previous years will not re-occur.

Upon approval of the contract, the company will perform an analysis of the Assessor Rolls to identify all parcels on both the secured and unsecured tax rolls and verify that parcel assessed valuations and the resulting taxes are correctly allocated to the City or its Successor Agency. This analysis is accomplished through the use of specialized computer software, assessor maps, city GIS maps, city records, other pertinent documents, and field

investigations. The review will include the lien date secured and unsecured data for the current tax year as well as historical data back for a total of four (4) tax years. By cross matching parcels with the City's building permit activity and project completion information, we are able to track parcels which should have been reassessed due to new construction activity but have been missed by the assessor's appraisers (escaped assessments).

C. Information Provided Quarterly

- In counties where the Clerk or the Board or County Assessor provides property tax appeals available in an automated format, HdL Coren & Cone prepares reports including a listing of property tax appeals filed on properties in the city and former RDA project areas. These reports are prepared for both the City General Fund portion of the City and Successor Agency and include a history of all appeals filed; the disposition of those appeals, successful appeals, pending appeals, Proposition 8 appeals and a report to assist the City/Successor Agency in determining the potential impact of pending appeals. Currently Yolo County does not provide access to these reports or the underlying data. If the County should make the appeal data available, these reports will be provided in a pdf format and will be emailed to designated city staff.
- A listing of property transfers that have occurred since the last report will be available through the software provided and updated on a quarterly basis. This data will include the new owner/seller of the property, new mailing address if not the situs address, the date of sale, the sale price when verified, document number, and transaction type.

D. Property Tax Application and Database

The screenshot displays the HdLCC web application for The City of Winters. The main content area is titled "Secured Assessment Details" and provides information for parcel 038050013000. The details include:

- Parcel Info:** Parcel: 038050013000, TRA: 02-019, Use Category: Industrial, Use Code: 270.
- Location:** City: WINTERS, Agency: Winters Industrial Park.
- Assessment Data:** Taxable: \$6,997,743, Net App: \$0, Net: \$0, HOV: 0.00, General Fund Revenue: \$47,217.00, Successor Agency Revenue: \$0.00, Tax Bill: \$100,314.00.

A table below shows the assessment history:

Year	Land	Improvm.	Fixtures	Perms/Prop.	Subtotal	Exem.	Tax Total	% Change
2018	3,448,047	11,741,130	1,129,430	3,627,760	\$6,946,367	\$0	\$6,946,367	62%
2017	3,448,047	11,741,130	1,129,430	3,627,760	\$6,946,367	\$0	\$6,946,367	100%

The interface also features a map view with a "Layers" panel on the right, showing various map layers and a "Flagged: 0 Selected: 0" status bar at the bottom.

HdLCC provides a web-based software application to clients as a user-friendly tool to access the City's property tax data. HdLCC provides updates to the data portion of the product on monthly basis to reflect changes in ownership, updated appeals filings, and deed recordings.

As modifications and enhancements are made to the program, clients receive the enhanced version of the software at no additional cost.

Training will be provided to city staff within the first two months after the execution of the agreement for property tax management and audit services and is available annually for new staff members or staff requiring a refresher course. If additional training sessions are required, the fees in the compensation section under hourly fees will be charged.

The help manual available within the program is easy to navigate and user friendly. HdLCC staff is available Monday through Friday, 8 a.m. to 5 p.m. to answer questions and assist staff on the use of the software. Assistance is available either by phone or via email.

The city will be granted a site license for the application, providing no limit to the number of users. HdLCC will not charge an annual maintenance fee for the software program. Periodically, as the program changes and product enhancements are developed, upgrades or new releases of the software are issued at no additional cost to the client.

4. KEY STAFF

Paula Cone

Paula Cone is a principal with HdL Coren and Cone, the property tax arm of the HdL Companies, and has over 20 years of municipal experience in finance and city management and 29 years of property tax analysis, local agency interface and audit review experience. She joined the firm in 1990 to oversee the development of the property tax analysis, audit and software elements in use today. She developed the first cost-effective and accurate computer program for identifying, monitoring, auditing and correcting property tax misallocations. Paula oversees the company's property tax management and auditing division which is also responsible for verifying and correcting jurisdictional and boundary errors. She and her team have identified errors which have resulted in a redistribution of net tax revenues of \$ 52.6 million to client agencies since 2000. The property tax database is also used to verify jurisdictional and boundary errors for sales tax audit purposes. She performs detailed analysis of City/Successor Agency reports; meets with City and Agency staff, prepares special analyses upon request, prepares newsletter, responds to day to day client inquires.

Ms. Cone earned her Bachelor's degree from California State University at Long Beach. She is former Parks and Recreation Director and Assistant City Manager for the City of Lawndale.

David Schey

David has 25 years of experience with HdLCC since joining the firm in 1994. His prior experience includes service as Planning Director, Community Development Director and Deputy Director of Redevelopment as well as having provided development and consulting services to municipal clients. As a principal with HdLCC, David has provided client services in connection with tax allocations bonds; property tax and tax increment issues; tax sharing calculation; and analysis of legislative actions. David has spoken at numerous conferences and seminars sponsored by the California Redevelopment Association and the League of California Cities.

In addition to his professional work in connection with local government, David served for over six years as a member and chairman of both the Planning Commission and Parks and Recreation Commission. Education: Bachelor of Arts, University of California; Los Angeles, California;

Bachelor of Arts, California State University; Long Beach, California; Master of Public Administration, University of Southern California; Los Angeles, CA.

He manages HdLCC's analytical staff in connection with redevelopment and dissolution related issues and provides fiscal consulting services in connection with tax allocation bonds and refunding bonds. David also provides analysis to clients in the area redevelopment tax sharing and tax increment allocation and provides analytical services for clients in relation to issues arising from allocation of property tax revenues. He has provided expert witness testimony in connection with property taxation and tax allocation.

Nichole Cone

Nichole has 19 years property tax analytical and processing experience, and specializes in understanding the data received from Assessor & Auditor, used for secured and unsecured parcel audits, and property tax analysis.

Nichole Cone joined HdL CC in 1992. She oversees the acquisition and processing of county assessor and auditor controller data into HdL CC's database. Preparation and production of property tax reports and client data sets are also under Ms. Cone's direction. She oversees the staff responsible for the HdLCC Comprehensive Annual Financial Report (CAFR) product and fields many of the general day to day client inquires. Ms. Cone was instrumental in our system redesign which closely mirrors the systems used by counties. Education: Bachelor of Arts, Loyola Marymount University, Los Angeles, California.

Cheryl Murase

Cheryl Murase joined HdL Coren & Cone in 1997 after five years with O'Connor & Company Securities as a Vice President. Prior to that, Ms. Murase worked for a California municipal financial advising firm for five years in Senior Associate and Associate positions where she gained experience in structuring a wide variety of issues including tax allocation, certificates of participation, Marks-Roos and Mello-Roos issues. Her understanding of county assessments of property value and tax collections has aided in the projection of tax increment revenue. She has assisted clients with the various government reporting requirements, and has gathered information necessary for continued rating of debt.

Ms. Murase gained her municipal accounting background from working in a variety of capacities for the cities of Montebello and Commerce. She served as the Redevelopment Accountant for the City of Commerce.

Robert Scherer

Robert Scherer joined HdL Coren and Cone in 2004. He is responsible for the acquisition and preparation of County data, and is the lead designer of HdLCC's property tax analytical reports system. Mr. Scherer earned his Bachelor's degree in Business Administration, Computer Information Systems from California State Polytechnic University, Pomona, California.

Joel Hermann

In collaboration with other programming staff, Joel designs, implements, and maintains several of HdLCC's data entry, processing and mining applications. Utilizes extensive experience in preparation of City and Special District direct assessments. Works closely with client City and Special District staff and provides technical support and training for our client applications.

John Davis

John Davis joined the HdL Companies in 2006. He first worked performing sales tax audits for Hinderliter deLlamas and Associates. Beginning in 2013, he began working for HdL Coren & Cone. John performs and prepares all secured and unsecured audits and GIS map updates. He is also the main staff member that handles special mapping projects requested by client agencies.

5. REFERENCES

Robin Bertagna, Finance Director 530-822-4615
City of Yuba City
1201 Civic Center Blvd., Yuba City, CA 95993
Property Tax management and information services provided since 1998

John Oiler, Auditor-Controller 707-648-4593
City of Vallejo
555 Santa Clara Street, Vallejo, CA 94590
Property tax management and information services provided since 2005.

Karan Reid, Finance Director 925-671-3192
City of Concord
1950 Parkside Drive, Concord, CA 94519
Property tax management, and information services provided since 2009.

Kimberly Trammel, Budget Officer 209-937-8460
City of Stockton
425 N. El Dorado Street, Stockton CA 95202
Property tax management and information services provided since 2007

COST PROPOSAL

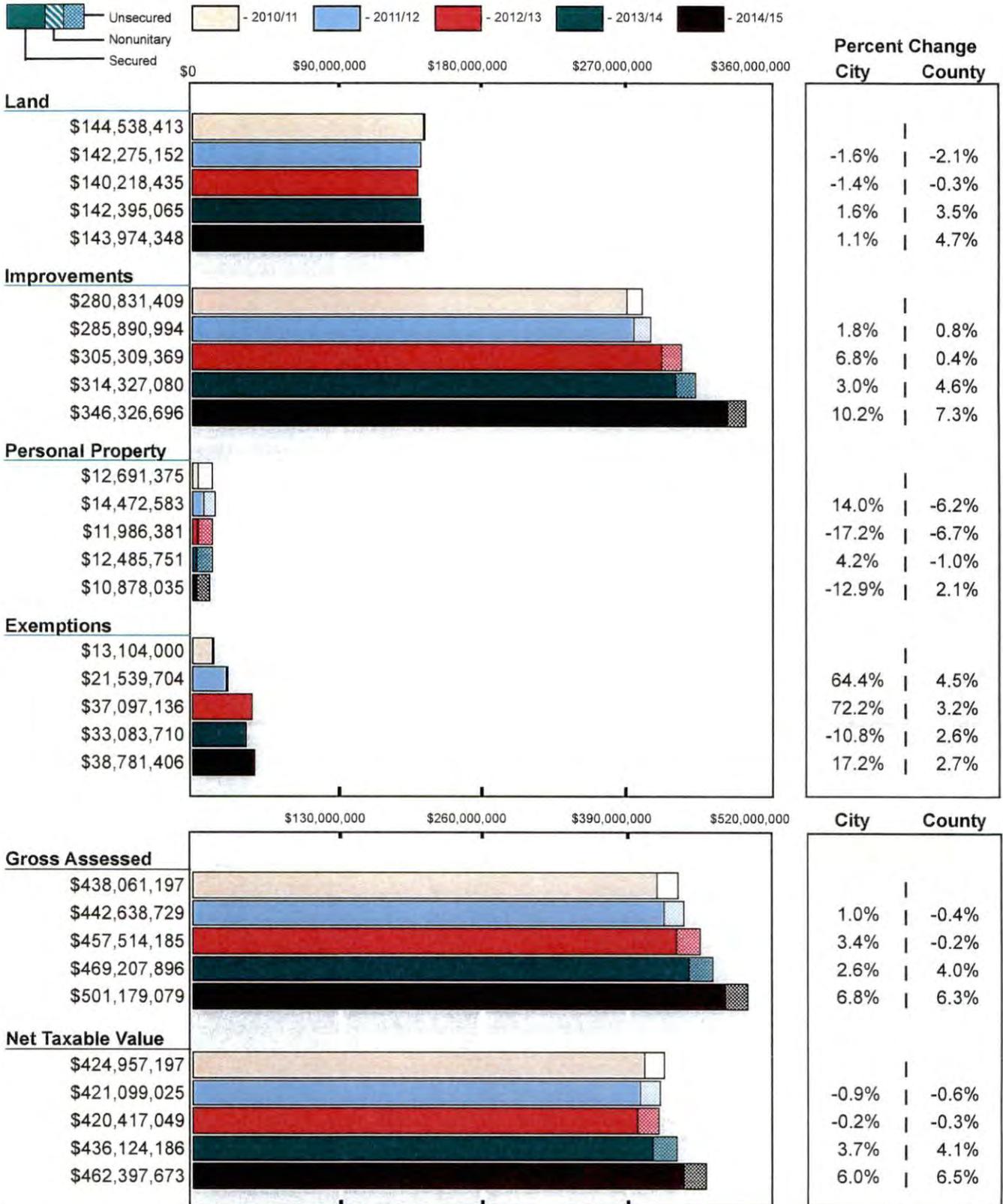
Based on the number of parcels within Winters (2,155), our standard fee for property tax services is \$5,650 per year plus 25% of net tax revenues recovered for the City in the audits performed over the period allowable by State statute (current year and 3 prior lien date years). Net tax revenues mean the taxes received by the City or Successor Agency in cities with former RDAs through our audit efforts after factoring for tax sharing agreements. The additional work requested for Winters Fire Protection adds \$1,250 to the cost of our regular services. The total cost for all non-contingency based services described in this proposal is **\$6,900 per year** (\$1,725 per quarter).

Work that is requested by the City and that is beyond the scope of services outlined in this proposal shall be charged on a time and material basis. No work shall be performed without prior written approval of the City. Fees for these services are as follows:

Partner	\$225 per hour
Principal	\$195 per hour
Programmer	\$175 per hour
Associate	\$150 per hour
Senior Analyst	\$100 per hour
Analyst	\$ 65 per hour
Administrative	\$ 45 per hour

Hourly rates are exclusive of expenses. Expenses, reasonable travel and lodging fees are billed at 1.15 times actual incurred costs.

**THE CITY OF WINTERS
2010/11 TO 2014/15 ASSESSED VALUES**



Data Source: Yolo County Assessor 2010/11 To 2014/15 Combined Tax Rolls

Prepared On 5/1/2019 By NEC

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone



THE CITY OF WINTERS

2014/15 TOP 40 NET TAXABLE SECURED VALUE CHANGES

Parcel	Use Category	Owner	Situs	Current Net Taxable Value	Net Taxable Value Change	Value Change from Prior Year
003-350-017-000	Commercial	Lorenzo Family Trust	121 E Grant Ave	\$1,697,755	+\$465,233	+38%
003-152-004-000	Residential	Alvarado Sergio H	618 1St St	\$366,650	+\$322,617	+733%
003-424-012-000	Residential	Hoover Richard W And Claire C	1100 Malaga Ln	\$264,193	+\$264,193	+9,999%
003-191-007-000	Residential	Mariani Matthew L And Laura J	303 Main St	\$236,066	+\$236,066	+9,999%
003-191-006-000	Institutional	Mariani Matthew L And Laura J	301 Main St	\$228,200	+\$228,200	+9,999%
003-380-017-000	Residential	Hasenbeck 1999 Rev Liv Trust	125 Riverview Ct	\$298,122	+\$212,528	+248%
030-392-008-000	Residential	Arroyo Guadalupe	426 Cottage Cir	\$199,902	+\$199,902	+9,999%
003-191-014-000	Residential	Mariani Matthew L And Laura J	306 Abbey St	\$175,000	+\$175,000	+9,999%
003-192-009-000	Residential	Pittman Michael W And Marla J	303 Russell St	\$441,763	+\$151,263	+52%
003-183-029-000	Residential	Moreno Alfredo	440 Russell St	\$200,907	+\$150,793	+301%
003-130-035-000	Residential	Biasi Bill And Nelda	518 4Th St	\$301,361	+\$143,651	+91%
003-156-013-000	Residential	Taylor Jeb And Grant	417 2Nd St	\$180,817	+\$142,409	+371%
003-460-013-000	Residential	Angeles Jesus Marquez	1117 Mcarthur Ave	\$219,993	+\$141,963	+182%
003-465-007-000	Residential	Magana Maximino Del Toro	805 Lincoln Ln	\$185,000	+\$141,532	+326%
003-501-035-000	Residential	Lowden Gerald R And Valentina S	320 Niemann St	\$396,500	+\$136,500	+53%
003-152-008-000	Residential	Thompson Rev Trust	109 Baker St	\$305,000	+\$125,000	+69%
038-170-010-000	Residential	Paulline Rick H And Susan M	304 E Main St	\$285,000	+\$124,454	+78%
003-203-001-000	Recreational	First National Bank Of Dixon	48 Main St	\$232,109	+\$120,993	+109%
003-271-036-000	Residential	Cuevas Mario Alberto And Jillian	303 Anderson Ave	\$176,175	+\$114,319	+185%
030-392-002-000	Residential	Franco Artemio G And Monica A	470 Cottage Cir	\$307,606	+\$112,606	+58%
030-392-009-000	Residential	Torres Jose A And Maria J	422 Cottage Cir	\$307,606	+\$112,606	+58%
030-392-011-000	Residential	Garcia Roberto And Maria And Garcia Cesa	414 Cottage Cir	\$307,606	+\$112,606	+58%
030-391-001-000	Residential	Barrera Miguel A And Yaneth V	443 Cottage Cir	\$307,361	+\$112,361	+58%
030-391-010-000	Residential	Orozco Jorge And Rosalinda	410 Anderson Ave	\$307,361	+\$112,361	+58%
030-391-004-000	Residential	Alvarez Salvador	431 Cottage Cir	\$302,344	+\$107,344	+55%
003-172-015-000	Residential	Watson Scott H	433 Main St	\$241,089	+\$106,089	+79%
003-392-012-000	Residential	Hiramatsu Family Trust	783 Hill Pl	\$285,000	+\$105,000	+58%
030-391-006-000	Residential	Garcia Ruben M	423 Cottage Cir	\$284,150	+\$104,150	+58%
030-391-018-000	Residential	Campos Cody	442 Anderson Ave	\$284,150	+\$104,150	+58%
030-392-003-000	Residential	Lopez Jose Luis And Lopez Jose Luis And \	466 Cottage Cir	\$284,150	+\$104,150	+58%
038-201-014-000	Residential	Washburn Sigrid	248 Wildrose Ln	\$291,000	+\$102,768	+55%
038-201-018-000	Residential	Borges Argel And Sol	232 Wildrose Ln	\$250,000	+\$102,758	+70%
003-380-005-000	Residential	Alverson Bob	111 Westwood Ct	\$335,000	+\$100,000	+43%
003-474-018-000	Residential	Hayman Donald L And Rebecca S	1109 Roosevelt Ave	\$380,000	+\$100,000	+36%
003-474-028-000	Residential	Whiteneck Cecilia H	1001 Roosevelt Ave	\$390,000	+\$100,000	+34%
003-475-012-000	Residential	Sommerfeldt Carl W Alexandra	1012 Taft Ct	\$380,000	+\$100,000	+36%
003-380-010-000	Residential	Garcia Raul And Anita L	108 Westwood Ct	\$135,274	-\$123,757	-48%
038-050-013-000	Industrial	Pavestone Llc	27600 Cir 90	\$11,265,453	-\$841,147	-7%
038-050-018-000	Irrigated	South Market Court Ptn Lp	29500 Russell Blvd	\$1,200,000	-\$2,005,800	-63%
003-370-038-000	Residential	Bruhn Orchards Housing Associates Lp	110 E Baker St	\$0	-\$3,918,376	-100%

Data Source: Yolo County Assessor 2013/14 And 2014/15 Secured Tax Rolls

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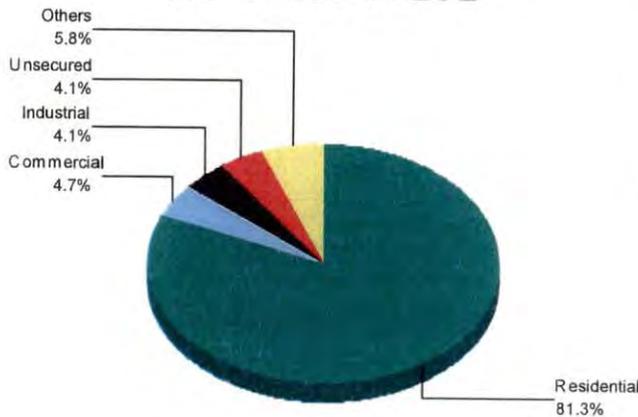
Prepared On 5/1/2019 By NEC

**THE CITY OF WINTERS
2014/15 USE CATEGORY SUMMARY**

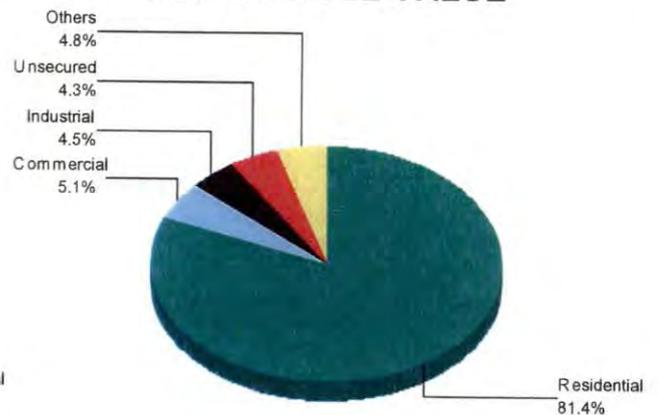
BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	1,858	\$407,416,442 (81.3%)	\$376,274,387 (81.4%)
Commercial	67	\$23,390,789 (4.7%)	\$23,390,789 (5.1%)
Industrial	15	\$20,587,872 (4.1%)	\$20,587,872 (4.5%)
Dry Farm	5	\$6,181,897 (1.2%)	\$6,181,897 (1.3%)
Institutional	13	\$8,879,964 (1.8%)	\$1,809,676 (0.4%)
Irrigated	7	\$4,798,217 (1.0%)	\$4,798,217 (1.0%)
Recreational	1	\$232,109 (0.0%)	\$232,109 (0.1%)
Vacant	52	\$8,353,987 (1.7%)	\$8,332,402 (1.8%)
Exempt	65	\$0 (0.0%)	\$0 (0.0%)
SBE Nonunitary	[1]	\$3,500 (0.0%)	\$3,500 (0.0%)
Cross Reference	[29]	\$780,304 (0.2%)	\$780,304 (0.2%)
Unsecured	[168]	\$20,553,998 (4.1%)	\$20,006,520 (4.3%)
TOTALS	2,083	\$501,179,079	\$462,397,673

ASSESSED VALUE



NET TAXABLE VALUE



THE CITY OF WINTERS

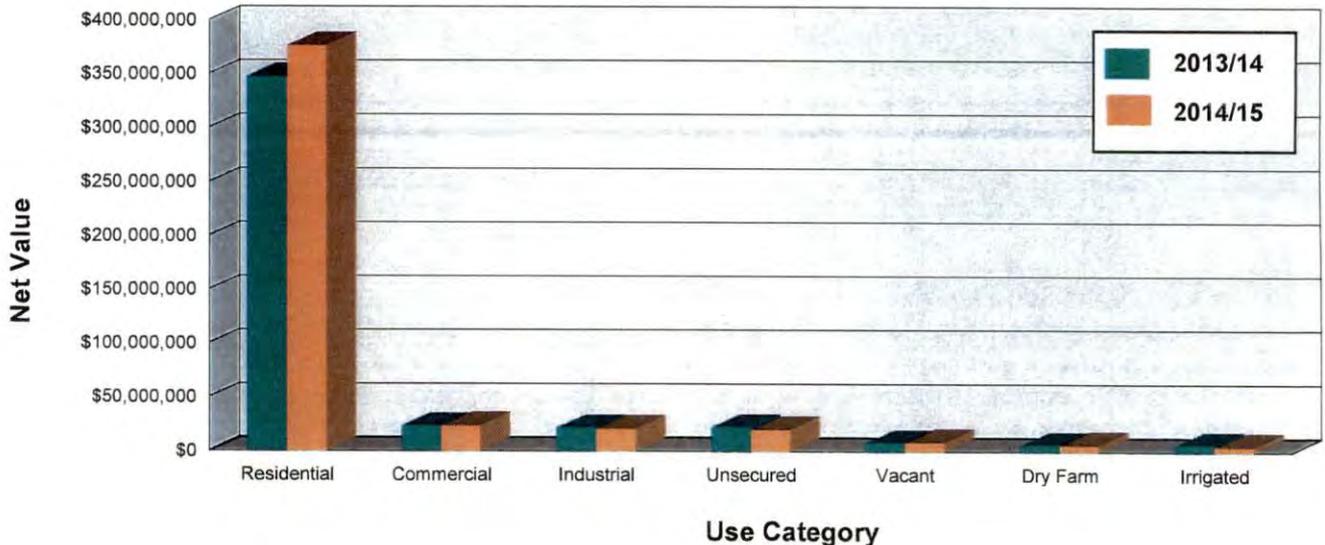
2014/15 GROWTH BY USE CATEGORY

2013/14 to 2014/15 Value Growth by Use Category

Category	2013/14 Net Taxable Value		2014/15 Net Taxable Value		\$ Change	% Change
Residential	1,856	\$347,232,320	1,858	\$376,274,387 (81.4%)	\$29,042,067	8.4%
Commercial	67	\$22,821,975	67	\$23,390,789 (5.1%)	\$568,814	2.5%
Industrial	15	\$21,386,060	15	\$20,587,872 (4.5%)	-\$798,188	-3.7%
Unsecured	[176]	\$21,915,461	[168]	\$20,006,520 (4.3%)	-\$1,908,941	-8.7%
Vacant	50	\$7,750,218	52	\$8,332,402 (1.8%)	\$582,184	7.5%
Dry Farm	5	\$6,153,962	5	\$6,181,897 (1.3%)	\$27,935	0.5%
Irrigated	6	\$6,436,825	7	\$4,798,217 (1.0%)	-\$1,638,608	-25.5%
Institutional	15	\$1,600,339	13	\$1,809,676 (0.4%)	\$209,337	13.1%
Cross Reference	[26]	\$712,410	[29]	\$780,304 (0.2%)	\$67,894	9.5%
Recreational	1	\$111,116	1	\$232,109 (0.1%)	\$120,993	108.9%
SBE Nonunitary	[1]	\$3,500	[1]	\$3,500 (0.0%)	\$0	0.0%
Exempt	68	\$0	65	\$0 (0.0%)	\$0	0.0%
TOTALS	2,083	\$436,124,186	2,083	\$462,397,673 (100.0%)	\$26,273,487	6.0%

Numbers in blue are parcel/assessment counts

Assessed Value by Major Use Category

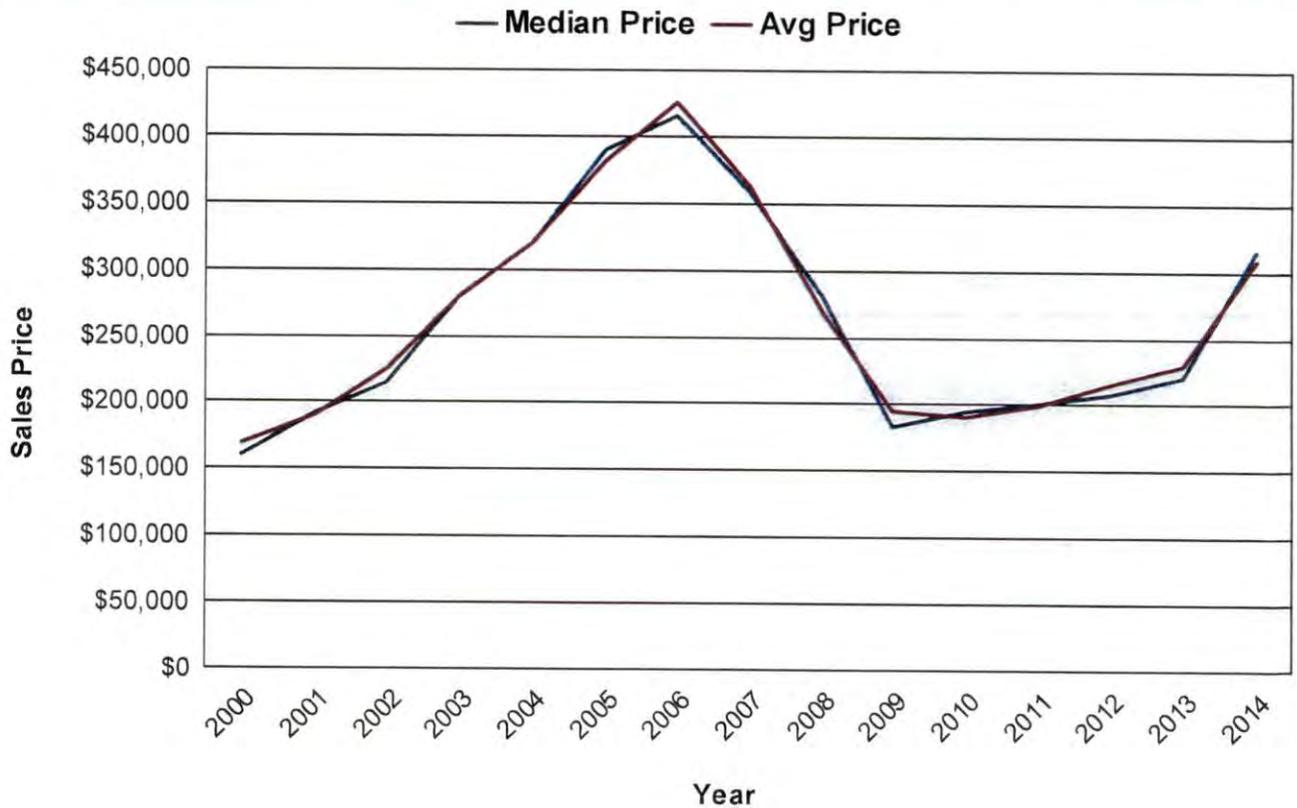




THE CITY OF WINTERS SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2000 - 3/31/2019)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2000	69	\$168,790	\$160,000	
2001	76	\$190,664	\$191,500	19.69%
2002	63	\$224,516	\$215,500	12.53%
2003	100	\$279,845	\$279,750	29.81%
2004	81	\$319,611	\$320,000	14.39%
2005	77	\$381,097	\$390,000	21.88%
2006	52	\$425,066	\$415,000	6.41%
2007	27	\$362,296	\$359,000	-13.49%
2008	24	\$270,083	\$281,250	-21.66%
2009	50	\$194,760	\$183,500	-34.76%
2010	43	\$191,035	\$195,000	6.27%
2011	40	\$199,825	\$200,500	2.82%
2012	34	\$214,405	\$207,500	3.49%
2013	45	\$229,811	\$220,000	6.02%
2014	39	\$308,679	\$315,000	43.18%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Yolo County Recorder

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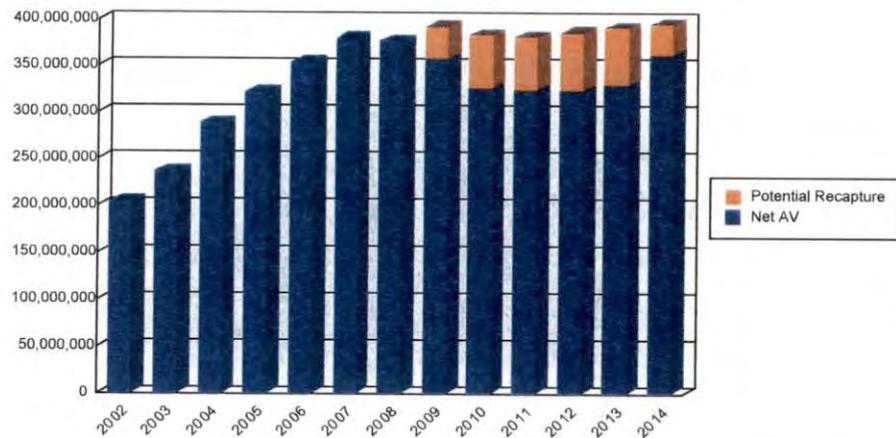
THE CITY OF WINTERS

PROP 8 POTENTIAL RECAPTURE HISTORY

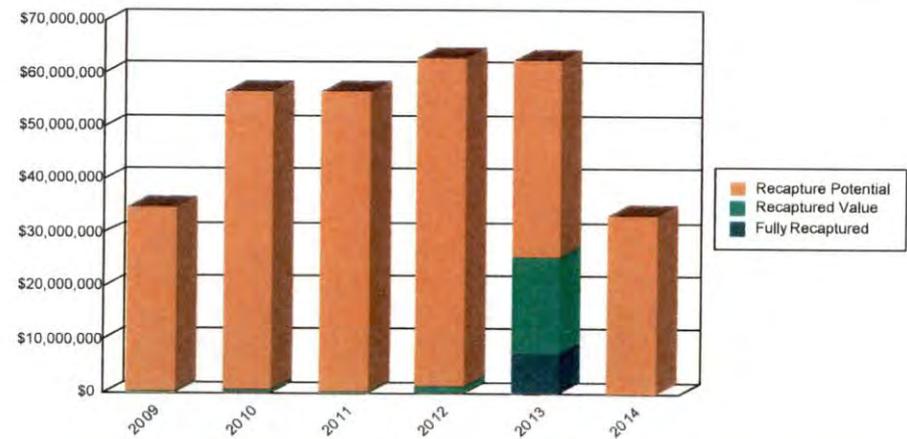
Single Family Residential Parcels - Compiled Using Parcels Supplied by County

Roll Year	Prop 8 Parcel Count	Real Value of Prop 8 Parcels	Inflation Adjusted Peak Taxable Values	Potential Recapture	% of All Parcels	Prop 8 Parcels that have fully Recaptured	Increase in Real AV Due to full Recaptures	Prop 8 Parcels that have Recaptured Value	Increase in Real AV Due to Recaptures
2009	357	96,471,173	130,776,914	34,305,741	19.9%	5	22,572	12	377,230
2010	523	124,619,700	180,620,524	56,000,824	29.0%	5	117,217	14	523,403
2011	527	123,418,700	179,797,871	56,379,171	29.2%	1	3,000	8	302,700
2012	566	127,684,500	189,229,880	61,545,380	31.4%	8	89,486	155	1,436,586
2013	538	122,733,100	183,007,921	60,274,821	29.9%	187	7,663,293	511	25,495,593
2014	336	97,098,000	128,605,808	31,507,808	18.7%				

Totals for Single Family Residential Parcels



Prop 8 History



The report identifies those parcels which have been granted a value reduction and are eligible for further potential of recaptured value per Proposition 8. The reductions were based on market conditions at the time of assessor review. This calculation is derived from historical transfers of ownership, Assessor applied Proposition 8 reductions and trends in the marketplace relative to median and average home sales and is an estimate of the impact of current adjustments to the assessment roll as of the 2014-15 lien date.

The Inflation Adjusted Peak Value is defined as a parcel's highest value after its most recent sale. If a parcel is assessed for a lower value after its most recent sale, then the sales price becomes the peak value. Peak values are inflated annually according to the maximum allowed rate under proposition 13.

The count of Prop 8 Parcels that have recaptured value includes both parcels that have been fully recaptured and are no longer in the Prop 8 Parcel Count as well as parcels that have only recaptured a portion of the Inflation Adjusted Peak Values.

The Proposition 8 potential value recapturing is shown in the Potential Recapture Column and assumes no future sales transactions. As properties transfer ownership they are removed from the Prop 8 Parcel Count



THE CITY OF WINTERS

2014/15 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) MARIANI NUT COMPANY	15	\$6,481,714	1.47%	2	\$12,643,900	63.20%	\$19,125,614	4.14%	Unsecured Successor Agency
2) PAVESTONE LLC	1	\$11,265,453	2.55%				\$11,265,453	2.44%	Industrial Winters General Fund
3) HBT OF WINTERS HIGHLANDS LLC	4	\$4,803,970	1.09%				\$4,803,970	1.04%	Dry Farm Winters General Fund
4) JOSEPH E AND KAREN M OGANDO TRUST	5	\$2,886,574	0.65%	1	\$0	0.00%	\$2,886,574	0.62%	Residential Successor Agency
5) WINTERS GATEWAY INC	1	\$2,418,020	0.55%				\$2,418,020	0.52%	Vacant Winters General Fund
6) JOHN SIRACUSA	4	\$1,795,909	0.41%	1	\$79,090	0.40%	\$1,874,999	0.41%	Industrial Successor Agency
7) LORENZO FAMILY TRUST	2	\$1,821,727	0.41%				\$1,821,727	0.39%	Commercial Successor Agency
8) KENNETH A EVILSIZOR JR	1	\$1,807,632	0.41%				\$1,807,632	0.39%	Residential Successor Agency
9) BELLEVUE NORTH 250 LLC	2	\$1,643,971	0.37%				\$1,643,971	0.36%	Residential Winters General Fund
10) ASHRAF AND YASMIN A ALI	1	\$1,446,129	0.33%				\$1,446,129	0.31%	Commercial Winters General Fund
Top Ten Total	36	\$36,371,099	8.22%	4	\$12,722,990	63.59%	\$49,094,089	10.62%	
City Total		\$442,391,153			\$20,006,520		\$462,397,673		

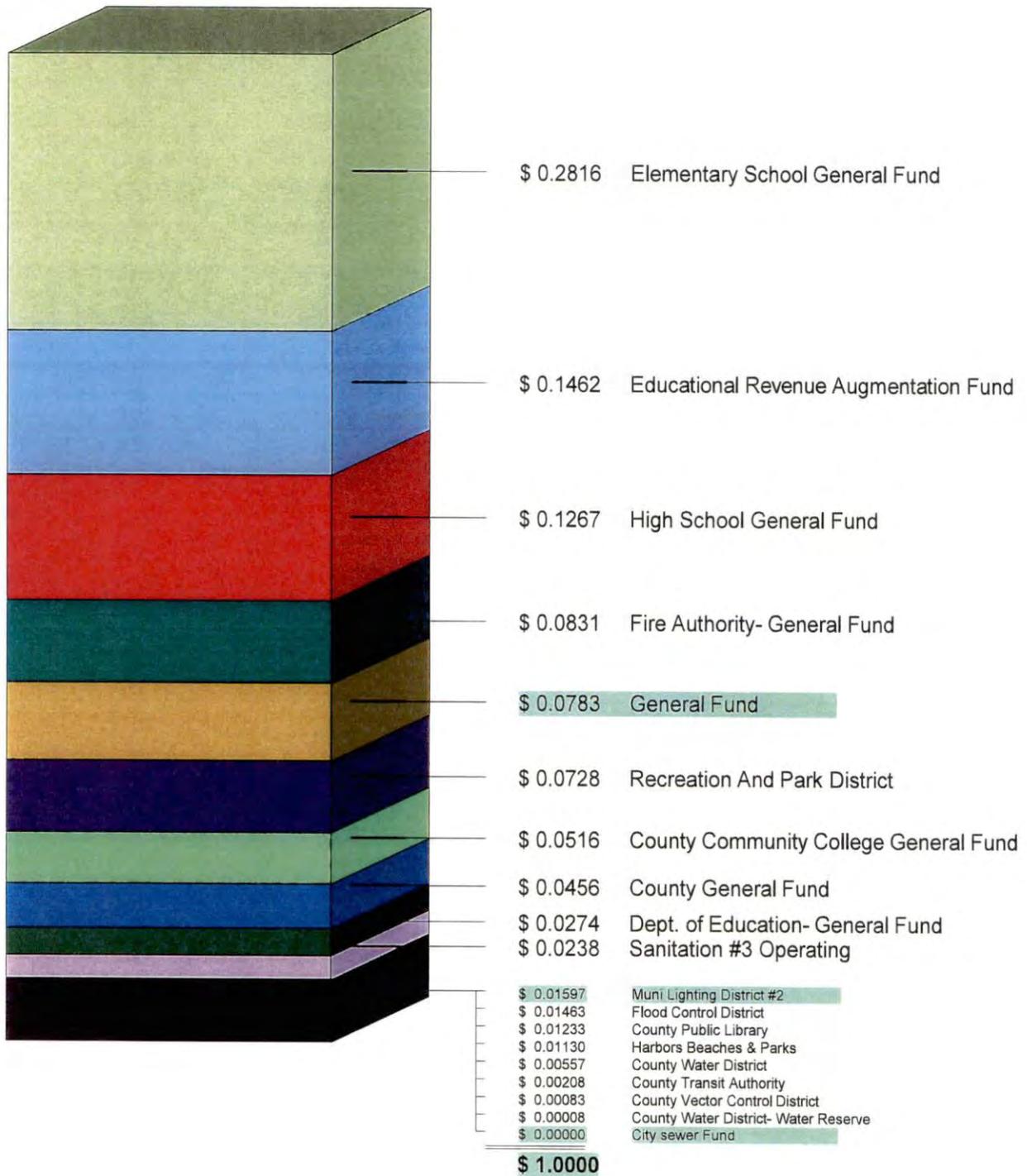
Top Owners last edited on 12/21/16 by paulac using sales through 06/30/15 (Version R.1)

Data Source: Yolo County Assessor 2014/15 Combined Tax Rolls and the SBE Non Unitary Tax Roll

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

Prepared On 5/1/2019 By NEC

SAMPLE CITY PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 19001, Excluding Redevelopment Factors & Additional Debt Service
 Data Source: Orange County Assessor 2015/16 Annual Tax Increment Tables
 Prepared On 2/12/2019 By KB
 This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone



SAMPLE CITY GENERAL FUND REVENUE ESTIMATE

2016-17 Revenue Estimate based on 2015-16 Values and Estimated Changes

	General Fund	VLFAA
General Fund and BY Values 2015-16	\$5,420,713,411	
Citywide Net Taxable Value 2015-16		\$6,459,887,755
Real Property Value (Incl. Prop 8 parcels)	\$4,995,814,355	\$6,252,399,509
CPI of Non Prop 8 Parcels (1.525%)	\$68,489,414	\$86,176,249
Transfer of Ownership Assessed Value Change	\$118,822,475	\$130,654,870
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$37,668,904	\$44,165,103
2016-17 Estimated Real Property Value	\$5,220,795,148	\$6,513,395,731
Base Year Values	\$237,074,349	<i>Included in AV</i>
Secured Personal Property Value (0.0% growth)	\$21,168,707	\$25,692,114
Unsecured Personal Property Value (0.0% growth)	\$172,936,304	\$192,140,929
Nonunitary Utility Value	\$466,627	\$791,983
Enter Completed New Construction		
2016-17 Estimated Net Taxable Value	\$5,652,441,135	\$6,732,020,757
 Estimated Total Percent Change 2016-17	 4.27%	 4.21%
Taxed @ 1%	\$56,524,411	
Aircraft Value	\$0	
Average City Share 0.0780518123	\$4,411,833	
Aircraft Rate (.01 * 0.333333333)	\$0	
Enter Unitary Taxes Budgeted Flat		
Net GF Estimate for 2016-17	\$4,411,833	
Enter Suppl. Apportionment Recd. - Avg. 3 Yrs		
Enter Delinquent Apportionment Recd. - Avg. 3 Yrs		
Base Value of VLFAA		\$4,061,360
Estimated Change to VLFAA		\$170,983
VLFAA Estimate for 2016-17		\$4,232,343

NOTES:

- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2016-17, properties with prior Prop 8 reductions are not included in the CPI increase. Prop 8 parcel values are projected to be increased, decreased, or projected flat depending on median sale price changes until they are sold and reset per Prop 13.
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 100% of 2015-16 levels. 2015-16 values include unsecured escaped assessments that have a general fund total value of \$5,490,241 and a jurisdiction wide value of \$5,868,700. The value of escaped assessments is generally inconsistent and varies from year to year. Escaped values have been estimated using a 10 year trimmed mean at \$12,237,172 for the general fund and \$17,005,480 for the entire jurisdiction.
- Completed new construction entry: if completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value. Enter the value of new construction completed between Nov. 2014 and Oct. 2015.
- Supplemental and delinquent revenue allocations are pooled countywide and are erratic. They should be budgeted conservatively using historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.
- Pass through and residual revenues from former redevelopment agencies are not included in this estimate.

Prepared on 2/12/19 Using Sales Through 12/31/18

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL Coren & Cone



**SAMPLE CITY
GENERAL FUND REVENUE ESTIMATE**
2016-17 Revenue Estimate based on 2015-16 Values and Estimated Changes

General Fund	2016-17	2017-18	2018-19	2019-20	2020-21
General Fund and BY Values	\$5,420,713,411	\$5,652,441,135	\$5,854,103,238	\$6,067,494,654	\$6,292,820,676
Real Property Value (Incl. Prop 8 parcels)	\$4,995,814,355	\$5,220,795,148	\$5,422,457,251	\$5,635,848,667	\$5,861,174,689
CPI of Non Prop 8 Parcels (Max 2.0%)	\$68,489,414	95,853,061	100,245,996	104,788,544	109,854,158
Transfer of Ownership Assessed Value Change	\$118,822,475	100,545,418	104,611,879	108,892,291	113,357,291
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$37,668,904	\$5,263,624	\$8,533,541	\$11,645,187	\$13,858,092
Estimated Real Property Value	\$5,220,795,148	\$5,422,457,251	\$5,635,848,667	\$5,861,174,689	\$6,098,244,230
Base Year Values	\$237,074,349	\$237,074,349	\$237,074,349	\$237,074,349	\$237,074,349
Secured Personal Property Value (0.0% growth)	\$21,168,707	\$21,168,707	\$21,168,707	\$21,168,707	\$21,168,707
Unsecured Personal Property Value (0.0% growth)	\$172,936,304	\$172,936,304	\$172,936,304	\$172,936,304	\$172,936,304
Nonunitary Utility Value (0.0% growth)	\$466,627	\$466,627	\$466,627	\$466,627	\$466,627
Enter Completed New Construction					
Estimated Net Taxable Value	\$5,652,441,135	5,854,103,238	6,067,494,654	6,292,820,676	6,529,890,217
Estimated Total Percent Change	4.27%	3.57%	3.65%	3.71%	3.77%
Taxed @ 1%	\$56,524,411	\$58,541,032	\$60,674,947	\$62,928,207	\$65,298,902
Aircraft Value	\$0	\$0	\$0	\$0	\$0
Average City Share 0.0780518123	\$4,411,833	\$4,569,234	\$4,735,790	\$4,911,661	\$5,096,698
Aircraft Rate (.01 * 0.333333333)	\$0	\$0	\$0	\$0	\$0
Enter Unitary Taxes Budgeted Flat					
Net GF Estimate	\$4,411,833	\$4,569,234	\$4,735,790	\$4,911,661	\$5,096,698
Enter Suppl. Apportionment - Average 3 Yrs.					
Enter Delinquent Apportionment - Average 3 Yrs.					



SAMPLE CITY
GENERAL FUND REVENUE ESTIMATE
 2016-17 Revenue Estimate based on 2015-16 Values and Estimated Changes

VLFAA	2016-17	2017-18	2018-19	2019-20	2020-21
Citywide Net Taxable Value	\$6,459,887,755	\$6,732,020,757	\$6,983,839,793	\$7,250,008,693	\$7,530,782,896
Real Property Value (Incl. Prop 8 parcels)	\$6,252,399,509	\$6,513,395,731	\$6,765,214,767	\$7,031,383,667	\$7,312,157,870
CPI of Non Prop 8 Parcels (Max 2.0%)	\$86,176,249	\$120,237,080	\$125,708,679	\$131,366,677	\$137,616,152
Transfer of Ownership Assessed Value Change	\$130,654,870	\$125,424,844	\$130,492,409	\$135,822,503	\$141,382,451
Est. SFR Prop 8 Adj Based on Recent SFR Price	\$44,165,103	\$6,157,112	\$9,967,812	\$13,585,023	\$16,205,000
Estimated Real Property Value	\$6,513,395,731	\$6,765,214,767	\$7,031,383,667	\$7,312,157,870	\$7,607,361,473
Secured Personal Property Value (0.0% growth)	\$25,692,114	\$25,692,114	\$25,692,114	\$25,692,114	\$25,692,114
Unsecured Personal Property Value (0.0% growth)	\$192,140,929	\$192,140,929	\$192,140,929	\$192,140,929	\$192,140,929
Nonunitary Utility Value	\$791,983	\$791,983	\$791,983	\$791,983	\$791,983
Enter Completed New Construction					
Estimated Net Taxable Value	\$6,732,020,757	\$6,983,839,793	\$7,250,008,693	\$7,530,782,896	\$7,825,986,499
Estimated Total Percent Change	4.21%	3.74%	3.81%	3.87%	3.92%
Base Value of VLFAA	\$4,061,360	\$4,232,343	\$4,390,633	\$4,557,916	\$4,734,307
Estimated Change to VLFAA	\$170,983	\$158,290	\$167,283	\$176,391	\$185,585
VLFAA Estimate	\$4,232,343	\$4,390,633	\$4,557,916	\$4,734,307	\$4,919,892

NOTES:

- Transfer of Ownership Assessed Value Change: For years 2017-18 and later a growth rate is applied that is representative of the historical average rate of real property growth due to properties that have transferred ownership. The percentage used in Orange County of 1.92% is applied to real property value.
- Estimated Assessor Prop 8 Adjustments: Prop 8 reductions in value are TEMPORARY reductions applied by the assessor that recognize the fact that the current market value of a property has fallen below its trended (Prop 13) assessed value. For 2016-17 and later, properties with prior Prop 8 reductions are not included in the CPI increase, they are projected flat until either the Assessor begins to recapture value as the economy improves and median sale prices begin to increase, they are further reduced, or they sell and are reset per Prop 13.
- Where they exist, prop 8 restoration adjustments are based on projected median SFR home price growth. For this projection the following median year to year percentage changes are used for Cypress: 2017-18 @ 1.3%; 2018-19 @ 2.2%; 2019-20 @ 3.1%; 2020-21 @ 4.0%;
- Base Year Values Entry: With the dissolution of redevelopment, base year values are unlikely to change and are budgeted flat.
- Secured personal property and unsecured values are projected at 100% of 2015-16 levels. 2015-16 values include unsecured escaped assessments that have a general fund total value of \$5,490,241 and a jurisdiction wide value of \$5,868,700. The value of escaped assessments is generally inconsistent and varies from year to year. Escaped values have been estimated using a 10 year trimmed mean at \$12,237,172 for the general fund and \$17,005,480 for the entire jurisdiction.
- Completed new construction entry: This data entry point allows for the inclusion of new construction projects completed annually. Due to processing delays we suggest that a time frame of November - October be selected. (i.e. Nov. 2014 - Oct. 2015 for the 2017-18 FY). If completed new construction has resulted in a sale of the property it is likely that the new value will appear in the value increase due to transfers of ownership entry and therefore should not be also included in the completed new construction value.
- Pooled Revenue Sources include supplemental allocations, redemptions for delinquent payments in Non-Teeter cities, tax payer refunds due to successful appeals, roll corrections and other adjustments applied after the release of the roll. The forecasting of these revenues should be developed based on historical averages over a minimum of 3 years.
- General Fund Revenue Estimate does not include any ad valorem voter approved debt service revenue.
- The revenue projection assumes 100% payment of taxes. Delinquency is not considered in the projection; however, rates of between 1% and 2.5% are typical.

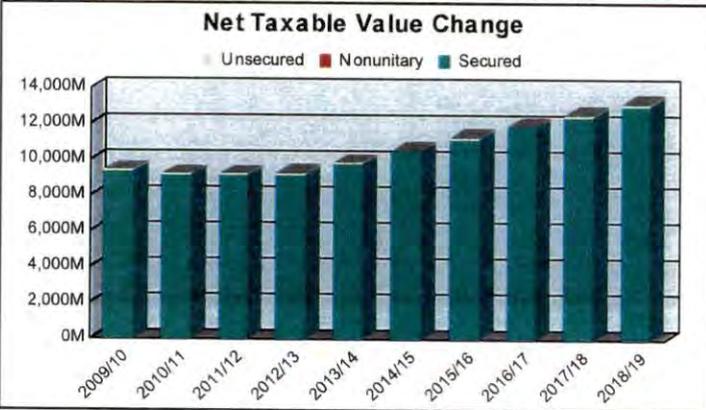
SAMPLE CITY 2018/19 PROPERTY TAX REVIEW

	2017/18	2018/19	Value Change
Total	\$12,488,223,390	\$13,124,379,296	\$636,155,906
Parcel Adds/Drops Net Change		0.02%	2,802,092
Net Value Change from CPI 2.000% Growth		1.73%	216,355,147
Unsecured Value Change		0.04%	4,979,282
Prior Year Transfer of Ownership		2.48%	309,884,283
Non-Residential New Construction		0.03%	3,157,517
Prop. 8 - Recaptured Value - SFR		0.38%	47,328,466
Prop. 8 - Recaptured Value - Non-SFR		0.06%	7,897,819
Other Changes*		0.35%	43,751,300
Total		5.09%	636,155,906

Category	\$ Change	% Change
Residential	\$580,427,205	4.99%
Commercial	\$39,371,796	5.95%
Industrial	\$112,167	1.04%
Dry Farm	\$23,816,224	579.49%
Govt. Owned	\$114	1.97%
Institutional	\$1,439,020	12.07%
Irrigated	-\$3,504,795	-45.54%
Miscellaneous	-\$3,307,081	-50.14%
Recreational	-\$46,566	-0.45%
Unknown	-\$652,376	-100.00%
Vacant	-\$6,479,084	-14.19%
Unsecured	\$4,979,282	5.73%

Change by Component	Total	Personal Property
Entire City	5.09%	10.33%
Danville General Fund	5.07%	13.64%
Successor Agency	5.60%	-0.58%
Countywide	6.20%	3.69%

Percentage of Assessed Value



- Notes:**
- The dry farm increase and irrigated category decrease are the result of use code reclassifications from our use code provider.
 - The institutional category increase is the result of a change in use code at 500 La Gonda Way. The site was previously in the recreational category.
 - Miscellaneous decline is due to all golf courses and health clubs being moved to the proper recreational categories.
 - The unsecured value increases are due to new and changed assessments for Smart & Final and Western Management Service.
 - The 2019/20 CPI is expected to be 2%.

Top 10 Taxpayers Based on Net Values 2018/19	Rank	Top 10 Taxpayers Based on Net Values 2017/18
LIVERY AND MERCANTILE	1	LIVERY AND MERCANTILE
ROIC CALIFORNIA LLC	2	ROIC CALIFORNIA LLC
REG8 TASSJARA CROSSING LLC	3	REG8 TASSJARA CROSSING LLC
COSTCO WHOLESALE CORPORATION	4	COSTCO WHOLESALE CORPORATION
ROSE GARDEN ASSO DANVILLE LLC	5	ROSE GARDEN ASSO DANVILLE LLC
PARK RE LLC	6	PARK RE LLC
RASSIER PROPERTIES DANVILLE MEDICAL CTR	7	RASSIER PROPERTIES DANVILLE MEDICAL CTR
MONTAIR ASSOCIATES LLC	8	MONTAIR ASSOCIATES LLC
TAN DFC LLC	9	TAN DFC LLC
SENIOR LIVING LLC	10	SENIOR LIVING LLC

SAMPLE CITY

2018/19 PROPERTY TAX SUMMARY



Sample City experienced a net taxable value increase of 5.1% for the 2018/19 tax roll, which was modestly less than the increase experienced countywide at 6.2%. The assessed value increase between 2017/18 and 2018/19 was \$636 million. The change attributed to the 2% Proposition 13 inflation adjustment was \$216 million, which accounted for 34% of all growth experienced in the city.

The largest assessed value increase was reported on a commercial parcel owned by Costco Wholesale Corporation. The County moved \$4.2 million from the unsecured to the secured roll. The 2017 sale of a commercial parcel to 801 San Ramon LLC (801 San Ramon Valley Blvd.) added \$3.1 million in new value to the roll. A Proposition 8 restoration of value on a multi-unit residential parcel owned by MM Danville Apartments (373 Diablo Road) added \$2.8 million in new value to the roll.

The largest assessed value decline was reported on a single-family parcel located at 691 Terry Lane. The parcel was reassessed in error last year. The trended prior value enrolled this year represents a decline in value of \$1.2 million. An institutional parcel owned by the Roman Catholic Welfare Corporation (435 La Gonda Way) is fully exempt this year. The value enrolled is \$1.2 million less than the prior year.

The housing market has fully recovered from the recent recession in many urban and coastal areas of the State while housing recovery has tended to lag in more rural and inland areas. Current median home prices, in many regions are at or above the pre-recession peak values. Affordability and inventory constraints are the main contributor to increases in home prices over the last year. The numbers of sales year over year have declined and the lack of significant new home construction in California is one of the main factors affecting supply. The median sale price of a detached single family residential home in Danville from January through March 2019 was \$1,300,000. This represents a \$13,000 (-1.0%) decrease in median sale price from 2018.

Year	D-SFR Sales	Median Price	% Change
2012	562	\$795,000	
2013	578	\$925,750	16.45%
2014	550	\$1,006,750	8.75%
2015	612	\$1,100,000	9.26%
2016	558	\$1,166,250	6.02%
2017	566	\$1,237,500	6.11%
2018	558	\$1,313,000	6.10%
2019	89	\$1,300,000	-0.99%

2018/19 Tax Shift Summary	
ERAF I & II	\$-1,167,021
VLFAA	\$4,436,551

Top 10 Property Owners

Owner	Net Taxable Value	% of Total	Use Type
1. LIVERY AND MERCANTILE	\$49,317,796	0.38%	Commercial
2. ROIC CALIFORNIA LLC	\$44,799,617	0.34%	Commercial
3. REG8 TASSJARA CROSSING LLC	\$39,791,520	0.30%	Commercial
4. COSTCO WHOLESALE CORPORATION	\$28,880,967	0.22%	Commercial
5. ROSE GARDEN ASSO DANVILLE LLC	\$27,477,772	0.21%	Commercial
6. PARK RE LLC	\$19,134,344	0.15%	Residential
7. RASSIER PROPERTIES DANVILLE MEDICAL CTR	\$16,495,199	0.13%	Commercial
8. MONTAIR ASSOCIATES LLC	\$16,133,502	0.12%	Commercial
9. TAN DFC LLC	\$15,043,854	0.11%	Commercial
10. SENIOR LIVING LLC	\$14,537,901	0.11%	Institutional
Top Ten Total	\$271,612,472	2.07%	

Real Estate Trends

Home Sales

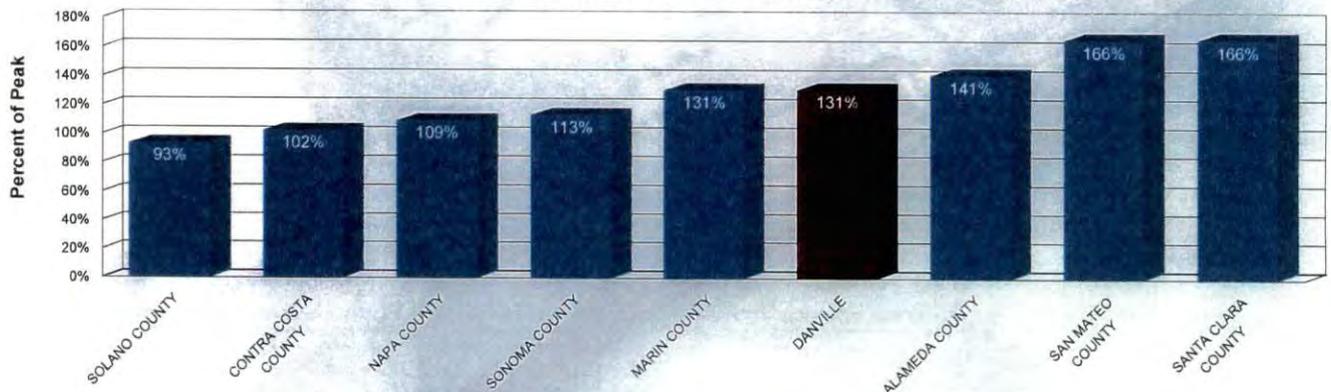
According to industry experts, price growth isn't the only problem that current home shoppers are facing. The median price increases coupled with the principal and rising interest payments have resulted in double digit percentage increases in the cost of a median-priced home over last year. The reported median price of an existing, single-family detached homes in California during June 2018 was \$602,760. This was a 8.5 percent increase from \$555,420 in June 2017.

All Homes	Units Sold June-2017	Units Sold June-2018	% Change	Median Price June-2017	Median Price June-2018	% Change
Alameda County	1,844	1,665	-9.71%	\$765,000	\$850,000	11.11%
Contra Costa County	1,926	1,515	-21.34%	\$580,000	\$630,000	8.62%
Marin County	388	359	-7.47%	\$1,124,000	\$1,115,000	-0.80%
Napa County	160	131	-18.13%	\$591,000	\$665,000	12.52%
San Francisco County	572	530	-7.34%	\$1,250,000	\$1,305,000	4.40%
San Mateo County	773	635	-17.85%	\$1,200,000	\$1,350,000	12.50%
Santa Clara County	2,101	1,714	-18.42%	\$960,000	\$1,200,000	25.00%
Solano County	660	584	-11.52%	\$395,000	\$425,000	7.59%
Sonoma County	591	429	-27.41%	\$560,000	\$600,000	7.14%

Comparison of Current Median Sale Price to Peak Price Before the Great Recession

In 1978 California voters approved Proposition 8 that requires county assessors to reduce the value of properties below their Proposition 13 taxable values when the real estate market declines. These reductions are to be restored as the real estate market improves. One of the gauges of the values to be restored is the progress each community is seeing in the growth of the median sale prices of single family homes. As we have moved through the Great Recession, we have seen the recovery of the real estate home prices in many regions approach or exceed pre-recession peak prices. The graph below provides a comparison of the detached home (excluding Condos and Townhomes) median peak price experienced at the height of the real estate bubble in Danville and Contra Costa County well as several other counties in this region. Considering these trends, we expect to see that a majority of the homes under review per Proposition 8 will be completely restored in most of the urban and coastal counties. More counties have neared a 90-100% restoration level after our review of the 2018-19 data in this segment of residential properties. **As we begin the 2018-19 fiscal year 90.4 % of properties in Danville awaiting restoration of value since 2012-13 have been FULLY restored.**

Comparison of Median Sale Price to Pre Recession Peak Price





STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Eric Lucero, Public Works Superintendent
SUBJECT: Street Maintenance Agreement with Lowest Responsive Bidder

RECOMMENDATION: Council to allow City Manager to execute a contract with Vintage Paving for the amount of \$ 154,133.89.

BACKGROUND: Through the gas tax funds and SB1 Street Rehab funds city staff has gone out to bid for spot repair, crack seal and slurry seal for approximately 460,000 sq. ft. of city streets. The 2018-19 SB1 project has already been approved by council, gone out to bid with Vintage Paving being the lowest bidder.

FISCAL IMPACT: Estimate is not to exceed \$160,000 which has already been budgeted and approved by Council.



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Eric Lucero, Public Works Superintendent
SUBJECT: Parking Lot on First Street and Abbey Street

RECOMMENDATION: Council to allow City Manager to execute a contract with Vintage Paving for the amount of \$ 181,991.00.

BACKGROUND: City staff went out to bid for the parking lot project and had one bidder. Vintage Paving was the only bidder for the project.

FISCAL IMPACT: Estimate is not to exceed \$181,991.00



A PROCLAMATION OF THE CITY COUNCIL
OF THE CITY OF WINTERS CELEBRATING MAY 2019 AS
OLDER AMERICANS MONTH

Whereas, the City of Winters includes a community of older Americans who deserve recognition for their contributions to our nation and community; and

Whereas, the City of Winters recognizes that older adults are trailblazers—advocating for themselves, their peers, and their communities—paving the way for future generations; and

Whereas, The City of Winters is committed to raising awareness about issues facing older Americans and helping all individuals to thrive in communities of their choice for as long as possible; and

Whereas, we greatly appreciate the value of inclusion and support in helping older adults successfully contribute to and benefit from their community; and

Whereas, our community can provide opportunities to enrich the lives of individuals of all ages by:

- Promoting and engaging in activity, wellness, and social involvement.
- Emphasizing home- and community-based services that support independent living.
- Ensuring community members can benefit from the contributions and experience of older adults.

Now therefore, we of the City of Winters do hereby proclaim May 2019 to be Older Americans Month. We urge every resident to take time this month to acknowledge older adults and the people who serve them as powerful and vital individuals who greatly contribute to our community.

Passed and Adopted this 21st day May, 2019

Mayor Bill Biasi

Mayor Pro Tem Wade Cowan

Councilmember Harold Anderson

Councilmember Jesse Loren

Councilmember Pierre Neu

City Manager John W. Donlevy, Jr.

ATTEST: City Clerk Tracy S. Jensen



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 21, 2019
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager *CS*
SUBJECT: Waste Management (WM) Overage/ Contamination Fee Program Implementation Overview

RECOMMENDATION: Staff recommends the Council receive information from WM regarding the implementation of the overage and contamination fee program for residential customers to be effective

BACKGROUND: The City adopted a new 10 year agreement with WM, on June 20, 2017. And on November 6, 2018 Council approved an amendment to our WM contract which would allow WM to charge fees of \$10.99 per incident for overage and contamination of trash/recycling and composting bins. WM will be implementing these new fees beginning June 1st, after one warning. WM representative is here this evening to describe their efforts on informing residents prior to this fee program roll out to educate our residents and hopefully avoid incurring these charges.

The recycling market has changed in recent months requiring loads to be cleaner and free of contaminants in order to be acceptable for recycling. Residents must be more conscientious about what they are putting into their recycling and organics containers in order for these loads to be recycled and composted, rather than ending up in the landfill. WM has implemented this policy in many other cities, improving the quality of recyclable materials and reducing blight from spillage due to overfilled containers.

FISCAL IMPACT: \$10.99 could be charged to customers for contamination/overage incidents

Attachment: Second Amendment to WM Contract

**SECOND AMENDMENT TO
FRANCHISE AGREEMENT BETWEEN THE CITY OF WINTERS
AND USA OF CALIFORNIA, INC.**

This Second Amendment to Franchise Agreement (the "Second Amendment") is entered into this 6th day of November, 2018 by and between the CITY OF WINTERS ("CITY") and USA WASTE OF CALIFORNIA, INC. (DBA Waste Management of Winters) ("CONTRACTOR"). The parties to this Second Amendment may be collectively referred to as the "Parties" and individually as a "Party". Capitalized terms in this Second Amendment shall have the meaning set forth in the Agreement, unless otherwise defined herein.

WHEREAS, CITY and CONTRACTOR are parties to a Franchise Agreement dated June 20, 2017 (the "Agreement") under which CONTRACTOR provides Collection Services in the Service Area. The Parties amended the Agreement on August 1, 2017 and wish to further amend it to add contamination fees in order to improve the quality of Recyclable Materials collected and to add overage fees to deter blight in the CITY.

NOW THEREFORE, in consideration of the mutual covenants, conditions and promises contained herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. New Section 4.1(f): The following will be a new Section 4.1(f) in the Agreement:

CONTRACTOR is not obligated to collect Overage, unless caused by CONTRACTOR spillage of non-overloaded containers during collection. "Overage" is defined as (i) Solid Waste, Recyclable Materials or Organic Waste exceeding its container's intended capacity, or (ii) Solid Waste, Recyclable Materials or Organic Waste placed on top of or in the immediate vicinity of the container. CONTRACTOR shall have the option to collect Overage. If it does, CONTRACTOR will give the customer a written warning that Overage is not permitted and that subsequent incidents of Overage may result in an Overage Charge. Thereafter, CONTRACTOR may bill the customer an Overage Charge for each instance of Overage. The Overage fee is set forth in Exhibit 1, which is subject to adjustment pursuant to Section 17.2.

CONTRACTOR is not obligated to collect Recyclable Materials or Organic Waste containers with Contaminants (defined above). CONTRACTOR shall have the option to collect containers with Contaminants. If it does, CONTRACTOR will give the customer a written warning that Contaminants are not permitted and that subsequent incidents of Contaminants may result in a Contamination Charge. Thereafter, CONTRACTOR may bill the customer a Contamination Charge for each instance of Contaminants. The Contamination Charge is set forth in Exhibit 1, which is subject to adjustment pursuant to Section 17.2.

2. Effective November 7, 2018, Exhibit 1 of the Agreement is replaced by the Exhibit 1 attached hereto.

3. All provisions of the Agreement not modified by this Second Amendment remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to be executed by their duly authorized representatives as of the day and year first above written.

CITY OF WINTERS

USA WASTE OF CALIFORNIA, INC.

By:  _____

By:  _____

Name: John W. Donlevy Jr.

Name: Barry Skolnick

Title: City Manager

Title: President



City of Winters
Effective 11/7/2018

Typical Service Bundle Summary - New Rates

1-32g Trash/1-96g Recycle/1-96g Green Waste/Yearly Bulky	\$35.31
1-64g Trash/1-96g Recycle/1-96g Green Waste/Yearly Bulky	\$39.00
1-96g Trash/1-96g Recycle/1-96g Green Waste/Yearly Bulky	\$45.77

CPI Change	0.00%
MSW Disposal Change	2.53%
C&D Disposal Change	-6.00%
Green Waste Disposal Change	-0.89%
Green Waste / Food Mix Disposal Change	3.31%

SINGLE FAMILY COLLECTION SERVICES	Current Monthly Rate Effective 7/1/2018	Disposal Change	New Total Monthly Rate (includes franchise charge)	Estimated Franchise Charge
SOLID WASTE COLLECTION				
1 - 32 gallon	\$17.99	\$0.46	\$18.45	\$2.77
2 - 32 gallon	\$29.04	\$0.73	\$29.77	\$4.47
3 - 32 gallon	\$40.11	\$1.01	\$41.12	\$6.17
4 - 32 gallon	\$51.15	\$1.29	\$52.44	\$7.87
1 - 64 gallon	\$21.59	\$0.55	\$22.14	\$3.32
2 - 64 gallon	\$38.20	\$0.97	\$39.17	\$5.88
3 - 64 gallon	\$54.82	\$1.39	\$56.21	\$8.43
4 - 64 gallon	\$71.41	\$1.81	\$73.22	\$10.98
1 - 96 gallon	\$28.20	\$0.71	\$28.91	\$4.34
2 - 96 gallon	\$50.24	\$1.27	\$51.51	\$7.73
3 - 96 gallon	\$72.28	\$1.83	\$74.11	\$11.12
4 - 96 gallon	\$94.33	\$2.39	\$96.72	\$14.51
RECYCLING				
1 - 96 gallon	\$2.89	\$0.00	\$2.89	\$0.43
2 - 96 gallon	\$7.11	\$0.00	\$7.11	\$1.07
GREEN WASTE				
96 Gallon Cart EDW + Loose Piles + Leaf Drop Season	\$8.92	\$0.30	\$9.22	\$1.38
Add'l Cubic Yard	\$20.65	\$0.68	\$21.33	\$3.20
LARGE ITEM COLLECTION				
Yearly Bulky Pickup - Up to 5 Cu Yds	\$4.63	\$0.12	\$4.75	\$0.71
Add'l 1 Cu Yd	\$20.65	\$0.52	\$21.17	\$3.18
OTHER SERVICES				
Add'l 1 Cu Yd	\$20.65	\$0.52	\$21.17	\$3.18
32 gallon Cart Exchange/Delivery	\$6.30	\$0.16	\$6.46	\$0.97
64 gallon Cart Exchange/Delivery	\$6.30	\$0.16	\$6.46	\$0.97
96 gallon Cart Exchange/Delivery	\$6.30	\$0.16	\$6.46	\$0.97
SPECIAL SERVICE CHARGES / ANCILLARY CHARGES				
Backyard/Sideyard Pickup Charge	\$11.25	\$0.28	\$11.53	\$1.73
On-call bulky items pickup per yard up to 4 cu yds	\$21.06	\$0.53	\$21.59	\$3.24
Vacation Stop/Restart per incident	\$70.15	\$1.77	\$71.92	\$10.79
Reactivation Charge (if due to non payment) - no delivery	\$54.60	\$1.38	\$55.98	\$8.40
Reactivation Charge (if due to non payment) - with delivery	\$97.07	\$2.46	\$99.53	\$14.93
Bad Check Charge per incident	\$25.00	N/A	\$25.00	\$3.75
Residential Contamination Per Incident- Recycle or Green Waste	N/A	N/A	\$10.99	\$1.65
Residential Overage per Incident - All Commodities	N/A	N/A	\$10.99	\$1.65
Finance / Late Payment Charge	2.5% or minimum \$5.00	N/A	2.5% or minimum \$5.00	N/A

*Contamination and Overage charges are charged per cart per incident after 1 written warning



**CITY COUNCIL
STAFF REPORT**

DATE: May 21, 2019
TO: Honorable Mayor and City Councilmembers
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Carol Scianna, Environmental Services Manager
SUBJECT: Downtown Merchants Trash Enclosure

RECOMMENDATION:

That the City Council make a selection of location alternatives for a possible trash enclosure to service the Downtown Merchants and Property Owners.

BACKGROUND:

At the April 16, 2019 City Council Meeting, a discussion was held regarding possible locations for a trash enclosure in Downtown to be located near, on or adjacent to Newt's Expressway. The proposal would consolidate trash, recycling and organics into a single enclosure using a compactor system. This proposal has been under discussion between the City and the business and property owners that would use the new trash enclosure for some time now. As an initial step, all the interested parties need to come to agreement on whether a new trash enclosure is desirable, and if so, a preferred location for the trash enclosure. Once there is consensus that the interested parties want to pursue the development of a trash enclosure, and its preferred location, the City and property owners can commence with the process of designing the proposed trash enclosure and developing the agreements that would be required for the funding, development and use of the enclosure.

DISCUSSION:

Presented are four (4) options:

Option 1: This option would provide that there be no change in the waste collection system and that private businesses and property owners would site refuse, recycling and organics containers on their own properties outside the confines of Newt's Expressway.

Option 2: This would locate the enclosure near the corner of First Street and Newt's Expressway in the southwest corner of the City parking lot. This option will result in the loss of three (3) parking spaces. This option is the recommendation of City Staff and the preferred location by Waste Management.

Option 3: This option would place the trash enclosure in the center of the City parking lot on Abbey Street. This option would result in the loss of four (4) parking spaces. This option is not preferred by Waste Management as it adds additional hazards due to backing cars in the lot.

Option 4: This option places the enclosure on the corner of Abbey Street and First Street. Access to the enclosure would require Waste Management to pull into the enclosure diagonally across the intersection and back up in a similar manner creating a traffic hazard. This option would require the re-design of the parking lot. (This option is predicated on Abbey Street being changed to a one way street).

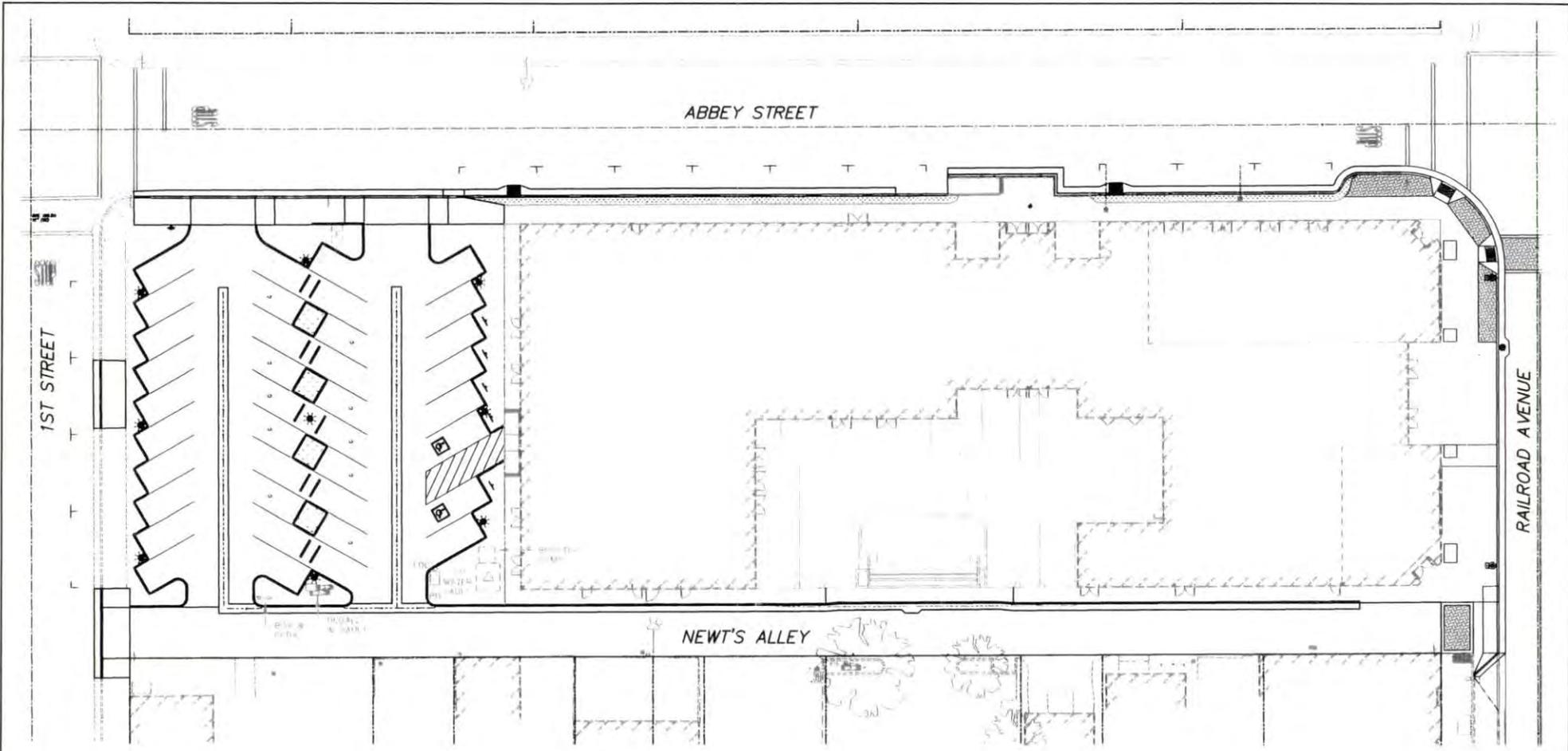
At this point, the business owners that would use the trash enclosure have requested that the City Council discuss whether it is willing to locate the trash enclosure on its property and if so, its preferred locations for the trash enclosure. Once the City Council has given direction, the matter will go back to the business owners to seek consensus among themselves on the location of the trash enclosure. If consensus is reached between the City and the business owners, then the parties will have to develop the agreements necessary to design and construct the trash enclosure, and ensure that the business owners will fund the cost of the enclosure.

If the City and business owners agree to terms on the development of the trash enclosure, the design and construction of the enclosure would be approved through the Planning Commission. Payment for construction of the enclosure, site preparation and utilities would be paid/reimbursed by the merchants and property owners, the terms of which would be set forth in a future agreement that would come to the Council for approval.

Staff is requesting City Council consideration of the options and direction to staff.

FISCAL IMPACT: Payment for construction of the enclosure, site preparation and utilities would be paid by the merchants.

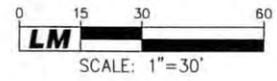
Option 1



PROPOSED OPTION 1
PARKING LOT SPACES:

AUTO	26
COMPACT	10
ACCESSIBLE	2
STREET	13
TOTAL	51

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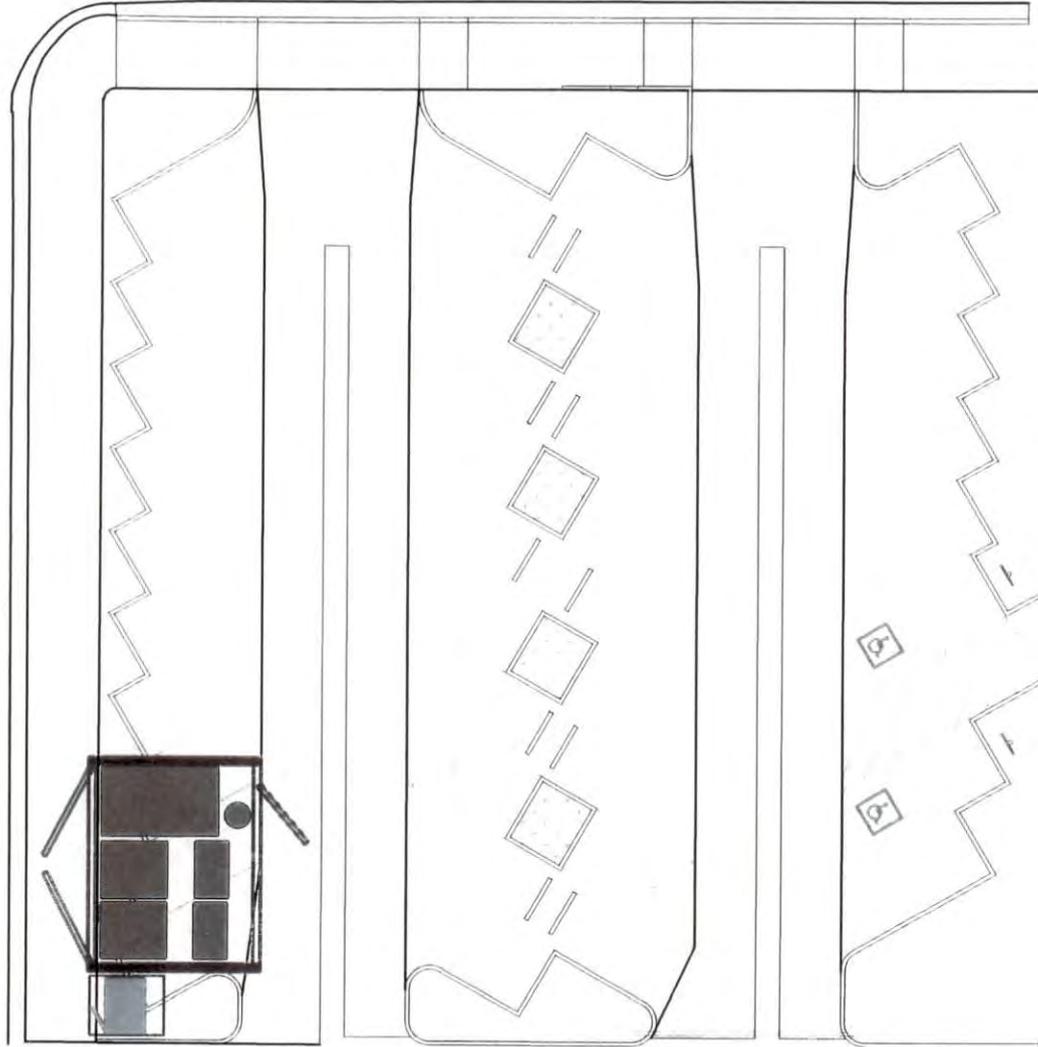


PROPOSED OPTION 1
PARKING LAYOUT
 FOR
CITY HALL PARKING LOT
& ABBEY STREET
 MAY 13, 2019

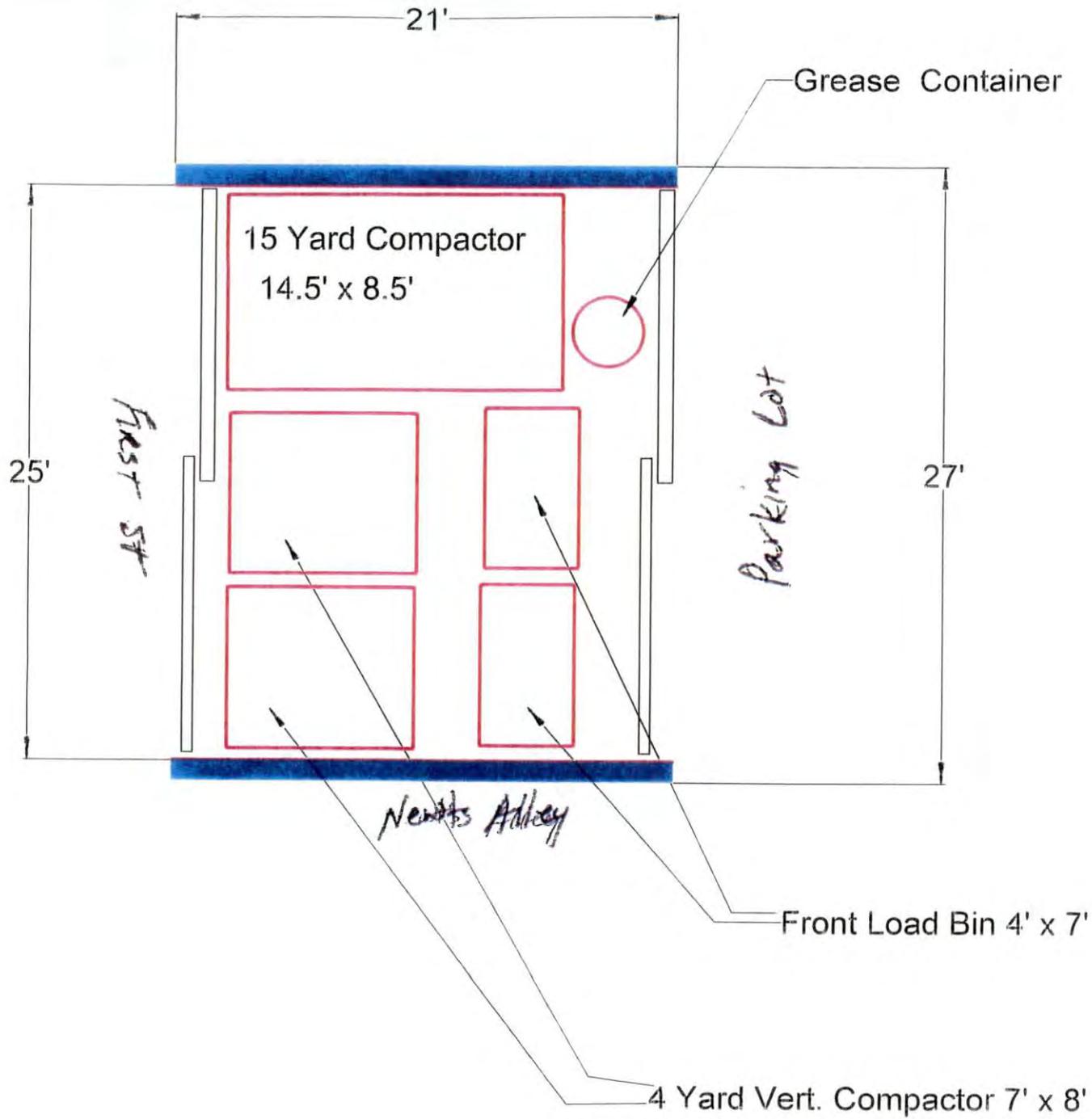
OPTION 2

First St.

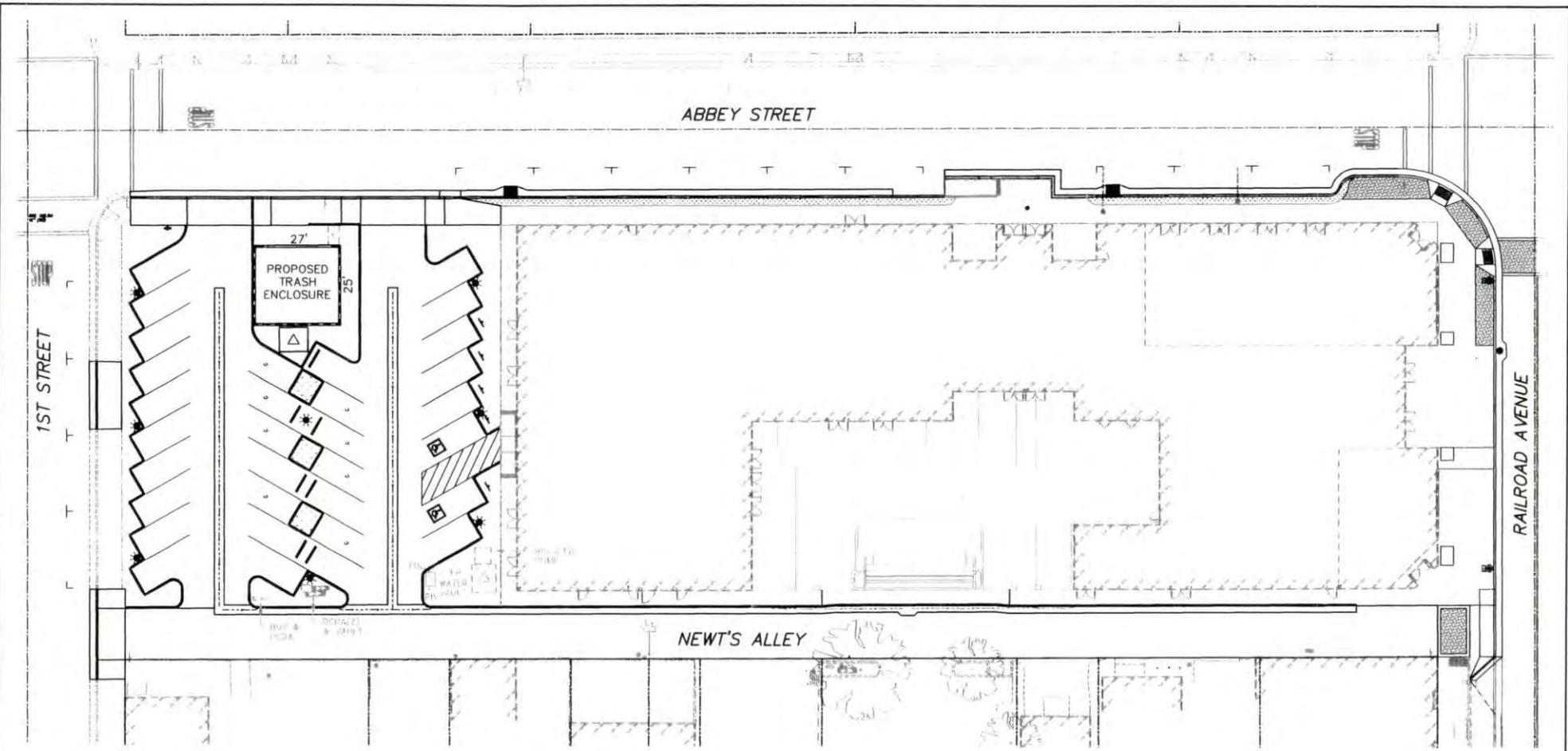
Abbey St.



Newt's Expressway



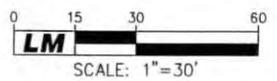
Option 3



PROPOSED OPTION 1
PARKING LOT SPACES:

AUTO	22
COMPACT	8
ACCESSIBLE	2
STREET	13
TOTAL	45

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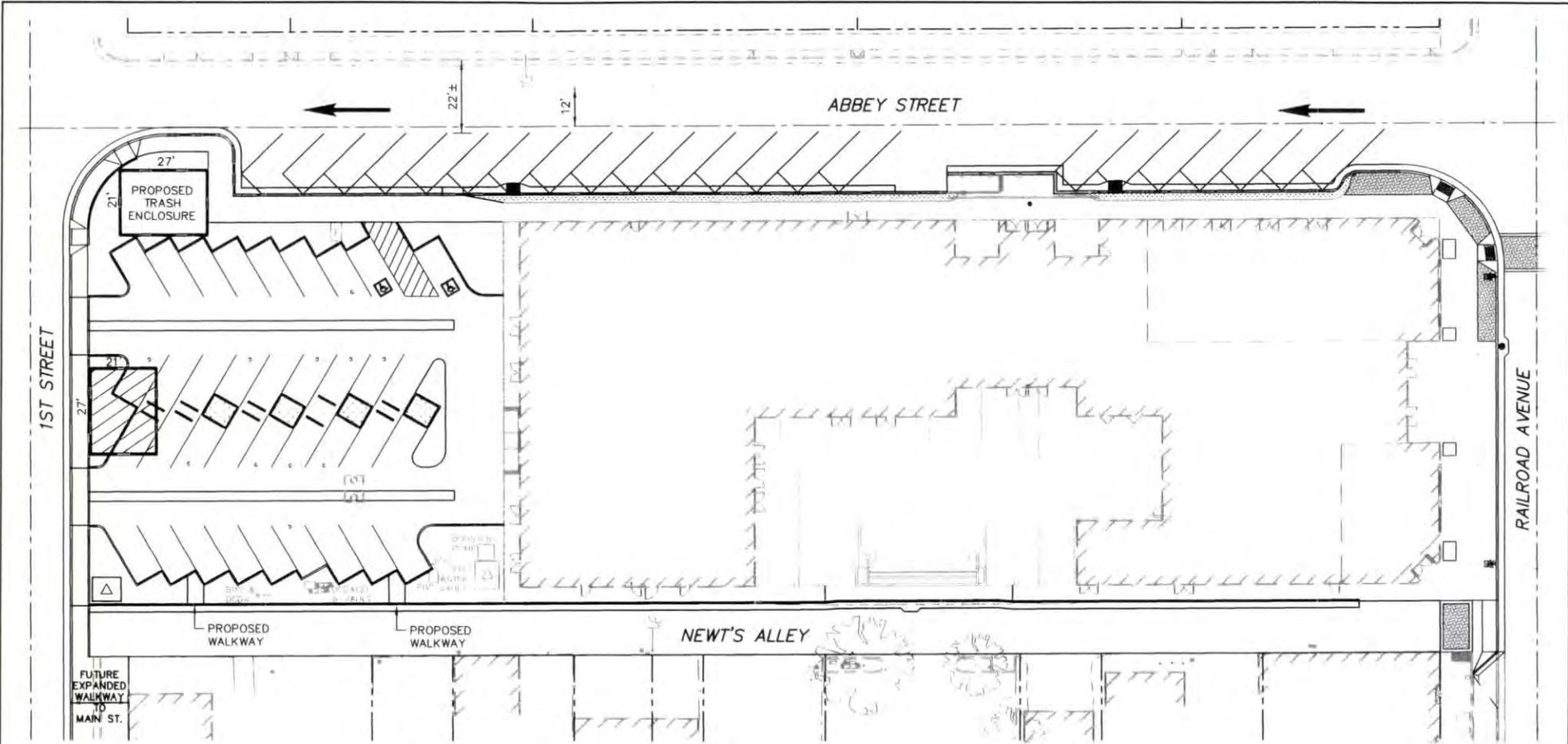


PROPOSED OPTION 3
PARKING LAYOUT
 FOR
CITY HALL PARKING LOT
& ABBEY STREET
 MAY 14, 2019

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K. Land

Option 4



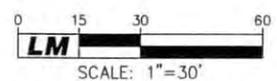
PROPOSED OPTION 3
PARKING LOT SPACES:

AUTO	23
COMPACT	11
ACCESSIBLE	2
STREET	22
TOTAL	58

PROPOSED OPTION 3
(WITH TRASH ENCLOSURE IN MIDDLE AISLE)
PARKING LOT SPACES:

AUTO	20
COMPACT	10
ACCESSIBLE	2
STREET	22
TOTAL	54

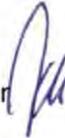
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PROPOSED OPTION 4
PARKING LAYOUT,
FOR
CITY HALL PARKING LOT
& ABBEY STREET
MAY 14, 2019



**CITY COUNCIL
STAFF REPORT**

DATE: May 21, 2019
TO: Mayor and City Council
FROM: John W. Donlevy, Jr., City Manager 
SUBJECT: Housing Issues Overview

RECOMMENDATION:

That the City Council receive an introductory overview on housing issues affecting Winters, and the broader issues within the State of California, along with key policies which deal with housing.

BACKGROUND:

- Governor Gavin Newsom has declared that the severity of the State's housing crisis has made it one of the top issues of his administration. He has hinted at tying critical funding, such as transportation funding, to planning and production of both market rate and affordable housing in communities. He recently initiated litigation against 75 cities whose housing elements were not certified.
- The top project with the Sacramento Area Council of Governments (SACOG) in the coming months will be facilitating the Regional Housing Needs Allocation (RHNA) which is a critical portion for each city's housing element and must be coordinated with the Metropolitan Transportation Plan. SACOG has initiated preliminary planning discussions with the cities' planning staff and those discussions are ongoing.
- The City of Winters Housing Element will expire in 2021 and will require the City to develop a new plan in concert with the RHNA numbers.
- There is currently a very low vacancy rate in Winters, as there is in other communities in Yolo -as of May 14, 2019, the City has 4 existing single family homes on the market and one (1) market rate apartment unit available.

- Controversy in Winters over planning!

To get a better understanding of these key issues and to frame the discussion around housing issues, this report and a presentation will cover a number of key elements of the City's housing policy and suggest avenues for additional policy discussion and possibilities on the horizon.

DISCUSSION:

This report will give overviews of the following:

- City's Housing Element
- Winters Affordable Housing
- State Housing Policy, Legislation and the Governor's priorities.
- Regional Housing Policy- directives and recommendations
- City policies in relation to directives and recommendations.
- Infill Housing
- Densities
- Growth rate and housing production.
- City staff directives to developers and land owners

City's Housing Element:

The State Office of Planning and Research provides State policy guidelines on city general plan housing elements as follows:

"Providing adequate housing for all residents is a priority for cities and counties throughout California. The housing element implements the declaration of State law that "the availability of housing is a matter of vital statewide importance and the attainment of decent housing and a suitable living environment for all Californians is a priority of the highest order" (Gov. § Code 65580). Provisions in the housing element are more specific and directive than other elements, and contain detailed guidance and reviews. The law also provides the Department of Housing and Community Development (HCD) with unique authority over the housing element."

Housing element updates must be consistent with other general plan elements, including the land use element and diagrams. Integrating considerations of general plan goals and policies through the housing element and each update may improve efficiency by ensuring consistency. Additionally, incorporating a holistic view of the document will allow the housing element to compliment other elements in addressing challenges such as climate change mitigation and adaptation, and working towards local goals, such as promoting infill development, Transit Oriented Developments, and healthy, safe, and equitable communities. Periodic updates assure

that local governments “will prepare and implement housing elements...toward the attainment of the state housing goal” (Gov. Code §65581). The law requires that HCD review and certify the housing element and that local jurisdictions submit annual progress reports to HCD. The housing element must be revised and submitted periodically on a four, five, or eight year cycle, depending on various factors (Gov. Code §65588).

The City of Winters [Housing Element](#) is on a cycle consistent with the development of the SACOG Regional Housing Needs Allocation (RHNA- referred TO and pronounced as “Ree Nah”). The certified plan was adopted in 2013 and was given an eight (8) year certification from the State’s Housing and Community Department who is responsible for the review of housing elements.

The Housing Element is based on seven strategic goals:

1. To designate adequate land for a balanced range of housing types and densities for all economic segments of the community;
2. To encourage the maintenance, improvement, and rehabilitation of the City’s existing housing stock and residential neighborhoods;
3. To encourage energy efficiency in both new and existing housing;
4. To promote the production and construction of affordable housing;
5. To ensure the provision of adequate services to support existing and future residential development;
6. To promote equal opportunity to secure safe, sanitary, and affordable housing for all members of the community regardless of race, creed, color, religion, sex, marital status, ancestry, national origin, disability, age, or sexual orientation; and
7. To preserve existing affordable housing.

A summary of the policy goals and implementation programs for the 2013 Housing Element include:

- Broad mix of housing types
- Inclusionary housing
- Housing for all economic segments
- Multi-family units for families
- Pursue Federal and State Funding
- Maintain the Affordable Housing Steering Committee
- Expedite processing.
- Avoid excess costs to housing
- Promote secondary housing units
- Promote mobile/manufactured housing
- Collaboration with non-profits
- Incentives for developers
- Mixed use/Second story dwelling units
- Local builders
- Preserve existing affordable units

Winters Affordable Housing:

Upon adoption of the 1992 General Plan, the City of Winters entered litigation with the affordable housing advocacy group, Legal Services of Northern California (Michel v City of Winters) primarily due to the lack of an affordable housing plan, strategy and the location of densities in the flood overlay area. In 1994, the Yolo County Superior Court issued a stipulated judgment which provided as follows:

- 15% Inclusionary Housing City-wide.
- Stipulation that 6% of housing be dedicated to very-low affordable units and 9% to low and moderate incomes.
- Annual Reporting
- Revision of the City's Housing Element
- Coordination between the City and the Community Development Agency.

In response, the City adopted an [Inclusionary Housing Ordinance](#) which implements Michel V City of Winters and established the Affordable Housing Steering Committee which includes key stakeholders including City Council, Planning Commission, Legal Services, the Housing Authority of Yolo County and At Large members.

The City currently has nine (9) key projects in its affordable housing inventory totaling 335 units which amounts to a 14.56% inclusionary housing percentage. The projects include:

- Orchard Village Apartments- 73
- Almondwood Apartments- 39
- Winters Apartments I- 44
- Winters Apartments II- 34
- Winters Senior Apartments- 38
- Cradwick Apartments- 6
- Putah Creek Hamlet- 64
- Winters Ranch- 7
- Cottages at Carter Ranch- 30

State Housing Policy, Legislation and the Governor's Priorities:

The State of California lists "housing" as the single highest economic cost for residents with transportation being second. Both the [Governor](#) and the [State Department of Housing and Community Development](#) have listed this amongst their highest priorities in addressing livability, quality of life and addressing climate change.

In 2018, the State produced approximately 77,000 which the Governor deemed “deplorable” and he has proposed an overall goal of 3.5 million units over the next planning period. In the current legislative session the Governor and allies are proposing the following:

- Dense Housing Bill including SB50 which encourages density in and around transit and job centers.
- Rent control and stabilization
- Tenant Rights
- Preservation of existing low income housing.
- Tax credits.

The Governor has allocated \$500 million in planning grants to cities through [SB2 planning grants](#) of which the City of Winters will receive \$125,000 to plan for expanded housing development.

The current legislative session has included a significant number of bills. [HERE](#) is a list of the current bills under consideration.

Regional Housing Policy- directives and recommendations

In State Planning, the authority linking transportation and planning includes extensive linkage with the various regional planning organizations and in our case, the Sacramento Area Council of Governments (SACOG). Under State guidelines, SACOG is responsible for the development of the RHNA which is meant to link with the Metropolitan Transportation Plan (MTP).

According to the [California Department of Housing and Community Development \(HCD\)](#), California has required since 1969 that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. MPOs and COGs such as SACOG play a significant role in how this is done through the Regional Housing Needs Allocation process. HCD will issue a Regional Housing Needs Determination to SACOG’s six-county region for the planning period of October 31, 2021 to October 31, 2029.

This is the sixth cycle of [RHNA](#). HCD calculates the regional determination using information provided by the California Department of Finance. The regional determination includes an overall housing need number, as well as a breakdown of the number of units required in four income distribution categories, as further defined below.

Based on the regional determination provided by HCD, SACOG must develop a Regional Housing Needs Allocation (RHNA) and a Regional Housing Needs Plan (RHNP). These State-mandated documents allocate a projected share of the regional determination to each of the cities and counties in SACOG’s six-county region.

The RHNA establishes the total number of housing units that each city and county must plan for within the eight-year planning period. Based on the adopted RHNA, each city and county must update its housing element to demonstrate how the jurisdiction will meet the expected growth in housing need over this eight-year planning period.

The RHNA is divisive because the combination of projected need and then allocation generates concerns on growth, pace and the ability for more urban communities to achieve the allocated numbers.

The City of Winters can expect to receive our RHNA numbers by early Fall, 2019 which are then to be incorporated into our planning process once we move forward with our housing element update which will occur directly following.

In order to assist member communities, SACOG has developed the [Housing Policy Tool Kit](#) which provides planning alternatives and will be extensively advertised in the coming months.

City policies in relation to directives and recommendations

The City's [Land Use](#) and [Housing](#) Elements serve as the basis for the development of key policies and directives in how proposals and programs are developed.

The SACOG Housing Policy Tool Kit includes a number of suggestions for addressing availability for a number of special groups. From the 2013 Housing Element Implementation Program, the following tools have been incorporated into our zoning code.

- Allowance for [Pre-Manufactured Buildings](#) to allow more mobile/manufactured homes within the community which are viewed as more affordable.
- Allowance for [Accessory Dwelling Units](#) which have been incorporated into State law and provide higher densities to support senior and lower income housing.
- Guidelines for [Single Room Occupancy](#).
- In 2017, the City adopted regulations for support of [Farmworker Housing](#), [Supportive Housing](#) for those with disabilities and [Transitional Housing](#) for those moving from various circumstances.

Infill Housing:

A primary emphasis of "smart growth", "new urbanism" and legislation including SB375 and AB 32 is to reduce sprawl and rejuvenate urban cores in the promotion of diversification of zoning to allow for complimentary mixed uses, vertical construction and increased residential densities which can benefit from connectivity, a pedestrian orientation, enhanced transportation, multi-model transit and shared opportunities for parking and other uses. Filling the land use within a community allows for a maximization of land use.

In Winters, the [Downtown Master Plan](#) has placed a primary emphasis on encouraging constructive re-use of properties and maximizing our small urban area. One of the defining elements of the Downtown Master Plan is the [Form Based Code](#) (FBC) which amended the zoning code by creating a special planning area to combine residential, retail and business uses within the Downtown Master Plan Area.

In relation to housing, the FBC allows the City’s highest density at 28.1 units per acre within a mixed use.

General Plan Designation Corollary Zoning Districts:

Housing production is predicated on the allowable densities within a community. Density allows for diversification of housing types, utility planning and the fundamentals of the overall land use plan dictating population.

The following is the land use density chart from the City’s Zoning Code.

RESIDENTIAL DENSITIES

GENERAL PLAN DESIGNATION	COROLLARY ZONING DISTRICTS	RESIDENTIAL DENSITY RANGE
Agriculture	A-1	1 unit/5 acres
Rural Residential	R-R	.5 to 1.0 units/acre
Low Density Residential	R-1	1.1 to 7.3 units/acre
Medium Density Residential	R-2	5.4 to 8.8 units/acre
Medium High Density Residential	R-3	6.1 to 10.0 units/acre
High Density Residential	R-4	10.1 to 20.0 units/acre
Neighborhood Commercial	C-1	6.1 to 10.0 units/acre
Central Business District	CBD	10.1 to 20.0 units/acre
Downtown- Form Based Code	CBD	10.1 to 28 units/acre
Office	O-F	6.1 to 10.0 units/acre
Planned Commercial	P-D Overlay	6.1 to 10.0 units/acre

Growth Rate:

One of the most common questions relates to “what is the City’s Growth Rate”? The reality is that growth is most often economy based and cyclical. To put it into perspective, from 2006 to 2016, single family home production in Winters was either zero or a single digit by number and less than one tenth of a percent, total.

Beginning in 2016, the City had 615 single family units approved with entitlements to build. The actual and projected growth (based on 2,300 current units) is as follows:

2016- 34 units (1.4%)	2021-78 units (3%)
2017- 36 units (1.4%)	2022-78 units (3%)
2018- 4 units (.007%)	2203-78 units (3%)
2019- 54 units (2%)	2024-78 units (3%)
2020- 78 units (3%)	2025-78 units (3%)

Given economics and averages, over a 20 year period 2006-2025 the total residential growth rate would be 1.14% average with a peak of 3% annual growth.

City Staff Direction to Developers and Property Owners:

The City Staff operates under the direction of the City Council and the City's General Plan and its Housing Element which serves as the advocating document for implementing housing direction. The policies outlined in the 2013 Housing Element are critical to housing discussions and serve as the primary reference point, as will a new housing element in 2021 once adopted by the City Council.

Some priority items Staff is telling developers and property owners who come to talk about housing are the following:

- Market rate rental housing for Winters is critical.

The City falls within the Solano County rental market. In order to qualify for a market rate rental unit the income qualification is currently \$36 per hour or \$74,855 in annual income, shutting most young people and families out of the market. To see the Solano Housing Report, go [HERE](#).

In a recent discussion with a housing developer, the approximate cost for a market rate apartment is approximately \$240,000. For an "affordable unit" the costs now exceed \$350,000.

- Affordable housing which integrates into the overall plan along with moderate housing being constructed within projects is critical.
- Presenting Affordable Housing Plans are a must before any subdivision is submitted and must be submitted in conjunction with any subdivision.
- Planning is viewed as critical for meeting future needs and addressing climate related issues.
- Downtown Infill Projects with mixed uses with residential is viewed as highly desirable

FISCAL IMPACT: None by this action.