



Winters City Council Meeting

City Council Chambers – 318 First Street, and Teleconference via ZOOM

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Tuesday, May 19, 2020

6:30 p.m.

AGENDA

Members of the City Council

*Wade Cowan, Mayor
Bill Biasi, 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 5, 2020 (pp. 4-11)
- B. Resolution 2020-18, 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 2020/2021 (pp. 12-14)
- C. Resolution 2020-19, 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 2020/2021 (pp. 15-83)
- D. Approval of Joint Use Agreement between the City of Winters and the Winters Parent Nursery School (WPNS) (pp. 84-89)
- E. Resolution 2020-23, a Resolution of the City Council of the City of Winters to Accept a Grant Deed for a Public Utility Easement Related to the Winters Highlands (Stone's Throw) Phase 2 Project; and Resolution 2020-24, a Resolution of the City Council of the City of Winters to Approve the Final Map #4507 for Winters Highlands (Stone's Throw) Phase 2 Subdivision (pp. 90-109)
- F. Irrevocable Offer of Dedication of Right of Way and Public Utility Easement for the Winters Highlands (Stone's Throw) Phase 1 Subdivision (pp. 110-117)

DISCUSSION ITEMS

- 1. Public Hearing to Receive Input from Specific Property Owners Regarding Implementation of Weed Abatement for 2020 (pp. 118-119)
- 2. Resolution 2020-22, a Resolution of the City Council of the City of Winters Authorizing the Establishment of an OPEB Trust to be Administered by Public Agency Retirement Services (PARS) and U.S. Bank (pp. 120-133)
- 3. Authorization to Purchase New Radar Trailer with digital signage, radar detection, traffic counting, ALPR technology and speed sensors. (pp. 134-149)
- 4. SB1 2019-2020 Street Rehab Project Change Order for Striping (pp. 150)
- 5. Budget Overview (pp. 151-154)

CITY MANAGER REPORT

INFORMATION ONLY

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the May 19, 2020 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 14, 2020, 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 <http://www.cityofwinters.org/city-council-meetings/>

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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Minutes of the Regular Meeting of the Winters City Council Held via
Teleconference (Zoom) on May 5, 2020

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

Present: Council Members Harold Anderson, Jesse Loren, Pierre Neu,
Mayor Pro Tem Bill Biasi, Mayor Wade Cowan
Absent: None
Staff: City Manager John W. Donlevy, Jr., City Attorney Iris Yang,
Director of Financial Management Shelly Gunby, Police Chief John
Miller, Fire Chief Brad Lopez, Building Official Gene Ashdown, City
Clerk Tracy Jensen

The Pledge of Allegiance was led by Pierre Neu.

Approval of Agenda: City Manager Donlevy requested Consent Item E,
Authorization to Purchase New Radar Trailer for Winters Police Department, be
removed from the agenda to be brought back to Council on May 19th. Motion by
Council Member Neu, second by Council Member Loren to approve the agenda
with the noted change. Motion carried with the following roll call vote:

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

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

PUBLIC COMMENTS: Kate Laddish, 400 Morgan St., thanked those who have
continued to deliver food to the Senior Apartments. She also thanked staff for
moving Consent Item E to a discussion item on the May 19th agenda, referencing
SB34 and its public meeting and posted policy requirements.

CONSENT CALENDAR

- A. Minutes of the Regular Meeting of the Winters City Council Held on Tuesday, April 21, 2020
- B. Proclamation of the City Council of the City of Winters Celebrating May 2020 as Older Americans Month
- C. Proclamation of the City Council of the City of Winters Recognizing May 7, 2020, as the Big Day of Giving in the City of Winters
- D. Resolution 2020-14, a Resolution of the City Council of the City of Winters Declaring Weeds and Rubbish on Certain Lots and Parcels Within the City of Winters to be a Public Nuisance and Ordering the Institution of Proceedings to Abate Said Public Nuisances
- E. Authorization to Purchase New Radar Trailer for Winters Police Department **(REMOVED FROM THE AGENDA)**

City Manager John Donlevy gave an overview, confirming the removal of Item E from the agenda to be placed on the May 19th City Council agenda. Motion by Council Member Loren, second by Council Member Neu to approve the Consent Calendar with the noted change. Motion carried with the following roll call vote:

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

PRESENTATIONS: None

DISCUSSION ITEMS

1. Housing Element Consultant Recommendation

City Manager Donlevy gave an overview. Staff interviewed four firms and are recommending the highly qualified firm of De Novo Planning Group, who also provided the lowest proposal, to complete the 6th Cycle (2021-2029) Housing Element. De Novo previously completed the NEPA environmental documents for Blue Mountain Terrace, the Mitigated Negative Declaration (CEQA) for the Walnut 10 Subdivision and the City's 5th Cycle 2013 Housing Element.

Mayor Pro Tem Biasi asked for clarification about the area of coverage with this housing element regarding the area within city limits and the area within the sphere of influence. City Manager Donlevy said the initial advertisement included the entire General Plan area, but within the housing element, the State HCD (Housing and Community Development) requires all housing elements to do a site identification to identify properties within the City that are capable of

being developed within the planning period. Mayor Biasi asked if the plan was to be extended, would it cost more money. City Manager Donlevy said no, staff has already completed an extensive amount of the site identification work. De Novo, along with Ascent, who completed the City's Climate Action Plan, are extremely familiar with the City, which was also one of the determining factors.

Motion by Mayor Pro Tem Biasi, second by Council Member Loren to approve an agreement with De Novo Planning Group for the development of the 6th Cycle (2021-2029) Housing Element for the City of Winters. Motion carried with the following roll call vote:

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

2. City Council Liaison Assignments

Mayor Cowan reported the City Council liaison assignments are reviewed and updated following each election. During the last week, Mayor Cowan had individual conversations with each Council member to discuss any desired changes, which are highlighted on the accompanying liaison list. Council Member Anderson inquired about the LAFCO assignment. Mayor Cowan said due to the rotation of the cities within Yolo County, the City of Winters has been off of LAFCO for the last two years but has cycled back on as an alternate for the next two years and then will be back on as a board member in two years. Council Member Loren thanked Mayor Cowan for being so thorough when reviewing the list and as the new liaison for the Yolo Community Foundation Leadership Advisory Committee, she appreciates the Mayor's strong leadership and his willingness to switch things up.

Motion by Council Member Loren, second by Council Member Neu to approve the liaison assignments reflected on the May 2020 Liaison Assignment List. Motion carried with the following vote:

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

3. Budget Workshop

City Manager Donlevy said the reality is the COVID-19 pandemic has caused unprecedented financial actions of State and Federal agencies. The focus of the 2020/2021 budget includes several key points, which include preservation of critical services, attrition due to retirements, payroll deduction, preservation of reserves and cash balances, contingency for potential future litigation, and incremental funding through the establishment of a reserve fund.

Director of Financial Management Shelly Gunby gave an overview of revenue projections including budgeted general fund revenues and budgeted general fund expenditures for the period July 2020-June 2021. Following projected budget cuts of \$1.2 million dollars, the budget was reduced from \$6,293,908 to \$5,422,122, with a \$33,315 deficit remaining.

Mayor Pro Tem Biasi said although staff is negotiating with employees for a 5% payroll deduction, what if Police and Fire don't agree? City Manager Donlevy said other avenues will be reviewed, ie: furlough or layoffs. Mayor Pro Tem Biasi asked about the funds being put away for litigation. City Manager said a contingency fund is being created over a four-year period. Council Member Neu asked where the litigation was coming from and asked staff to look into these funds further. He also asked if other jurisdictions have had problems with litigation regarding initiatives that have passed in their cities, adding that Keep Winters Winters will not sue the City. City Manager Donlevy said funding for contingencies is a sound, routine practice and declined to surmise about future litigation. Regarding the building of the contingency fund, Council Member Neu suggested postponing it for one year then build it up over the following four years. Whether the City is entering a short or long recession and whether businesses are coming back, Council Member Neu added he is uncomfortable making cuts and is concerned with the community suffering. City Manager Donlevy replied putting it off will only exacerbate the problem and said the funds will be put into reserves. Council Member Neu said putting money in the reserves is not serving the community and additionally asked does staff plan to look at this each year, will the City continue putting this money away, and how will we know when we need it. Council Member Anderson asked if a reduction in the City-Wide Assessment Transfer was possible. Ms. Gunby said the General Fund has to fund the City-Wide Assessment by \$100K this year and a little more is expected next year. Staff expects to spend more than what they expect to receive, requiring a transfer from the general fund to balance.

Council Member Loren asked staff to look at Police Dept. and O & M, saying the cuts are too severe and would likely impact services. Police Chief Miller said they took a hatchet to the budget, budgeting for emergencies only. For the Police vehicles, all major repairs will be avoided and its down to oil, brakes and tires. No hiring, no background costs, and no anticipation of attrition. Fire Chief Lopez said the Fire Department has taken the same approach as the Police Department by cutting contingencies within their budget, as well as training and vehicle maintenance. While operating at a bare minimum, it's difficult to plan for

emergencies and they are unable to anticipate what kind of emergencies the City will have. Council Member Loren said with the dry winter we've had it could be an early as well as a prolonged fire season. We need a robust budget. If we're not running programs at the pool, can we shift or recapture funds from the school district or recapture funding from our insurance? City Manager Donlevy said the City pays for approximately 80% of the pool costs and due to the contractual relationship between the City and the school district, the ability to shift funding onto the school district is not possible. As per the Governor, pools are considered places of mass gatherings and remain well out in projections for opening. Phase 1 took three months and if each phase takes three months, it will be next year before the pool can re-open under Phase 4.

Ms. Gunby said part of the Fire Department programming includes the State OES truck. When it is called out with our staff, the State pays for repairs and maintenance and reimburses the City for the staff used on the truck, plus administrative costs. This covers the overtime for those on the OES truck as well as those covering shifts back at the station and doesn't negatively impact the City's budget. Mayor Cowan said this pandemic is a first and if it continues, we'll go from bad to worse and lose a lot of businesses in Winters. We need to help get them up and running. The State and Federal governments haven't allocated any funds to cities of our size. If we do receive funds, staff can inject those funds back into the budget and make adjustments. City Manager Donlevy said \$2 trillion dollars was funded into a relief package, but Winters was not on the list, noting small cities were identified as having less than ½ million people. Referring to 2008, there was no relief then and there will likely be no relief now, although our schools and the UC system will be hurting. Ms. Gunby said when emergency leave legislation was passed, it left cities, counties and states out of the remedy. There are some grants available for small cities for PPE (personal protective equipment) or CDBG (Community Development Block Grant) that are specifically structured. The City's issue is on the revenue side as the City has lost a significant portion of the sales tax base. The City, who has become much more reliant on gas stations and restaurants, has received 23% less sales tax. Projections have us getting back on track in 2026/2027, taking six years to get back to where we were a year ago. Staff will come back to employees in February 2021 after the first sales tax payment is received from the county, and will also come back to Council to review the budget and see what has come in. Mayor Cowan and Council Member Loren have attended several LCC (League of California Cities) meetings, providing their input and applying pressure on behalf of small cities and rural areas, who need help just as much as San Francisco and Sacramento. Mayor Cowan said they have also contacted Assemblywoman Aguiar-Curry and Senator Dodd, asking them to apply pressure on behalf of smaller jurisdictions as well. Council Member Loren said the CDBG block grant system awarded 70% of funding to cities over 50,000 and the remaining 30% to smaller cities, confirming the dynamics of the system disadvantages us and puts Winters at the back of the line. While the work of the EDAC is appreciated, one of the recommendations was the need for some fresh eyes to diversify our

portfolio, not relying just on gas and restaurants. Anything should be on the table, including the cannabis industry. Working with the Solano EDAC group, they are trying to bring more medical technology to the area, although it won't satisfy our current economic condition.

Sally Brown, 24 E. Main, said she had questions about two cuts: the reduction in the transfer of \$25K to the library is not a reduction, it's the full amount. The City made a commitment for those funds and she asked staff to reconsider this cut. Library services are an essential service in our community, not an amenity. A lot of unemployed people rely on the library to search for new jobs. Ms. Brown also said when revisiting the budget in February, she asked if staff could revisit the pool since the 2020-2021 budget also covers next summer. She asked staff to see where we're at and reconsider possibly opening the pool in May 2021.

Eric Tavener, Abbey House Inn, submitting his comment from a business perspective, said a lot of businesses would like to open up, and with support from the City and its elected, they need assurance and protection from COVID-19 related lawsuits. The extreme restrictions on hotels and restaurants and the hospitality industry as a whole is eye-opening and the required level of cleanliness is off the charts.

Bob Polkinghorn, 842 Walnut, thanked Council and staff for their hard work now and in the next several months and then asked for greater clarification and transparency regarding the litigation cost in the budget of \$250K for this year and anticipated building out to \$1 million dollars in four years. He asked Council and staff to come forward and explain to citizens the use of \$250K in taxpayer money, as these are public funds and the public deserves an answer. Mr. Polkinghorn also stated he did not understand the rationale for a \$1million dollar litigation cost budget and asked the Council if the City Manager's rationale was sufficient to make a decision to cut salaries, reduce funding for Police and Fire, or cut services and instead put aside \$250K a year for four years. By setting aside litigation costs, does the City anticipate being sued or suing somebody? The City must feel they might be sued by the State of California, but this is pure speculation as there is no transparency despite the promise of a transparency website. The only possible lawsuit might come from the State of California for failing to meet the RHNA targets for low and very low-income categories. As per Mr. Polkinghorn's calculations, the RHNA target is 200 and there are approximately 150 acres in City property that would yield about 1,000 housing units, of which 200 could become low or very low income, especially if we follow the path of greater density for low and very low income. The RHNA standard is 20-30 units per acre and with these numbers the City should be able to meet the RHNA numbers and avoid being sued by the State of California. Mr. Polkinghorn asked if the petition been tied to the litigation fund and that the public deserves an answer regarding public dollars, adding that people suffer with cuts and the pain can be mitigated with \$250K. Mr. Polkinghorn said that Council Member Loren had previously mentioned the EDAC report, which recommended hiring

someone to look at business development within the City with fresh eyes. In closing, Mr. Polkinghorn said while he appreciates the well-intentioned work of staff and Council and doesn't envy their position, it comes down to the lack of transparency and lack of clarity on this issue

City Manager Donlevy said the City has a contingency fund for a variety of reasons. To clarify, items are carried out over a multi-year period. Staff looks at what is being spent, looks at future expenditures and projects where they're going to be, and funds are then set aside. He concluded by saying the City has a complete spending plan.

Mark Fink, Yolo County Librarian, thanked the City for their difficult work. He said the library has enjoyed tremendous support from the residents of Winters. The Yolo County Library currently has an MOU with the City of Winters and WJUSD, which involves collaboration when making changes to the MOU. Mr. Fink requested the library be brought into the conversation that affects the MOU. If funds are cut, services and hours will be reduced and he respects the difficult decisions that have to be made.

Council Member Loren mentioned for Mr. Tavener that during a meeting on May 4th with Cal OES, the State, and the League of California Cities (LCC), she had an extensive conversation regarding the service and hospitality industry, and there were a lot of questions that came from League President and Mayor of Yountville John Dunbar. A lot of regions in the area have a lot of similar types of businesses. Not being satisfied with the information provided about the requirements for hospitality, Council Member Loren wrote a letter to Melanie Perone with the LCC who collaborates with the State and asked for specific guidance on a series of questions about the hotel business, including cleaning and simplifying the process. Any information received will be shared with Mr. Tavener.

Mayor Pro Tem Biasi said the library is currently closed, as are the Community Center and the swimming pool and we don't know when they will be reopened. He asked if we can possibly look at the budget sooner than February 2021.

City Manager Donlevy confirmed this item will come back to Council as an information item at the next Council meeting to keep Council in the loop about what staff is hearing and to solicit additional input.

Director of Financial Management Shelly Gunby said staff needs to finish talking to some of the employee groups about their decision so she can have a better idea of where we're headed and see what the Governor is opening or not opening. She will include any updates at the 5/19 City Council meeting. Council Member Loren said although it is minimal, she suggested Council take a 5% reduction in their stipends since staff is taking a 5% reduction in pay to be in the same boat as staff, even if it is a small amount.

Mayor Cowan asked if City Attorney Walsh could speak to the litigation fund at the 5/19 City Council meeting. This is a heartbreaking thing for all of us. Asking people to give up 5% of their current pay and not being able to hire police and fire is a heartbreaking thing for all of us. It's sad to see how much damage can be done in such a short period of time. How soon can we begin to recover and get back to normal? It depends on how quickly we can get businesses safely back up and running. Eric at the Abbey House Inn has a legitimate concern and Council and staff are looking to our lawmakers to come up with legislation to protect all of us from frivolous lawsuits claiming they got COVID-19 from a business that recently re-opened. This is a legitimate thing for the State to be looking at to help protect all of us. We need to do all we can to help our businesses in Winters get up and running safely and as quickly as possible.

CITY MANAGER REPORT: One of the numbers that hasn't been brought up over the years and it's a big deal for some of us - the contribution of 457 match from employees. We had many of the same issues in 2008. Some staff members began giving back 7% in 2008 and have continued to donate these funds back into the City's general fund since then. Between four staff members, contributions total over \$300,000 over the last 12 years. Looking at the various ways to keep things alive reflects the uniqueness of this time. Mr. Donlevy previously participated on a committee through Yolo County called MAC, whose #1 quest was to get businesses open. Ultimately the Yolo County Health Officer will decide when businesses will open based on recommendations from the MAC committee. In an effort to get businesses open, Mr. Donlevy began writing guidance protocols for wineries, tasting rooms, distilleries, breweries, barbering and cosmetology businesses, and also participated in a call about how to open up small retail businesses by rolling out low risk businesses in four phases, including the speed of the rollout for the various levels of business, low, medium and high risk. Winters businesses mostly fall into a medium risk, but we're trying to pull the City down into low risk. Mr. Donlevy began sending out draft protocols before the MAC committee was discontinued, deferring to the State regarding the reopening of businesses. Last week the Mayor spoke at the Capitol regarding Chromium 6 and staff is now drafting a comment letter to submit to participate in the white paper discussion.

INFORMATION ONLY: None

ADJOURNMENT: Mayor Cowan adjourned the meeting at 8:32 p.m. in honor of Eleanor "Rose" Kent's 100th birthday.

Wade Cowan, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 19, 2020

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

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

SUBJECT: Resolution 2020-18, Initiating Proceedings for the Annual Levy and Collection of Assessments for the City of Winters City-Wide Maintenance Assessment District, Fiscal Year 2020/2021

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. 2020-18

**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 2020/2021**

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 19th DAY OF MAY, 2020.

I, Tracy Jensen, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2020-18 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 19th day of May, 2020, by the following vote:

RESOLUTION 2020-18

**AYES:
NOES:
ABSENT:
ABSTAINED:**

Wade Cowan, Mayor
City of Winters

ATTEST:

Tracy S. Jensen, City Clerk



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 19, 2020

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

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

SUBJECT: Resolution No. 2020-19, 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 2020/2021

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 2020-19

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 2020/2021

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 2020/2021, 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 2020/2021 (Beginning July 1, 2020 and ending June 30, 2021) 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).

RESOLUTION 2020-19

- 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 2020/2021.

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 2020/2021.

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."

RESOLUTION 2020-19

Section 9: The proposed assessment for Fiscal Year 2020/2021 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 2, 2020 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 19th DAY OF MAY, 2020.

I, Tracy Jensen, City Clerk of the City of Winters, County of Yolo, State of California do hereby certify that the foregoing Resolution No. 2020-19 was regularly adopted by the City Council of said City of Winters at a regular meeting of said council held on the 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Wade Cowan, Mayor
City of Winters

ATTEST:

Tracy S. Jensen, City Clerk
City of Winters



City of Winters

City-Wide Maintenance Assessment District

2020/2021 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 19, 2020
Public Hearing: June 2, 2020

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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 2020/2021, 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 _____, 2020.

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 2020/2021. 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 2020/2021.

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 2(d) 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 2(i) 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 4(a) 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

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

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

Other Budget Items

$$\text{Remaining Costs} / \text{Residential EBU} = \text{Levy per Residential EBU}$$

$$\text{Levy per Residential EBU} \times \text{Residential Parcel's EBU} = \text{Parcel's Levy Amount-Other}$$

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 2020/2021 District Budget

City of Winters	
City-Wide 2020/2021	
Levy Components	Total Budget
DIRECT COSTS	
Park Maintenance	\$193,209.00
Street Lighting	62,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	1,000.00
Curbside Landscape Maintenance	4,000.00
Bank Stabilization	0.00
TOTAL DIRECT	\$260,209.00
ADMINISTRATION COSTS	
District Administration	\$27,572.00
County Administration Fee	2,229.00
TOTAL ADMIN	\$29,801.00
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	\$290,010.00
Reserve Collection	0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(75,065.02)
TOTAL ADJUSTMENTS	(\$75,065.02)
Balance to Levy (Budgeted)	\$214,944.98
Total Revenue at Maximum Rate	\$214,946.25
Variance above/(below) Maximum Revenue	(\$1.27)
Levy at Applied Rate	\$214,944.98
Applied Charge	214,944.98
DISTRICT STATISTICS	
Total Parcels	2,312
Total Residential Parcels Levied	2,102
Total Non-Residential Parcels Levied	127
Total Parcels Levied	2,229
Total Equivalent Residential Benefit Units	2,565
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 — 2020/2021 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 2020/21 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
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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
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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

**City of Winters
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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

**City of Winters
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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	NO SITUS AVAILABLE	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

**City of Winters
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
003-173-027-000	NO SITUS AVAILABLE	RES	1	82.50
003-173-028-000	411 ABBEY 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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-182-090-000	429 RUSSELL ST	RES	1	82.50
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

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003-192-008-000	301 RUSSELL ST	RES	1	82.50
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

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003-203-004-000	42 MAIN ST	COM	1	26.24
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 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

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003-223-007-000	29 E MAIN ST	RES	1	82.50
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	NO SITUS AVAILABLE	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
003-242-014-000	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
003-242-018-000	117 2ND ST	RES	1	82.50
003-242-019-000	109 WOLFSKILL 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

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003-243-008-000	2 RUSSELL ST	COM	1	26.24
003-271-002-000	802 HEMENWAY ST	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-273-002-000	211 ROSA AVE	RES	1	82.50
003-273-003-000	209 ROSA AVE	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-281-012-000	708 HEMENWAY ST	RES	1	82.50
003-281-013-000	700 HEMENWAY ST	RES	1	82.50
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	NO SITUS AVAILABLE	COM	1	26.24
003-330-018-000	NO SITUS AVAILABLE	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

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003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-350-019-000	115 E GRANT AVE	COM	1	26.24
003-350-020-000	101 E GRANT AVE	COM	1	26.24
003-350-021-000	NO SITUS AVAILABLE	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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-380-020-000	113 RIVERVIEW CT	RES	1	82.50
003-380-021-000	109 RIVERVIEW CT	RES	1	82.50
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
003-391-006-000	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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50
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 LN	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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-403-010-000	503 ABBEY ST	RES	1	82.50
003-403-011-000	505 ABBEY ST	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-015-000	820 CARRION CIR	RES	1	82.50
003-410-016-000	820 RAILROAD AVE	COM	1	26.24
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-422-011-000	1021 HEMENWAY ST	RES	1	82.50
003-422-012-000	1204 ALMERIA AVE	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-424-014-000	105 ALMERIA PL	RES	1	82.50
003-424-015-000	107 ALMERIA PL	RES	1	82.50
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

City of Winters
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-450-020-000	700 VALLEY OAK DR	COM	1	26.24
003-460-001-000	1001 MCARTHUR AVE	RES	1	82.50
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 ST	RES	1	82.50
003-463-003-000	816 LINCOLN ST	RES	1	82.50
003-463-004-000	812 LINCOLN ST	RES	1	82.50
003-463-005-000	808 LINCOLN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-463-006-000	804 LINCOLN ST	RES	1	82.50
003-463-007-000	800 LINCOLN ST	RES	1	82.50
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 ST	RES	1	82.50
003-465-007-000	805 LINCOLN ST	RES	1	82.50
003-465-008-000	809 LINCOLN ST	RES	1	82.50
003-465-009-000	813 LINCOLN ST	RES	1	82.50
003-465-010-000	817 LINCOLN ST	RES	1	82.50
003-465-011-000	821 LINCOLN ST	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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-471-003-000	907 VALLEY OAK DR	RES	1	82.50
003-471-004-000	1038 KENNEDY DR	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50
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

City of Winters
City-Wide
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-491-007-000	111 ORCHARD LN	RES	1	82.50
003-491-008-000	113 ORCHARD LN	RES	1	82.50
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

**City of Winters
City-Wide
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-029-000	101 BROADVIEW LN	RES	1	82.50
003-492-030-000	100 BROADVIEW LN	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-501-010-000	1014 BERRYESSA CT	RES	1	82.50
003-501-011-000	408 NIEMANN ST	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50
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

**City of Winters
City-Wide
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-511-016-000	615 FOXGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOXGLOVE CIR	RES	1	82.50
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

City of Winters
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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-515-012-000	630 FICUS WAY	RES	1	82.50
003-516-001-000	727 LUPINE WAY	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-524-006-000	705 LUPINE WAY	RES	1	82.50
003-524-007-000	618 SNAPDRAGON DR	RES	1	82.50
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-533-008-000	954 POTTER ST	RES	1	82.50
003-533-009-000	956 POTTER ST	RES	1	82.50
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
030-220-060-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-062-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-065-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-066-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-067-000	NO SITUS AVAILABLE	RES	1	82.50
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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
030-401-001-000	779 W MAIN ST	RES	1	82.50
030-401-002-000	777 W MAIN ST	RES	1	82.50
030-401-003-000	775 W MAIN ST	RES	1	82.50
030-401-004-000	773 W MAIN ST	RES	1	82.50
030-401-005-000	771 W MAIN ST	RES	1	82.50
030-401-006-000	769 W MAIN ST	RES	1	82.50
030-401-007-000	767 W MAIN ST	RES	1	82.50
030-401-008-000	765 W MAIN ST	RES	1	82.50
030-402-009-000	763 W MAIN ST	RES	1	82.50
030-402-010-000	761 W MAIN ST	RES	1	82.50
030-402-011-000	759 W MAIN ST	RES	1	82.50
030-402-012-000	757 W MAIN ST	RES	1	82.50
030-402-013-000	755 W MAIN ST	RES	1	82.50
030-402-014-000	753 W MAIN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-402-015-000	751 W MAIN ST	RES	1	82.50
030-402-016-000	749 W MAIN ST	RES	1	82.50
030-403-001-000	806 W MAIN ST	RES	1	82.50
030-403-002-000	802 W MAIN ST	RES	1	82.50
030-403-003-000	798 W MAIN ST	RES	1	82.50
030-403-004-000	794 W MAIN ST	RES	1	82.50
030-403-005-000	790 W MAIN ST	RES	1	82.50
030-403-006-000	786 W MAIN ST	RES	1	82.50
030-403-007-000	782 W MAIN ST	RES	1	82.50
030-403-009-000	774 W MAIN ST	RES	1	82.50
030-403-010-000	770 W MAIN ST	RES	1	82.50
030-403-011-000	766 W MAIN ST	RES	1	82.50
030-403-012-000	762 W MAIN ST	RES	1	82.50
030-403-013-000	758 W MAIN ST	RES	1	82.50
030-403-014-000	754 W MAIN ST	RES	1	82.50
030-403-015-000	750 W MAIN ST	RES	1	82.50
030-404-001-000	1102 CHAPMAN ST	RES	1	82.50
030-404-002-000	831 GRAF WAY	RES	1	82.50
030-404-003-000	827 GRAF WAY	RES	1	82.50
030-404-004-000	823 GRAF WAY	RES	1	82.50
030-404-005-000	819 GRAF WAY	RES	1	82.50
030-404-006-000	815 GRAF WAY	RES	1	82.50
030-404-007-000	811 GRAF WAY	RES	1	82.50
030-404-008-000	807 GRAF WAY	RES	1	82.50
030-404-010-000	795 GRAF WAY	RES	1	82.50
030-404-011-000	791 GRAF WAY	RES	1	82.50
030-404-012-000	787 GRAF WAY	RES	1	82.50
030-404-013-000	783 GRAF WAY	RES	1	82.50
030-404-014-000	779 GRAF WAY	RES	1	82.50
030-404-015-000	775 GRAF WAY	RES	1	82.50
030-404-016-000	771 GRAF WAY	RES	1	82.50
030-405-001-000	942 VASEY ST	RES	1	82.50
030-405-002-000	944 VASEY ST	RES	1	82.50
030-405-003-000	946 VASEY ST	RES	1	82.50
030-405-004-000	948 VASEY ST	RES	1	82.50
030-405-005-000	950 VASEY ST	RES	1	82.50
030-406-001-000	832 GRAF WAY	RES	1	82.50
030-406-002-000	981 DEGENER ST	RES	1	82.50
030-407-004-000	963 CULTON ST	RES	1	82.50
030-408-005-000	962 CULTON ST	RES	1	82.50
030-408-006-000	949 VASEY ST	RES	1	82.50
030-411-001-000	890 W MAIN ST	RES	1	82.50
030-411-002-000	886 W MAIN ST	RES	1	82.50
030-411-003-000	882 W MAIN ST	RES	1	82.50
030-411-004-000	878 W MAIN ST	RES	1	82.50
030-411-005-000	874 W MAIN ST	RES	1	82.50
030-411-006-000	870 W MAIN ST	RES	1	82.50
030-411-007-000	866 W MAIN ST	RES	1	82.50
030-411-008-000	862 W MAIN ST	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-411-009-000	858 W MAIN ST	RES	1	82.50
030-411-010-000	854 W MAIN ST	RES	1	82.50
030-411-011-000	923 WYATT LN	RES	1	82.50
030-411-012-000	927 WYATT LN	RES	1	82.50
030-411-013-000	931 WYATT LN	RES	1	82.50
030-411-014-000	935 WYATT LN	RES	1	82.50
030-411-015-000	939 WYATT LN	RES	1	82.50
030-411-016-000	943 WYATT LN	RES	1	82.50
030-411-017-000	947 WYATT LN	RES	1	82.50
030-411-018-000	951 WYATT LN	RES	1	82.50
030-411-019-000	955 WYATT LN	RES	1	82.50
030-411-020-000	959 WYATT LN	RES	1	82.50
030-411-021-000	963 WYATT LN	RES	1	82.50
030-412-001-000	850 W MAIN ST	RES	1	82.50
030-412-002-000	846 W MAIN ST	RES	1	82.50
030-412-003-000	842 W MAIN ST	RES	1	82.50
030-412-004-000	838 W MAIN ST	RES	1	82.50
030-412-005-000	834 W MAIN ST	RES	1	82.50
030-412-006-000	830 W MAIN ST	RES	1	82.50
030-412-007-000	826 W MAIN ST	RES	1	82.50
030-412-008-000	822 W MAIN ST	RES	1	82.50
030-412-009-000	818 W MAIN ST	RES	1	82.50
030-412-012-000	1103 CHAPMAN ST	RES	1	82.50
030-412-013-000	1105 CHAPMAN ST	RES	1	82.50
030-412-014-000	887 WYATT LN	RES	1	82.50
030-412-015-000	891 WYATT LN	RES	1	82.50
030-412-016-000	895 WYATT LN	RES	1	82.50
030-412-017-000	899 W MAIN ST	RES	1	82.50
030-412-018-000	826 W MAIN ST	RES	1	82.50
030-412-019-000	907 WYATT LN	RES	1	82.50
030-412-020-000	911 WYATT LN	RES	1	82.50
030-413-001-000	814 W MAIN ST	RES	1	82.50
030-413-002-000	810 W MAIN ST	RES	1	82.50
030-414-001-000	912 WYATT LN	RES	1	82.50
030-414-002-000	910 WYATT LN	RES	1	82.50
030-414-003-000	908 WYATT LN	RES	1	82.50
030-414-004-000	906 WYATT LN	RES	1	82.50
030-414-005-000	1123 TAYLOR ST	RES	1	82.50
030-414-006-000	1125 TAYLOR ST	RES	1	82.50
030-414-007-000	1127 TAYLOR ST	RES	1	82.50
030-414-008-000	1129 TAYLOR ST	RES	1	82.50
030-415-001-000	904 WYATT LN	RES	1	82.50
030-415-002-000	902 WYATT LN	RES	1	82.50
030-415-003-000	900 WYATT LN	RES	1	82.50
030-415-004-000	898 WYATT LN	RES	1	82.50
030-415-005-000	896 WYATT LN	RES	1	82.50
030-415-006-000	894 WYATT LN	RES	1	82.50
030-415-007-000	892 WYATT LN	RES	1	82.50
030-415-008-000	890 WYATT LN	RES	1	82.50

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Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-415-009-000	888 WYATT LN	RES	1	82.50
030-415-010-000	886 WYATT LN	RES	1	82.50
030-415-011-000	884 WYATT LN	RES	1	82.50
030-415-012-000	1109 CHAPMAN ST	RES	1	82.50
030-415-013-000	1101 TAYLOR ST	RES	1	82.50
030-415-014-000	1103 TAYLOR ST	RES	1	82.50
030-415-015-000	1105 TAYLOR ST	RES	1	82.50
030-415-016-000	1107 TAYLOR ST	RES	1	82.50
030-415-017-000	1109 TAYLOR ST	RES	1	82.50
030-415-018-000	1111 TAYLOR ST	RES	1	82.50
030-415-019-000	1113 TAYLOR ST	RES	1	82.50
030-415-020-000	1115 TAYLOR ST	RES	1	82.50
030-415-021-000	1117 TAYLOR ST	RES	1	82.50
030-415-022-000	1119 TAYLOR ST	RES	1	82.50
030-415-023-000	1121 TAYLOR ST	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.24
038-050-019-000	NO SITUS AVAILABLE	RES	1	82.50
038-050-021-000	T8N T8N R1W POR SEC 22	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
038-050-072-000	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	NO SITUS AVAILABLE	COM	1	26.24
038-050-089-000	NO SITUS AVAILABLE	COM	1	26.24
038-070-035-000	NO SITUS AVAILABLE	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
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

City of Winters
City-Wide
Fiscal Year 2020/21 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	NO SITUS AVAILABLE	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
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

**City of Winters
City-Wide
Fiscal Year 2020/21 Preliminary Assessment Roll**

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

City of Winters
City-Wide
Fiscal Year 2020/21 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

City of Winters
City-Wide
Fiscal Year 2020/21 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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

City of Winters
City-Wide
Fiscal Year 2020/21 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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			2,692	\$214,944.98
Parcel Count				2,229



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members

DATE : May 19, 2020

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

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

SUBJECT: Joint Use Agreement – Winters Parent Nursery School and the City of Winters

RECOMMENDATION:

Staff recommends Council approval of the five-year renewal of the above referenced Joint Use Agreement. Following the initial five-year period, agreement will be renewed on an annual basis if agreed to by both parties.

BACKGROUND :

The Winters Parent Nursery School (WPNS) utilizes City-owned property located on the corner of Main and Fourth Streets to provide childcare services, including playground activities. WPNS Director Crystal Apilado and City staff have worked together to update the agreement in preparation for Council approval.

ALTERNATIVES :

None

FISCAL IMPACT:

None

JOINT USE AGREEMENT
BETWEEN THE WINTERS PARENT NURSERY SCHOOL
AND THE CITY OF WINTERS

THIS JOINT USE AGREEMENT, made and entered into this ____ day of _____, 20____, by and between the CITY OF WINTERS, hereinafter referred to as "City", and WINTERS PARENT NURSERY SCHOOL, a non-profit organization, hereinafter referred to as "WPNS" or "TENANT."

RECITALS

WHEREAS, the CITY is the owner of the real property, located at the southwest corner of the intersection of Main and Fourth Streets, Assessor's Parcel Number 03-175-04, and commonly known as 208 Fourth Street, Winters, Yolo County, California; and

WHEREAS, CITY and WPNS entered into a lease dated October 5, 1993 for a portion of APN 03-175-04; and

WHEREAS, the CITY and WPNS desire to renew a Joint Use Agreement for a portion of the leased premises for nursery school and playground use, commencing on the date above. An option to renew the Agreement, upon mutual consent of both parties, will be reviewed annually following the initial five-year period.

AGREEMENT

NOW, THEREFORE, the parties hereto agree as follows:

1. JOINT USE PREMISES. Parties hereby agree that the premises are in an area along the southerly side of the CITY'S ownership. The Site Plan attached hereto, as Exhibit "A" depicts the CITY'S ownership, leased premises, and water tower site that is not leased to WPNS, or the area of joint use that is subject of this Agreement. The CITY plans to remove the water tank at some time in the future. When that occurs it may be necessary to place cranes, etc. on the leased and joint use premises. WPNS recognizes and accepts this potential, temporary encroachment.
2. JOINT USE. Parties hereby agree that preschool playground activities will be the only activities conducted on premises.
3. TERM. The term of the Joint Use Agreement shall be for a period of five (5) years commencing on the date first written above, and will automatically renew each year thereafter if agreed to by both parties.
4. RENT. WPNS agrees to pay rent of ONE DOLLAR (\$1.00) per year for the premises, payable to the CITY, in advance of the commencement date of the agreement. Additional compensation is acknowledged from placement of playground equipment and

improvements previously provided by California Human Development Corporation Head Start.

5. USE. Said premises shall be used by WPNS solely for the purpose of non-profit pre-school childcare. Tenants, at their sole cost and expense, will comply with all applicable zoning, municipal, county, and state laws, ordinances and regulations governing and regulating the use of the premises. Tenants shall not commit or suffer to be committed any waste in or upon the leased premises.
6. MAINTENANCE. Tenants agree to keep the joint use premises and buildings thereon free from rubbish and in a neat and safe condition, satisfactory to the CITY. CITY shall have the right to enter the premises at reasonable times to inspect the same. Routine maintenance of the building and structures on the joint use premises are the responsibility of WPNS as provided in Exhibit B, Maintenance, where is hereby incorporated by reference as if fully set out herein.
7. TAXES. WPNS agrees to pay, before they become delinquent, all taxes and assessments against the premises, or which might become a lien thereon. Currently there is no tax since the property is in public ownership.
8. LIENS. WPNS shall not create any lien or encumbrances of any part of character against or upon the premises or any part thereof during the term itself.
9. SUBLEASE. This Joint Use Agreement is not a lease. Therefore, no right is created to have an opportunity to sublease. This Joint Use Agreement may not be assigned. The rights provided by this Agreement are not transferable.
10. UTILITIES. Tenants agree to pay for all utilities they may elect to use at the premises.
11. INSURANCE. This Agreement is made on the express condition that CITY is to be free from all liability or loss by reason of death or injury any person or the injury of property from whatever cause, while in or on the premises or in any way connected with the premises or with the improvements or personal property therein or thereon, including any liability for injury to or death of any person, including WPNS employees, agents, and invitees. WPNS agrees to obtain and keep in effect for the term of this Agreement commercial liability insurance in the amount of one million dollars (\$1,000,000) and property damage insurance of \$300,000/\$500,000. The CITY shall be named as additional insured's as on the commercial general liability policy and named as a loss payee on the property damage policy. WPNS is carrying insurance pursuant to that certain lease with the CITY dated October 5, 1993.
12. INDEMNIFICATION. CITY and WPNS shall indemnify and hold harmless the other Party, their officers, agents, volunteers, contractors and employees from any liability, loss, cost, or obligation arising out of the indemnifying Party's obligation under this Agreement.

13. ABANDONMENT. If WPNS abandons said premises during the term hereof, any personal property belonging to WPNS and left on the premises shall be deemed abandoned, at the option of the CITY. Summer vacations and holidays do not constitute abandonment. This provision does not apply in the event this Agreement is terminated as provided herein.
14. TERMINATION. The Agreement may be terminated prior to the expiration of one (1) year or under thirty (30) days written notice from one party to the other. Any default in the performance of this Agreement must be cured prior to giving notice of termination.
15. ENFORCEMENT. In the event any action is necessary to enforce the provisions of this Agreement, the unsuccessful litigant in any action agrees to pay the successful and prevailing litigant reasonable attorney's fees and court costs.
16. TIME OF THE ESSENCE. Time shall be deemed of the essence of this Agreement and of all covenants, terms and conditions hereof.
17. TIME OF USAGE. WPNS may from time to time establish daily hours for exclusive usage of premises.
18. CONTACT INFORMATION. Parties to this Agreement may contact other parties at the following addresses and phone numbers:

City of Winters
 318 First Street
 Winters, CA 95694
 Phone: 530-795-4910

Winters Parent Nursery School
 208 Fourth Street
 Winters, CA 95694
 Phone: 530-795-4659

EXECUTED as of day first above-stated.

City of Winters

Winters Parent Nursery School

By: _____
 Wade Cowan, MAYOR

By: _____
 Crystal Apilado, DIRECTOR

By: _____
 Ethan Walsh, CITY ATTORNEY

ATTEST:

 Tracy S. Jensen, City Clerk

EXHIBIT A

Google Maps

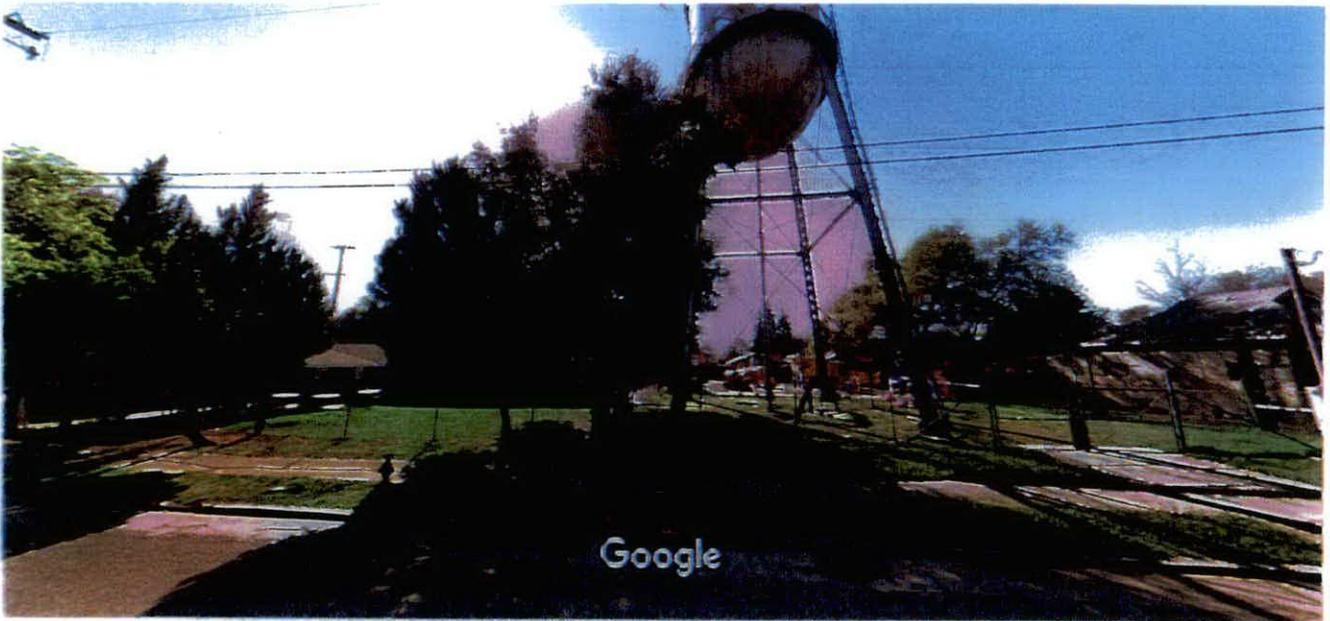


Image capture: Mar 2019 © 2019 Google
Winters, California

Google Maps



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

EXHIBIT B

MAINTENANCE

Maintenance to include: Entire fenced area on the south side of the building, as well as Fourth Street side-adjacent to building approach to fence line and midway point of ally to fence line.

1. YARD WORK

Mowing and edging gross area

Weed control in all areas

Raking of leaves and other debris

Trimming trees and removing roots at base

Watering and feeding the lawn, plants and trees

Cleaning of debris in sand areas as well as inside playhouses

2. GROUND FILL

Replacement of sand in sandbox, monkey bar and tractor areas

Replacement of shredded bark under climbing structure and tunnel areas

3. EQUIPMENT

Sanding, sealing or painting of wood structures, ie: sandbox, monkey bars, playhouse, table & benches, and church bench

Repair and maintenance of irrigation system and water fountain

Repair and maintenance of fencing

Repair and maintenance of playground structures

4. IMPROVEMENTS

Identify improvements needs to benefit entire playground



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager
FROM: Alan Mitchell, City Engineer
SUBJECT: Grant Deed for Public Utility Easement and Final Map – Winters Highlands (Stone’s Throw) Phase 2

RECOMMENDATION: That City Council:

1. Adopt Resolution No. 2020-23, a Resolution of the City Council of the City of Winters, to accept a Grant Deed for a Public Utility Easement related to the Winters Highlands (Stone’s Throw) Phase 2 project, and authorize the City Clerk to record the Grant Deed on the City’s behalf; and
2. Adopt Resolution No. 2020-24, a Resolution of the City Council of the City of Winters to approve the Final Map #4507 for Winters Highlands (Stone’s Throw) Phase 2 Subdivision, and authorize the City Clerk to record the Final Map with the County Recorder.

BACKGROUND:

The Winters Highlands (Stone’s Throw) Ph 2 Subdivision project consists of approximately 82 lots on approximately 21 acres, located at the northwest corner of Stone’s Throw development, bounded by Moody Slough, the Linear Park, Niemann, and Valley Oak. Phase 2 represents the third phase of the Winters Highlands Subdivision (Stones Throw) to move forward.

On October 1, 2019, City Council approved a Resolution authorizing the Mayor to execute a Subdivision Improvement Agreement with HBT of Winters Highlands, LLC. Construction of the public infrastructure is underway.

DISCUSSION:

Public Utility Easement

The Subdivision Ordinance (16.12.010 Dedication of Streets and Easements) requires a Subdivider to dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, public utility easements (PUE), and other public easements. Such dedications shall be made by deed.

The attached Resolution and Grant Deed conveys the property interests for the PUE. The purpose of the PUE is for construction, installation, removal, repair, replacement, reconstruction, maintenance and operation of electrical, phone, data, and gas facilities, and associated appurtenances, over, along, upon, under, and across said property.

Staff requests the City Council adopt Resolution No. 2020-23, to accept a Grant Deed for a Public Utility Easement related to the Winters Highlands (Stone's Throw) Phase 2 project, and authorize the City Clerk to record the Grant Deed on the City's behalf.

Final Map

The Developer has furnished the City with the necessary documentation to complete the processing of the Final Map. Staff therefore recommends the City Council approve Resolution No. 2020-24, approving the Final Map #4507 for Winters Highlands (Stone's Throw) Phase 2 Subdivision, and authorizing the City Clerk to record the Final Map with the County Recorder.

FISCAL IMPACT: None associated with this action

Attachment: Grant Deed with Exhibits
Final Map

RESOLUTION NO. 2020 – 23

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS TO ACCEPT
A GRANT DEED FOR A PUBLIC UTILITY EASEMENT RELATED TO THE
WINTERS HIGHLANDS (STONE’S THROW) PHASE 2 PROJECT.**

WHEREAS, in order to provide access and utility service to new development, it is sometimes necessary to obtain easements from private property owners that create a subdivision; and

WHEREAS, the City’s subdivision ordinance (16.12.010 Dedication of Streets and Easements) requires a Subdivider to dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, including access rights and abutters' rights, drainage, public utility easements, and other public easements; and

WHEREAS, such dedications of land for said purposes shall be made by Deed; and

WHEREAS, the Subdivider for Winters Highlands is constructing Phase 2 improvements; and

WHEREAS, the Subdivider has requested the City of Winters accept dedication of a Public Utility Easement (PUE), so that PG&E can proceed with providing power to the subdivision; and

WHEREAS, the Subdivider has prepared a Grant Deed for a PUE; and

WHEREAS, adoption of this Resolution will consent to the acceptance of the Grant Deed, for the PUE, for the Winters Highlands (Stone’s Throw) Ph 2 Subdivision.

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

1. Approve a Grant Deed for a Public Utility Easement related to the Winters Highlands (Stone’s Throw) Phase 2 project; and
2. Authorize the City Clerk to record the Grant Deed on the City’s behalf.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 19th day of May, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Wade Cowan, MAYOR

ATTEST:

Tracy Jensen, City Clerk

RECORDING REQUESTED BY:
CITY OF WINTERS, CITY
ENGINEER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WHEN RECORDED MAIL TO:
City Clerk
City of Winters
318 First Street
Winters, CA 95694

DOCUMENT TRANSFER TAX \$ _____

Signature of declarant determining tax

G R A N T D E E D

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The undersigned Grantor(s),

GRANT(S) TO CITY OF WINTERS, A MUNICIPAL CORPORATION, for and on behalf of the public, an Easement for Public Utility Purposes (P.U.E.) situate in the County of Yolo, State of California, described as follows:

A permanent Public Utility Easement in and to that portion of the real property situate, lying and being in the City of Winters, County of Yolo, State of California, such easement being more particularly described and shown in Exhibits A and B attached hereto and made a part hereof, and;

The purpose of the easements are for, construction, installation, removal, repair, replacement, reconstruction, maintenance and operation, and use for public utilities such as water distribution systems, storm drainage systems, sewer collection systems, electrical facilities, and associated appurtenances, over, along, upon, under, and across said property.

Grantor Further Grants to Grantee the right to:

1. Review and control of the landscaping planting, trimming, maintenance and/or removal of any trees or other plants within said Easement.
2. Review and control all signage and other appurtenances on said easement.
3. Review and control all vehicle access across said property

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto.

The person or persons signing below represent that he/she/they is/are the party/parties with an interest in the property described herein.

By: _____
JEFF PEMSTEIN, PRESIDENT, HBT OF WINTERS HIGHLANDS, LLC

Dated this 12th day of May, 2020

(PROPER NOTARY ACKNOWLEDGMENT OF EXECUTION BY GRANTOR MUST BE ATTACHED)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Sacramento }

On 5/12/2020 before me, Sarah Emily Fontenot, Notary Public
(Here insert name and title of the officer)

personally appeared Jeffrey M. Peniston,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

 (Title)
 Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

**LEGAL DESCRIPTION
for
PUBLIC UTILITY EASEMENT**

That real property in the City of Winters, County of Yolo, State of California, situate in a portion of Section 21, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, and also being a portion of Lots B and C as shown in Book of Maps 2018 at Pages 89 - 95, Yolo County Records, and being more particularly described as follows:

PUBLIC UTILITY EASEMENT:

BEGINNING at the Northwest corner of said Lot B; thence, along the North line of said Lot B, North 89°43'21" East 83.94 feet; thence, leaving said North line, South 44°48'54" West 28.24 feet; thence South 00°05'32" East 673.97 feet; thence South 45°05'32" East 28.28 feet; thence North 89°54'28" East 674.78 feet; thence North 43°23'39" East 29.02 feet; thence, along a curve to the left, concave Westerly, said curve having a radius of 171.50 feet, through a central angle of 10°28'03", and having an arc distance of 31.33 feet; thence North 13°35'13" West 31.27 feet; thence North 13°23'33" West 36.01 feet; thence, along a curve to the right, concave Easterly, said curve having a radius of 228.50 feet, through a central angle of 11°37'15", and having an arc distance of 46.34 feet; thence North 00°05'32" West 273.50 feet; thence North 45°05'32" West 28.28 feet; thence South 89°54'28" West 392.00 feet; thence South 44°54'28" West 28.28 feet; thence South 00°05'32" East 160.00 feet; thence South 45°05'32" East 28.28 feet; thence North 89°54'28" East 392.00 feet; thence North 44°54'28" East 28.28 feet; thence South 00°05'32" East 97.00 feet; thence North 45°05'32" West 28.28 feet; thence South 89°54'28" West 392.00 feet; thence South 44°54'28" West 28.28 feet; thence South 00°05'32" East 62.48 feet; thence South 79°53'18" East 25.52 feet; thence North 89°54'28" East 387.12 feet; thence North 79°32'30" East 24.86 feet; thence South 13°23'33" East 36.01 feet; thence North 80°33'25" West 27.62 feet; thence South 89°54'28" West 392.61 feet; thence South 79°42'14" West 25.52; thence South 00°05'32" East 62.48 feet; thence South 45°05'32" East 28.28 feet; thence South 89°54'28" West 97.00 feet; thence North 44°54'28" East 28.28 feet; thence North 00°05'32"




Bryan P. Bonino, L.S. 7521

5/12/2020
Date

West 417.00 feet; thence North $45^{\circ}05'32''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 160.99 feet; thence South $44^{\circ}54'28''$ West 28.28 feet; thence North $00^{\circ}05'32''$ West 97.00 feet; thence South $45^{\circ}05'32''$ East 28.28 feet; thence North $89^{\circ}54'28''$ East 649.99 feet; thence North $44^{\circ}54'28''$ East 28.28 feet; thence North $00^{\circ}05'32''$ West 62.48 feet; thence North $79^{\circ}53'18''$ West 25.52 feet; thence South $89^{\circ}54'28''$ West 639.75 feet; thence South $79^{\circ}42'14''$ West 25.52 feet; thence North $00^{\circ}05'32''$ West 35.04 feet; thence South $79^{\circ}53'18''$ East 25.52 feet; thence North $89^{\circ}54'28''$ East 639.75 feet; thence North $79^{\circ}42'14''$ East 25.52 feet; thence North $00^{\circ}05'32''$ West 64.55 feet; thence North $45^{\circ}11'06''$ West 28.33 feet; thence North $89^{\circ}43'21''$ East 97.00 feet; thence South $44^{\circ}48'54''$ West 28.24 feet; thence South $00^{\circ}05'32''$ East 532.89 feet; thence, along a curve to the left, concave Easterly, said curve having a radius of 171.50 feet, through a central angle of $13^{\circ}29'40''$, and having an arc distance of 40.39 feet; thence South $13^{\circ}35'13''$ East 59.81 feet; thence, along a curve to the right, concave Westerly, said curve having a radius of 228.50 feet, through a central angle of $11^{\circ}38'59''$, and having an arc distance of 46.46 feet; thence South $46^{\circ}00'53''$ East 27.83 feet; thence North $89^{\circ}54'28''$ East 121.03 feet, thence, along a curve to the left, concave Northerly, said curve having a radius of 662.00 feet, through a central angle of $03^{\circ}22'20''$, and having an arc distance of 38.96 feet; thence South $10^{\circ}26'18''$ East 76.51 feet; thence, along a curve to the right, concave Northerly, said curve having a radius of 738.00 feet, through a central angle of $04^{\circ}05'37''$, and having an arc distance of 52.73 feet; thence South $89^{\circ}54'28''$ West 120.88 feet; thence South $44^{\circ}44'40''$ West 28.36 feet; thence North $89^{\circ}52'19''$ West 57.00 feet; thence North $45^{\circ}14'35''$ West 28.21 feet; thence South $89^{\circ}54'28''$ West 160.02 feet; thence South $44^{\circ}54'28''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 57.00 feet; thence North $45^{\circ}05'32''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 160.00 feet; thence South $44^{\circ}54'28''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 57.00 feet; thence North $45^{\circ}05'32''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 160.99 feet; thence South $44^{\circ}54'28''$ West 28.28 feet; thence South $89^{\circ}54'28''$ West 64.00 feet to the West line of Lot C; thence, along said West line of Lot C and the West line of said Lot B, North $00^{\circ}05'32''$ West 809.70 feet to the POINT OF BEGINNING.

TOGETHER with that certain Parcel of land, being a portion of Lot B, as shown in said Book of Maps, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot B; thence, from said POINT OF BEGINNING, South $44^{\circ}48'54''$ West 28.24 feet, along the East line of said Lot B, thence South $00^{\circ}05'32''$ East 407.25 feet; thence, along a curve to the left, concave Easterly, said curve having a radius of 1,323.00 feet, through a central angle of $00^{\circ}28'39''$, and having an arc distance of 11.02 feet; thence, leaving said East line, South $89^{\circ}54'28''$ West 66.00 feet; thence, along a curve to the right, concave Westerly, said curve having a radius of 1,389.00 feet, through a central angle of $00^{\circ}27'27''$, and having an arc distance of 11.09 feet; thence North $00^{\circ}05'32''$ West 406.84 feet; thence North $45^{\circ}11'06''$ West 28.33 feet, to the North line of said Lot B; thence, along said North line, North $89^{\circ}43'21''$ East 106.00 feet, to the POINT OF BEGINNING.

PUBLIC UTILITY EASEMENT, 10.00 feet in width, lying parallel and adjacent to the South side of Moody Slough Road, East side of Valley Oak Drive, A Street, H Street, B Street, Neiman Street, Scotty Way, and the West side of Taylor Street, as described and designated on Exhibit B, attached hereto.

Containing 1.758 acres of land, more or less.

PUBLIC UTILITY EASEMENT, 5.00 feet in width, lying parallel and adjacent to Alley B, as described and designated on Exhibit B, attached hereto.

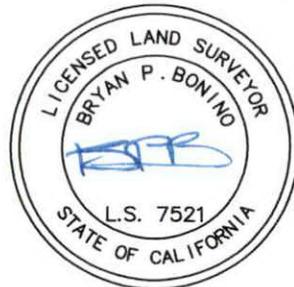
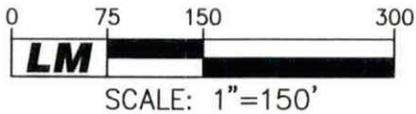
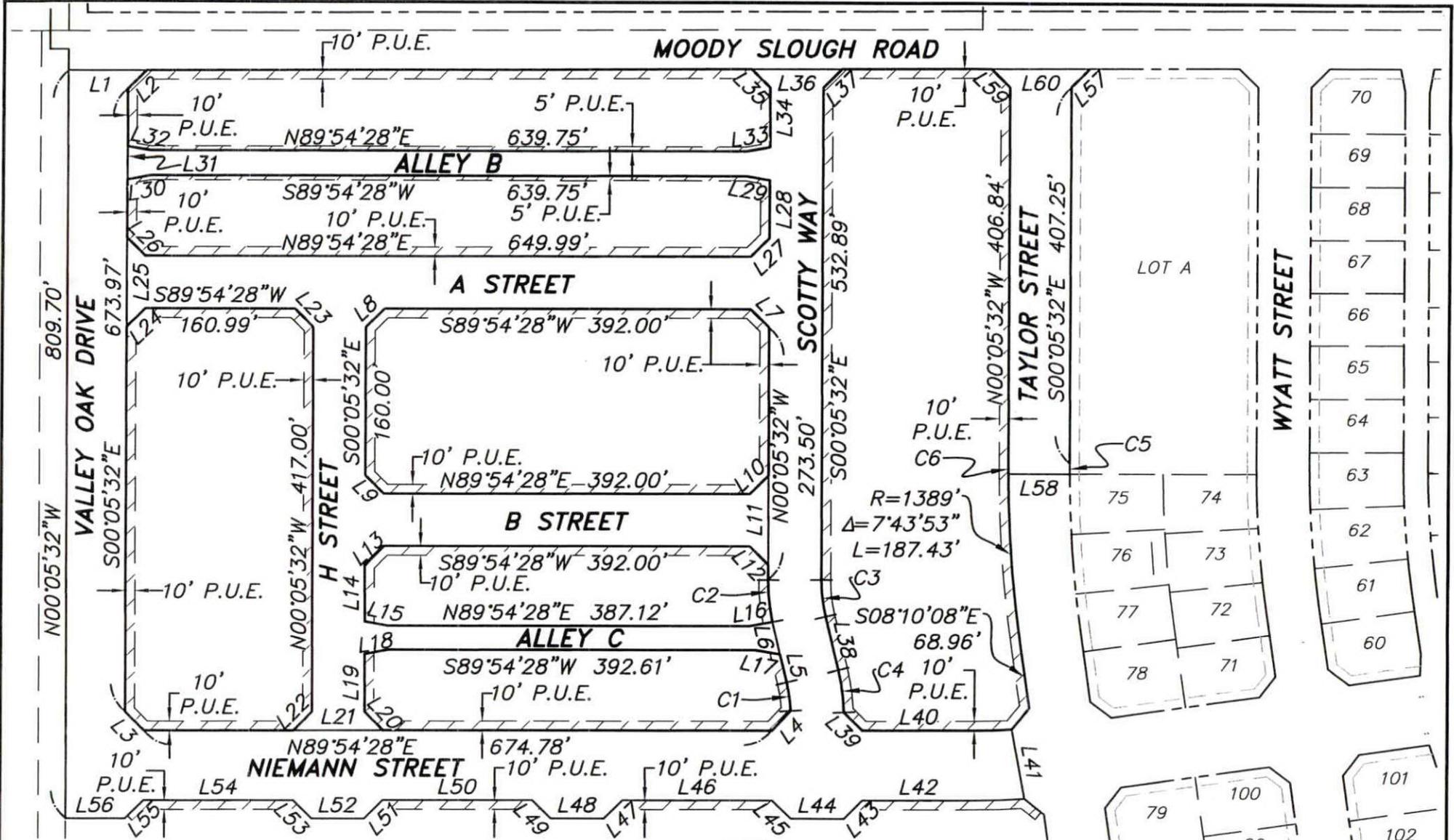
Containing 0.159 acres of land, more or less.

The basis of bearings for this description is the grid bearing between National Geodetic Survey Designations "B 849" (PID-JA2151) and "T 1069" (PID-JS2157); said "B 849" having coordinates of North (Y) 1,956,182.60 feet and East (X) 6,569,995.02 feet, Epoch date of 2011.00; said "T 1069" having coordinates of North (Y) 1,975,272.50 feet and East (X) 6,569,808.49 feet, Epoch date of 2011.00; said grid bearing being South $00^{\circ}33'35''$ East as determined from National Geodetic Survey data sheets.

All bearings and coordinates shown herein are grid based on the California Coordinate System of 1983, Zone 2. All distances shown herein are ground. To obtain grid distances, multiply ground distances by the combination factor of .99995394.

End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



**EXHIBIT B
PUBLIC UTILITY EASEMENT**

FOR
CITY OF WINTERS
LOCATED IN A PORTION OF SECTION 21,
TOWNSHIP 8 NORTH, RANGE 1 WEST, MOUNT
DIABLO MERIDIAN, CITY OF WINTERS, YOLO
COUNTY, CALIFORNIA

SHEET 1 OF 2 MAY 15, 2020

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 862-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95778 · FAX: (530) 862-4602

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°43'21"E	83.94'
L2	S44°48'54"W	28.24'
L3	S45°05'32"E	28.28'
L4	N43°23'39"E	29.02'
L5	N13°35'13"W	31.27'
L6	N13°23'33"W	36.01'
L7	N45°05'32"W	28.28'
L8	S44°54'28"W	28.28'
L9	S45°05'32"E	28.28'
L10	N44°54'28"E	28.28'
L11	S00°05'32"E	97.00'
L12	N45°05'32"W	28.28'
L13	S44°54'28"W	28.28'
L14	S00°05'32"E	62.48'
L15	S79°53'18"E	25.52'
L16	N79°32'30"E	24.86'
L17	N80°33'25"W	27.62'
L18	S79°42'14"W	25.52'
L19	S00°05'32"E	62.48'
L20	S45°05'32"E	28.28'
L21	S89°54'28"W	97.00'
L22	N44°54'28"E	28.28'
L23	N45°05'32"W	28.28'
L24	S44°54'28"W	28.28'
L25	N00°05'32"W	97.00'
L26	S45°05'32"E	28.28'
L27	N44°54'28"E	28.28'
L28	N00°05'32"W	62.48'
L29	N79°53'18"W	25.52'
L30	S79°42'14"W	25.52'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N00°05'32"W	35.04'
L32	S79°53'18"E	25.52'
L33	N79°42'14"E	25.52'
L34	N00°05'32"W	64.55'
L35	N45°11'06"W	28.33'
L36	N89°43'21"E	97.00'
L37	S44°48'54"W	28.24'
L38	S13°35'13"E	59.81'
L39	S46°00'53"E	27.83'
L40	N89°54'28"E	121.03'
L41	S10°26'18"E	76.51'
L42	S89°54'28"W	120.88'
L43	S44°44'40"W	28.36'
L44	N89°52'19"W	57.00'
L45	N45°14'35"W	28.21'
L46	S89°54'28"W	160.02'
L47	S44°54'28"W	28.28'
L48	S89°54'28"W	57.00'
L49	N45°05'32"W	28.28'
L50	S89°54'28"W	160.00'
L51	S44°54'28"W	28.28'
L52	S89°54'28"W	57.00'
L53	N45°05'32"W	28.28'
L54	S89°54'28"W	160.99'
L55	S44°54'28"W	28.28'
L56	S89°54'28"W	64.00'
L57	S44°48'54"W	28.24'
L58	S89°54'28"W	66.00'
L59	N45°11'06"W	28.33'
L60	N89°43'21"E	106.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	171.50'	10°28'03"	31.33'
C2	228.50'	11°37'15"	46.34'
C3	171.50'	13°29'40"	40.39'
C4	228.50'	11°38'59"	46.46'
C5	1323.00'	0°28'39"	11.02'
C6	1389.00'	0°27'27"	11.09'

**EXHIBIT B
LINE & CURVE DATA**

FOR

CITY OF WINTERS

LOCATED IN A PORTION OF SECTION 21,
TOWNSHIP 8 NORTH, RANGE 1 WEST, MOUNT
DIABLO MERIDIAN, CITY OF WINTERS, YOLO
COUNTY, CALIFORNIA

SHEET 2 OF 2 MAY 12, 2020

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 862-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 862-4602



**City of Winters
Certificate of Acceptance**

THIS IS TO CERTIFY that the interest in real property conveyed by deed or grant, attached hereto, to the City of Winters, a municipal corporation and general law City, is hereby accepted by the undersigned officers on behalf of the City of Winters pursuant to authority conferred by approval of the Winters City Council adopted on _____, and the grantee consents to recordation thereof by its duly authorized officers.

Dated: _____

Wade Cowan, Mayor
City of Winters

Attest:

Dated: _____

Tracy Jensen
City Clerk
City of Winters

RESOLUTION NO. 2020 – 24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPROVING THE FINAL MAP #4507 FOR WINTERS HIGHLANDS (STONE'S THROW) PHASE 2 SUBDIVISION, AND AUTHORIZING THE CITY CLERK TO RECORD THE FINAL MAP WITH THE COUNTY RECORDER

WHEREAS, the City of Winters, a municipal corporation duly organized and existing under and pursuant to the Constitution and laws of the State of California ("City") is authorized to enter into contracts and agreements for the benefit of the City; and

WHEREAS, the reasons supporting the approval of the Final Map entrance of the City into certain agreement described in, and that is the subject of, this Resolution are set forth in detail in that certain City Council staff report entitled "Final Map Approval for Winters Highlands (Stone's Throw) Phase 2 Subdivision" submitted for City Council consideration at its meeting of May 19, 2020 to the City Council by the City Manager (the "Staff Report"), the contents of which Staff Report are incorporated herein by this reference; and

WHEREAS, the consideration by City Council of the adoption of this Resolution has been duly noticed pursuant to applicable laws and has been placed upon the City Council Meeting Agenda on the date set forth in the Staff Report, or to such date that the City Council may have continued or deferred consideration of this Resolution, and on such a date the City Council conducted a dully noticed public hearing on the adoption of this Resolution at which hearing the City Council provided members of the public an opportunity to comment and be heard, and considered any and all testimony and other evidence provided in connection with the adoption of this Resolution; and

WHEREAS, the City Council determines that adoption of this Resolution is in the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. Recitals. The City Council does hereby find, determine and resolve that all of the foregoing recitals are true and correct.

Section 2. Approval and Authorization. The City Council does further resolve, order and/or direct as follows:

- a. That the Subdivision Final Map #4507 of Winters Highlands Phase 2 attached to the Staff Report and incorporated herein by this reference (the "Map") is hereby approved.
- b. Authorize the recordation of the Map by the City Clerk.

Section 3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Winters at its meeting held on May 19, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Wade Cowan, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk

OWNER'S STATEMENT

THE UNDERSIGNED BEING THE ONLY PARTIES HAVING RECORD TITLE INTEREST IN ALL THE LAND DELINEATED WITHIN THE EXTERIOR BOUNDARY OF THIS SUBDIVISION MAP, HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS SUBDIVISION MAP NO. 4507 AND HEREBY DEDICATE IN FEE TO THE CITY OF WINTERS ANY AND ALL PUBLIC USES THE ALLEYS, AVENUES, STREETS, AND LOT X AS SHOWN HEREON, AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING.

EASEMENTS FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND FOR OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, AND ACROSS STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC ROAD OR AS OTHERWISE SHOWN HEREON AND DESIGNATED "P.U.E." OR "PUBLIC UTILITY EASEMENT."

HBT OF WINTERS HIGHLANDS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____

ON _____ BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

COMMISSION # OF NOTARY: _____

COUNTY TAX COLLECTOR'S STATEMENT:

I, THE UNDERSIGNED, TAX COLLECTOR AND REDEMPTION OFFICER OF YOLO COUNTY, STATE OF CALIFORNIA, DO HEREBY STATE THAT ACCORDING TO THE RECORDS OF THIS OFFICE THERE ARE NO LIENS AGAINST THIS SUBDIVISION, OR ANY PART THEREOF, FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES, AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE.

FURTHERMORE, PURSUANT TO THE YOLO COUNTY BOARD OF SUPERVISORS RESOLUTION NO. 89-168, I DO HEREBY STATE ON BEHALF OF THE CLERK OF THE BOARD OF SUPERVISORS THAT CHAPTER 4, ARTICLE 8, OF THE SUBDIVISION MAP ACT HAS BEEN COMPLIED WITH REGARDING DEPOSITS.

IN WITNESS THEREOF, THE UNDERSIGNED HAS CAUSED HIS NAME TO BE SUBSCRIBED ON THIS _____ DAY OF _____, 2020.

HOWARD NEWENS
COUNTY TAX COLLECTOR
YOLO COUNTY, CALIFORNIA

BY: _____
DEPUTY

DEDICATION NOTES:

- 1. PUBLIC ROADS DESIGNATED "TAYLOR STREET," "NIEMANN STREET," "ROD STREET," "HAMAKAWA STREET," "SCOTTY WAY," "RAMOS DRIVE," "ALLEY B," "ALLEY C," AND "VALLEY OAK DRIVE" WITHIN PROJECT WILL BE DEDICATED TO THE CITY OF WINTERS UPON ACCEPTANCE OF THE I.O.D.
- 2. LOT X WILL BE DEDICATED TO THE CITY OF WINTERS FOR PUBLIC USE

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT FINAL MAP OF SUBDIVISION NO. 4507 WINTERS HIGHLANDS PHASE I, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP SUBMITTED TO THE PLANNING COMMISSION OF THE CITY OF WINTERS, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: _____

ALAN L. MITCHELL, P.E.
R.C.E. 52598
CITY ENGINEER
CITY OF WINTERS

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT AT ITS REGULARLY SCHEDULED MEETING OF _____ 2020, THE CITY COUNCIL OF THE CITY OF WINTERS APPROVED THIS FINAL MAP OF SUBDIVISION NO. 4507 PHASE II, AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, ALL LAND, RIGHTS-OF-WAY, EASEMENTS, AVENUES, ALLEYS, STREETS, AND LOT X.

DATE: _____

NANGI G. MILLS
CITY CLERK
CITY OF WINTERS

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND HAVE FOUND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT IT COMPLIES WITH ALL APPLICABLE CITY ORDINANCES AND CONDITIONS OF APPROVAL.

DATE: _____

JOHN DONLEVY
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF WINTERS

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HBT OF WINTERS HIGHLANDS LLC ON JULY 23, 2015. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN SUCH POSITION ON OR WITHIN ONE YEAR FROM THE FILING OF THIS MAP, AND SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BRYAN P. BORING

DATE: _____



CITY CONSULTANT'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF PARCEL MAP ENTITLED FINAL MAP OF SUBDIVISION NO. 4507 WINTERS HIGHLANDS PHASE II, AND I AM SATISFIED THAT SAID PLAT IS TECHNICALLY CORRECT IN ACCORDANCE WITH SECTION 66442 OF THE SUBDIVISION MAP ACT.

DATE: _____

CHRISTINE M. JOHNSON, LS 6596

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2020, AT _____, M., IN BOOK _____ OF MAPS, AT PAGES _____ AT THE REQUEST OF LAUGENOUR AND MEIKLE.

JESSE SALINAS
COUNTY CLERK-RECORDER
YOLO COUNTY, CALIFORNIA

BY: _____
DEPUTY

FINAL MAP
OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE II
BEING LOT B FILED IN BOOK
2018 OF MAPS AT PAGES 89-95
AND LOCATED IN A PORTION OF SECTION 21 TOWNSHIP
8 NORTH RANGE 1 WEST MOUNT DIABLO MERIDIAN
CITY OF WINTERS, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING - LAND SURVEYING - PLANNING
408 COURT STREET, WOODLAND, CALIFORNIA 95692 - PHONE: (916) 863-1158
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 - WEB: www.lmcae.net

APRIL 24, 2020

SHEET 1 of 4

BENEFICIARY'S STATEMENT:

ASSOCIATED BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION AS BENEFICIARY UNDER DEED OF TRUST DATED OCTOBER 19, 2017, RECORDED OCTOBER 20, 2017, SERIES NO. 2017-0027688, OFFICIAL RECORDS OF YOLO COUNTY HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP FOR RECORD.

BY: _____ DATE: _____

PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT TO THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____
COUNTY OF _____

ON _____, BEFORE ME, _____

A NOTARY PUBLIC, PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____

NAME (TYPED OR PRINTED), NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

PRINCIPAL COUNTY OF BUSINESS: _____

COMMISSION EXPIRES: _____

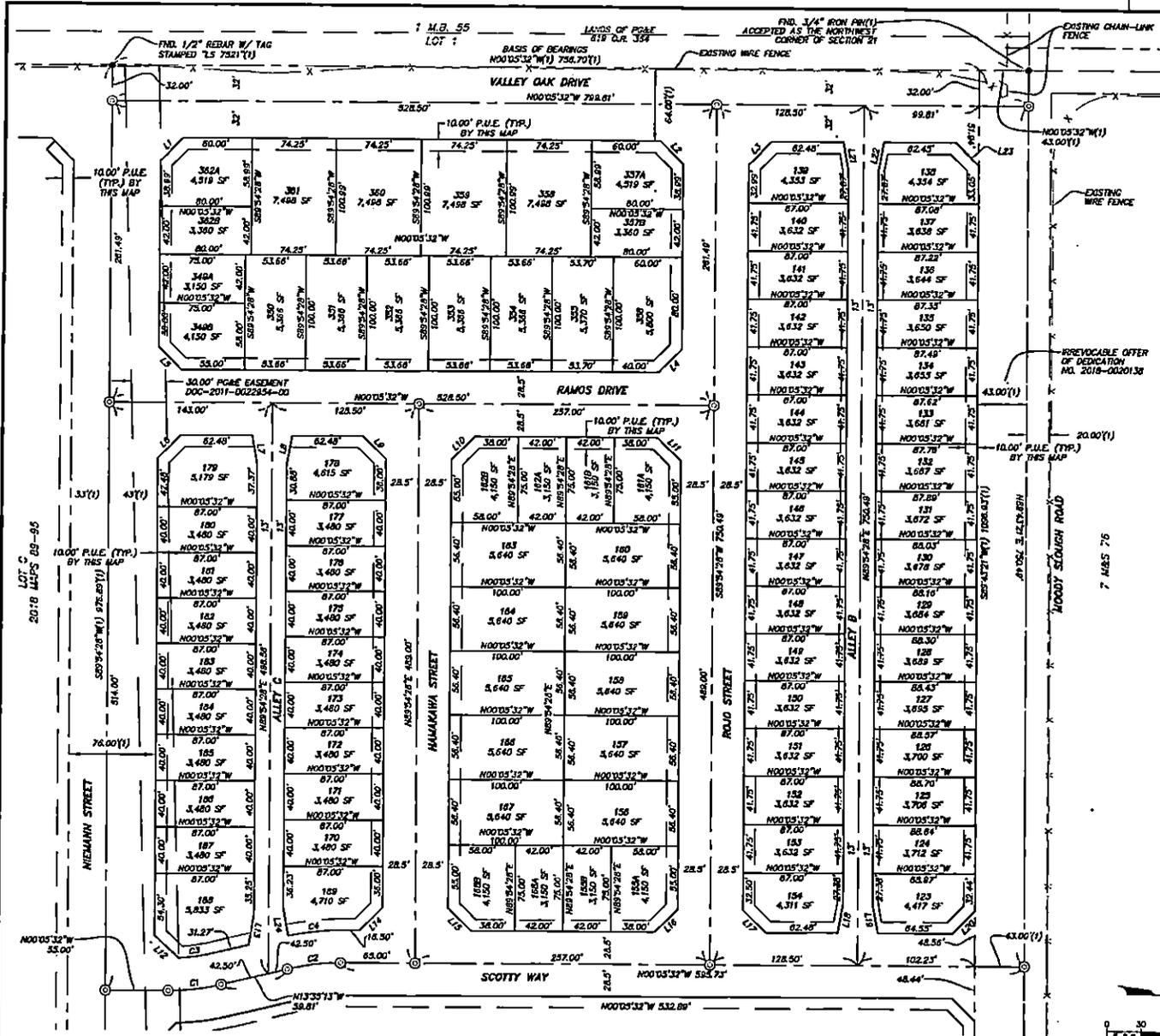
COMMISSION # OF NOTARY: _____

FINAL MAP
OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE II
BEING LOT B FILED IN BOOK
2018 OF MAPS AT PAGES 89-95
AND LOCATED IN A PORTION OF SECTION 21 TOWNSHIP
8 NORTH, RANGE 1 WEST, MOUNT DIABLO MERIDIAN
CITY OF WINTERS, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
548 COURT STREET, WOODLAND, CALIFORNIA 95695 • PHONE: (916) 862-9126
P.O. BOX 828, WOODLAND, CALIFORNIA 95778 • WEB: www.lmae.com

APRIL 24, 2020

SHEET 2 of 4



- LEGEND:**
- FOUND MONUMENT AS NOTED ON MAP
 - FOUND CITY STD. CASED MONUMENT IN MONUMENT WELL, AS NOTED ON MAP
 - CITY STD. MONUMENT TO BE SET IN MONUMENT WELL, BEING A BRASS CAP IN CONCRETE, STAMPED LS 7521
 - (1) RECORD PER BOOK 2018 MAPS PAGES 89-95, Y.C.R.
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - C10 INDICATES CURVE DIMENSIONAL DATA
 - L13 INDICATES LINE DIMENSIONAL DATA
 - O.R. INDICATES OFFICIAL RECORDS OF YOLO COUNTY
 - Y.C.R. INDICATES YOLO COUNTY RECORDS
 - X — INDICATES EXISTING FENCE

SEE SHEET 3 LINE DATA TABLE & CURVE DATA TABLE

FINAL MAP
 OF
SUBDIVISION NO. 4507
WINTERS HIGHLANDS PHASE II
 BEING LOT B FILED IN BOOK
 2018 OF MAPS AT PAGES 89-95
 AND LOCATED IN A PORTION OF SECTION 21 TOWNSHIP
 8 NORTH, RANGE 1 WEST MOUNT DIABLO MERIDIAN
 CITY OF WINTERS, YOLO COUNTY, CALIFORNIA

LM LAUGENOUR AND MEIKLE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 808 COURT STREET, WOODLAND, CALIFORNIA 95693 • PHONE: (530) 862-1350
 P.O. BOX 828, WOODLAND, CALIFORNIA 95776 • WEB: www.lmao.net

APRIL 24, 2020 SHEET 4 of 4

SEE SHEET 3



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Council Members
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Alan Mitchell, City Engineer
SUBJECT: Irrevocable Offer of Dedication of Right of Way and Public Utility Easement for the Winters Highlands (Stone's Throw) Phase 1 Subdivision

RECOMMENDATION: Staff recommends the City Council:

1. Adopt Resolution No. 2020 - 25, to consent to accept a portion of an Irrevocable Offer of Dedication (IOD) of Right of Way and Public Utility Easement, for the Winters Highlands (Stone's Throw) Phase 1 Subdivision; and
2. Direct the City Clerk to sign and record the Certificate of Acceptance with the County Recorder.

BACKGROUND: The Subdivision Ordinance (16.12.010 Dedication of Streets and Easements) requires a subdivider to dedicate or make an irrevocable offer of dedication of all parcels of land within the subdivision that are needed for streets, alleys, open space, including access rights and abutters' rights, drainage, public utility easements, and other public easements.

On June 19, 2018, the City Council adopted a Resolution to consent to an Irrevocable Offer of Dedication (IOD) of Right of Way and Public Utility Easement for the Winters Highlands (Stone's Throw) Phase 1 Subdivision.

Also, on June 19, 2018, the City Council approved to reduce the width of Moody Slough Road, east of W. Main Street. Moody Slough was originally master planned as a larger Arterial, with the segment east of W. Main St. actually proposed for 4 lanes with a Center Median. The recent update of the Circulation MP shows Moody Slough as a 2-lane Collector, consistent with Main St. north of Grant.

DISCUSSION: With the reduction of road width for Moody Slough, east of W. Main Street, the area between the separated sidewalk and the proposed houses in Winters Highlands Ph 1A (Aspire) was large. Dave Dowswell in Planning proposed to shift the ten houses approximately 15 feet towards Moody Slough, which resulted in a longer driveway apron on the backside of the houses (Fenley Way), and a more conventional frontage along the street and sidewalk. The houses are constructed in this way and will be occupied soon. See attached Exhibits.

The Irrevocable Offer of Dedication along the south side of Moody Slough, east of W. Main Street, includes a 20-foot landscape area and 10-foot PUE, between the sidewalks and the houses, after the Houses have been shifted. A 14-foot landscape strip is included between the sidewalk and the roadway. City staff is concerned with the cost to maintain the additional 20 feet of landscaping behind the sidewalk and is proposing to deed the area over to each parcel along Moody Slough, which results in a 32-foot front yard for those houses. Attached is a typical Plot Plan showing what's proposed. The City would be responsible for maintaining the 14-foot landscape strip and the sidewalk.

The first step in the process of transferring the property to each parcel, is the City needs to accept that portion of the IOD, in order to take ownership of the 20-foot strip along the ten houses. The portion of the IOD is described and shown in the attached Exhibits A and B. The action tonight will accept the IOD for only that portion. The remaining right of way and PUE acceptance will come later with acceptance of the public improvements associated with Winters Highlands Phase 1.

After Council action, a Licensed Surveyor will prepare a legal description for each of the 10 lots, which can then be deeded to each of the residential parcels. A Grant Deed will be brought back to Council for this action. The homeowners will then be responsible to maintain the landscaping between their house and the sidewalk, which is typical. The people that are buying the homes have been notified of this process and are agreeable.

Staff recommends the City Council adopt Resolution No. 2020-25, to consent to accept a portion of an Irrevocable Offer of Dedication (IOD) of Right of Way and Public Utility Easement, for the Winters Highlands (Stone's Throw) Phase 1 Subdivision, and direct the City Clerk to sign and record the Certificate of Acceptance with the County Recorder.

ALTERNATIVES: None recommended by staff.

FISCAL IMPACT: No City funds impacted.

ATTACHMENTS: Resolution No. 2020-25
Exhibits A and B
Plot Plan
Certificate of Acceptance

RESOLUTION NO. 2020 - 25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS
TO CONSENT TO ACCEPT A PORTION OF AN IRREVOCABLE OFFER OF
DEDICATION (IOD) OF RIGHT OF WAY AND PUBLIC UTILITY EASEMENT, FOR
THE WINTERS HIGHLANDS (STONE'S THROW) PHASE 1 SUBDIVISION**

WHEREAS, the City Council on June 19, 2018 approved Winters Highlands (Stone's Throw) Phase 1 Subdivision Final Map #4507, and consented to an Irrevocable Offer of Dedication (IOD) of Right of Way and Public Utility Easement (PUE); and

WHEREAS, the Irrevocable Offer of Dedication was recorded on August 23, 2018; and

WHEREAS, the Circulation Master Plan shows Moody Slough as a 2-lane Collector, consistent with Main St. north of Grant, and therefore Council approved the reduction in roadway width, for Moody Slough east of W. Main Street, associated with Winters Highlands Phase 1; and

WHEREAS, the City Planning Department approved the shifting of 10 houses in the Winters Highlands Phase 1A (Aspire) Subdivision that fronted Moody Slough, to move them approximately 15 feet closer to Moody Slough; and

WHEREAS, the recorded IOD along the south side of Moody Slough, east of W. Main Street, includes a 20 foot landscape area and 10 foot PUE, between the sidewalks and the houses; and

WHEREAS, the City does not want to maintain the 20 foot landscape area behind the sidewalk, and therefore desires to divide it up and deed portions over to each of the 10 residential lots; and

WHEREAS, the first step in the process of transferring the property to each parcel, is for the City to accept that portion of the recorded IOD; and

WHEREAS, the adoption of the Resolution will consent to accept a portion of an Irrevocable Offer of Dedication (IOD) of Right of Way, for the Winters Highlands (Stone's Throw) Phase 1 Subdivision, as described in attached Exhibits A and B.

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

1. Consent to accepting a portion of an Irrevocable Offer of Dedication (IOD) of Right of Way, for the Winters Highlands (Stone's Throw) Phase 1 Subdivision, Final Map #4507, and
2. Direct the City Clerk to sign and record the Certificate of Acceptance.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 19th day of May, 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Wade Cowan, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk

EXHIBIT A
RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION
for
THE CITY OF WINTERS

That real property in the City of Winters, County of Yolo, State of California, situate in a portion of Section 21, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, and being a portion of Lots 39 through 48, as described in Book 2019 of Maps at Page 34, Yolo County Records, and being more particularly described as follows:

RIGHT OF WAY DEDICATION:

BEGINNING at the Northeast corner of said Lot 39; thence, along the North lines of said Lots 39 through 48, South $89^{\circ}43'21''$ West 421.07 feet to an angle point on the North line of said Lot 48; thence along the Northwest line of said Lot 48, South $44^{\circ}48'54''$ West 28.24 feet to an angle point on the West line of said Lot 48; thence North $00^{\circ}05'32''$ West 21.99 feet; thence along a curve to the right concave Southeasterly, said curve having a radius of 18.00 feet through a central angle of $89^{\circ}48'53''$ and having an arc distance of 28.22 feet; thence North $89^{\circ}43'21''$ East 384.46 feet; thence South $62^{\circ}51'02''$ East 43.42 feet to the POINT OF BEGINNING.

Containing 0.197 acres of land, more or less.

The basis of bearings for this description is the South right of way line of Moody Slough Road, described as N $89^{\circ}43'21''$ E in Book 2019 of Maps at Page 34.

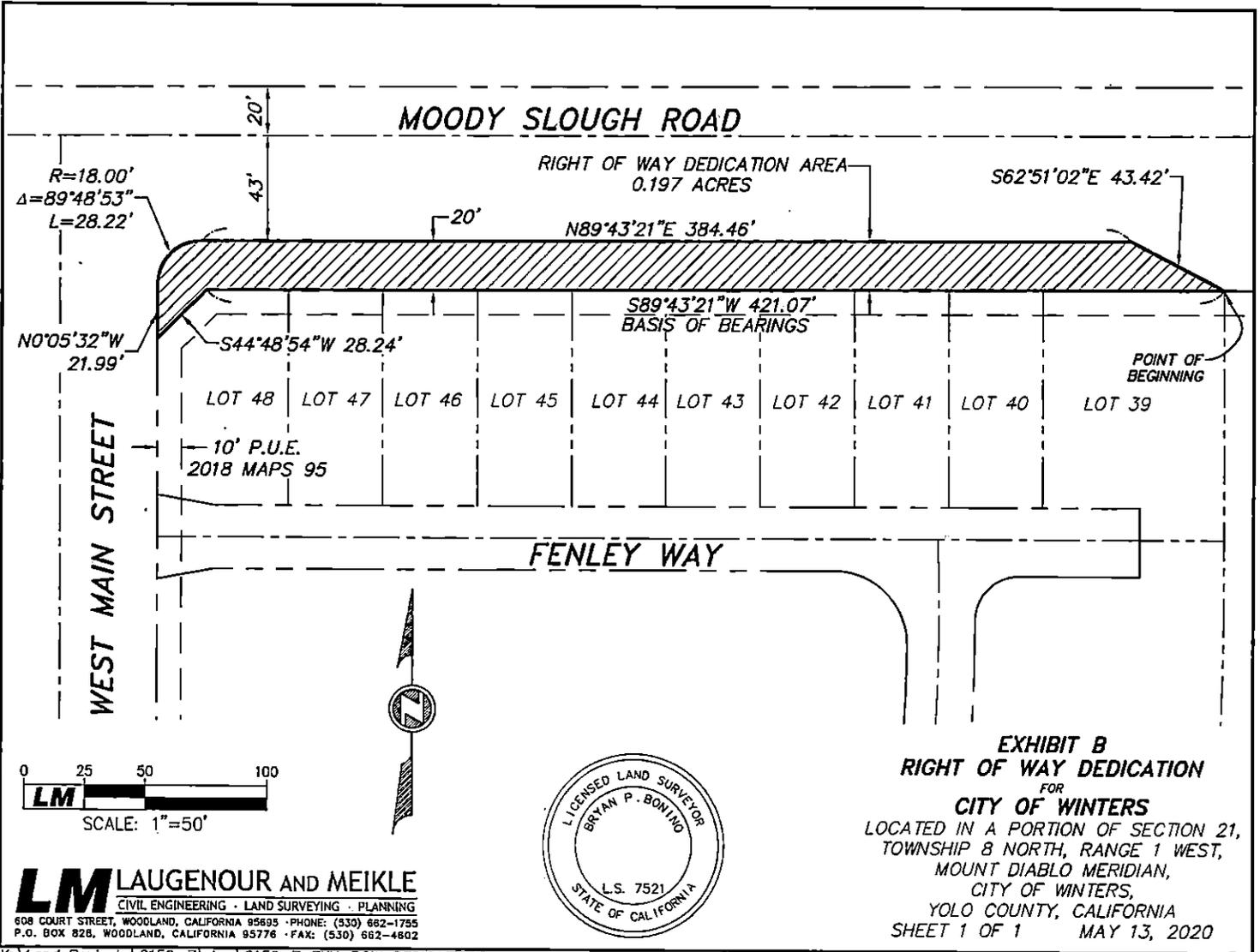
End of description.

This description was prepared by me or under my direction in accordance with Section 8761 of the Professional Land Surveyors Act.



Bryan P. Bonino, L.S. 7521

Date



X:\Land Projects\2159-7\dwg\2159-7_EXH_ROW_DEDICATIONS

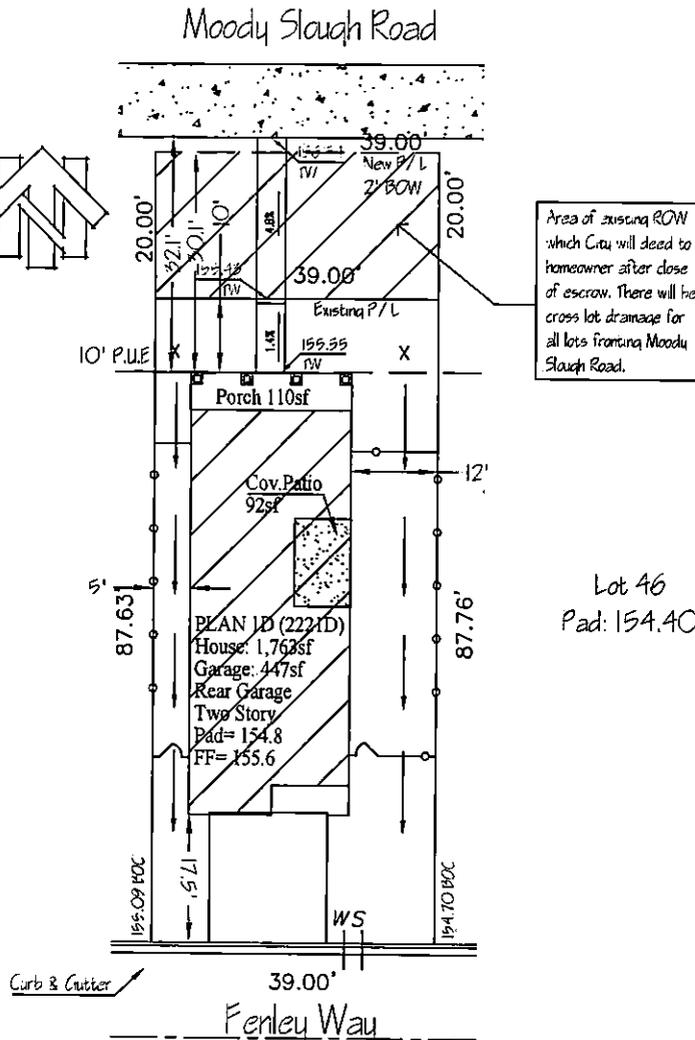
plot plan

THIS PLOT PLAN IS FOR THE PURPOSE OF SHOWING THE HOUSE TO BE CONSTRUCTED ON THE LOT AND MAY NOT REPRESENT THE FINAL AS-BUILT CONFIGURATION OF THE PROPERTY OR IMPROVEMENTS THEREON. THE ACCURACY OF THIS PLOT PLAN IS NOT GUARANTEED NOR IS IT A PART OF ANY PUBLIC REPORT OR GUARANTEE TO WHICH IT MAY BE ATTACHED. VERTICAL DIMENSIONS OTHER THAN THE MINIMUM ORDINANCE MAY VARY OR CHANGE WITHOUT PRIOR NOTICE DUE TO ACTUAL SITE CONDITIONS.

NOTE ALL DOWNSPOUTS WILL BE CONNECTED TO UNDERGROUND DRAIN LINES AS REQUIRED BY THE LOCAL JURISDICTION AND/ OR SOILS REPORT

Lot 48
Pad: 155.20

Lot 46
Pad: 154.40



Current Lot SF 3,420 +/-
Additional Lot SF after Dedication: 780sf
House Footprint: 1,282sf
Current Lot Coverage: 37.4%
Lot Coverage After Dedication: 30.5%

WINTERS HIGHLANDS-PHASE 1A
SUBDIVISION 4507

STONE'S THROW

K.

Lot # 47
932 Moody Slough Road
City of Winters
A.P.N.:

Symbols Legend

Street Light:		Water Service:	
Drop Inlet:		Recy. Wat Serv.:	
Electric Service Box:		Flow Line:	
Fire Hydrant:		High Point:	
Pad-Mount Transformer:		Flow Line:	
Sewer Service:		Elevation Back of Sidewalk:	
		2nd Story Element:	

Hovnanian
Homes

Phase	AM	5/12/20	1" = 20'
Drawn By		Date	Scale

3721 Davies Blvd., #150
Roseville, CA 95661
Phone: (916) 920-0200

CERTIFICATE OF ACCEPTANCE
(California Government Code Section 27281)

This is to certify that a portion of the interest in real property conveyed by an Irrevocable Offer of Dedication dated August 23, 2018 and recorded as Document No. 2018-0020138-00 in the Official Records of Yolo County, from HBT OF WINTERS HIGHLANDS, LLC to the CITY OF WINTERS, a California municipal corporation ("City"), is hereby accepted by the undersigned officer or agent on behalf of the City Council pursuant to authority conferred by Resolution No. 2020-25 of the City Council adopted on May 19, 2020.

Dated: _____

CITY OF WINTERS .

By: _____

Tracy S. Jensen, City Clerk
City of Winters

By: _____

Wade Cowan, Mayor
City of Winters



STAFF REPORT

To: Honorable Mayor and Councilmembers
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Gene Ashdown, Building Official
SUBJECT: Public Hearing to Receive Input from Specific Property Owners Regarding Implementation of Weed Abatement for 2020

RECOMMENDATION:

Conduct public hearing to receive input from specific property owners regarding implementation of weed abatement for 2020

BACKGROUND:

A public notice was published on April 29, 2020, inviting interested persons to attend the May 19, 2020 City Council meeting and be heard at the time of hearing.

Resolution 2020-14, a Resolution declaring weed and rubbish on certain lots and parcels within the City of Winters to be a public nuisance and ordering the institution of proceedings to abate said nuisance was approved at the City Council meeting May 5, 2020.

FISCAL IMPACT:

None by this action.

ATTACHMENT:

Notice of Public Hearing

2020 EXHIBIT "A"

APN	Winters Property Address	Mailing Address (if different)
038050073	27990 COUTY RD 90	PO BOX 663 WINTERS, CA 95694
030220056, -067	WYATT LN/MOODY SLOUGH RD	710 N PLANKINTON AVE MILWAUKEE, WI 53203
030381001	410 MOODY SLOUGH RD	
030220013, -014	401 NIEMANN ST	909 W GRANT AVE WINTERS, CA 95694
030220027	NIEMANN ST	200 B ST STE #F DAVIS, CA 95616
030220009	105 NIEMANN ST	
030220010	1000 RAILROAD AVE	PO BOX 456 WINTERS, CA 95694
038050078	RAILROAD AVE	1364 E PRAIRIE VIEW DR EAGLE, ID 83616
003360022	126 CARRION CT	777 APRICOT AVE WINTERS, CA 95694
038050019	WALNUT LN	44167 GREENVIEW DR EL MACERO, CA 95618
003492021	117 BROADVIEW LN	
038050018	E GRANT AVE	7700 COLLEGE TOWN DR STE 201
038070043, -046	E GRANT AVE/PG&E WAY	9479 RHONE VALLEY WAY ELK GROVE, CA 95624
038070035	E GRANT AVE/E MAIN ST	2281 MEZZAMONTE DR LIVERMORE, CA 94550
030361036	1206 VALLEY OAK DR	
003473011	1031 EISENHOWER WAY	741 MAIN ST WINTERS, CA 95694
003472006	1030 EISENHOWER WAY	
003475004	1007 HOOVER ST	
030220051	GRAF WAY/CHAPMAN ST	319 TEEGARDEN AVE YUBA CITY, CA 95991
030220034	ANDERSON AVE	50 E NORTH TEMPLE ST RM 2225 SALT LAKE CITY, UT 84150
003430030	1003 TAYLOR ST	
003392023	HEMENWAY ST/APRICOT AVE	417 MACE BLVD STE J115 DAVIS, CA 95618
003275001	905 MERMED PL	PO BOX 647 WINTERS, CA 95694
003330017, -018	807 RAILROAD AVE	417 F ST #3 DAVIS, CA 95616
003330013	710 DUTTON ST	
003350005	709 WALNUT LN	4989 PEABODY RD UNIT A FAIRFIELD, CA 94537
003350007	121 E GRANT AVE	
038203019	CREEKSIDE WAY	629 BAYSIDE DR SEAL BEACH, CA 90740
030372008	808 SUFFOLK PL	
030372006	900 SUFFOLK PL	PO BOX 577
030372017	904 SOUTHDOWN CT	
030372018	906 SOUTHDOWN CT	
030372019	908 SOUTHDOWN CT	
030372020	910 SOUTHDOWN CT	
003430008	TAYLOR ST	9929 VENICE BLVD LOS ANGELES, CA 90034
003430012, 003120004	W GRANT AVE/MAIN ST	725 SANBORN RD YUBA CITY, CA 95993
003160065	E EDWARDS ST	160 ALDERWOOD RD WALNUT CREEK, CA 94598
003370039	501 EAST ST	27 E EDWARDS ST WINTERS, CA 95694
003430010, -011	W GRANT AVE	7115 SHELTON LN VACAVILLE, CA 95688
003230017	RIVERVIEW CT/LIWAI VILLAGE CT	709 DUTTON ST WINTERS, CA 95694
003380005	111 WESTWOOD CT	
003241005	206 RUSSELL ST	7 E MAIN ST WINTERS, CA 95694
003242013	117 SECOND ST/WOLFSKILL ST	105 ORCHARD LN WINTERS, CA 95694
003241012	100 WOLFSKILL ST	3435 ATHOL ST BALDWIN PARK, CA 91706
003241013, 003450018	WOLFSKILL ST/W GRANT AVE	27852 MATSUMOTO LN WINTERS, CA 95694
003450015, -016, -017	W GRANT AVE	PO BOX 72226 DAVIS, CA 95617
003243005	12 WOLFSKILL ST	112 LIWAI VILLAGE CT WINTERS, CA 95694
030392006	COTTAGE CIR	2481 SUNRISE BLVD STE 200 GOLD RIVER, CA 95670
003243002, -003	8-10 WOLFSKILL ST	8 RUSSELL ST WINTERS, CA 95694



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Shelly A. Gunby, Director of Financial Management 
SUBJECT: Authorizing the Establishment of an Other Post-Employment Benefits (OPEB) Trust Administered by PARS.

RECOMMENDATION:

Staff recommends the following actions:

1. Adopt Resolution 2020-22 Authorizing the Establishment of an OPEB Trust to be Administered by Public Agency Retirement Services (PARS) and U. S Bank.
2. Appoint the Director of Financial Management as the City's Plan Administrator.
3. Authorize the Director of Financial Management to execute the documents necessary to implement the OPEB Trust.
4. Select the investment strategy for the OPEB Trust.

BACKGROUND:

On June 18, 2019 the City Council received, reviewed and adopted the City of Winters Policy on Pension and OPEB Liabilities. This Policy was amended on 12-17-19. The Policy set up the way the City of Winters intended to move forward on the payment of the pension and OPEB Liabilities of the City of Winters.

Included in this policy was the direction that the City of Winters would enter into an agreement with an appropriately selected provide of a Section 115 Trust, a Trust set up by local governments to fund essential governmental functions such as retiree health care, or pensions for pre-funding OPEB liabilities, as well as providing funding mechanisms in the budgeting process to provide for the investments into the trust.

An OPEB trust is an irrevocable account established for the purpose of saving and paying for OPEB liabilities. A separate account is created through an administrator in which the funds are invested according to a menu of strategies, achieving higher earnings than seen with the City's operating accounts. The use of a separate OPEB trust fund allows for investment flexibility pursuant to California Government Code section 53620-53622 compared to the investment restrictions for the City's general pooled cash.

The benefit of an OPEB trust is that through regular funding and investment earnings it is possible to pay the full future cost of OPEB directly from the trust, greatly reducing the ongoing impact to the City's operating funds, especially the City's General Fund.

Staff has reviewed the Section 115 Trust provided by both PARS and CalPERS. CalPERS is the administrator of the City's Pension fund, and staff is recommending the selection of the PARS 115 Trust based on the experience of the two providers and the need to diversify our investments. The City of Winters currently has substantial funds invested with CalPERS for the retirement benefits of our employees, and staff feels it would be wise to seek investment with another source for our OPEB investments for the benefit of funding the health insurance portion the City of Winters is required to pay on behalf of our retired employees.

Requirements for establishing an OPEB trust with PARS include:

1. Adoption of a resolution authorizing participation in PARS Public Agencies Post-Employment Benefits Trust.
2. Selection of an investment strategy for contribution to the Trust.
3. Appointment of a City representative as the City's Plan Administrator.
4. Authorization of a City representative to execute documents to implement the Trust.

In the Policy adopted on June 18, 2019 and amended on December 17, 2019 the City Council approved initial and ongoing contribution policies to the fund.

FISCAL IMPACT:

None by this action

ATTACHMENTS

Resolution 2020-22

Administrative Services Agreement with PARS

City of Winters Policy on Pension and OPEB Liabilities as amended December 17, 2020

RESOLUTION 2020-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST- EMPLOYMENT BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)

WHEREAS, PARS has made available the PARS Public Agencies Post-Employment Benefits Trust (the “Program”) for the purpose of pre-funding OPEB obligations; and

WHEREAS, the City of Winters (“City”) is eligible to participate in the Program, a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenues Code, as amended, and the Regulations issued there under, and is a tax-exempt trust under the relevant statutory provisions of the State of California; and

WHEREAS, the City’s adoption and operation of the Program has no effect on any current or former employee’s entitlement to post-employment benefits; and

WHEREAS, the terms and conditions of post-employment benefit entitlement, if any, are governed by contracts separate from and independent of the Program; and

WHEREAS, the City’s funding of the Program does not, and is not intended to, create any new vested right to any benefit nor strengthen any existing vest right; and

WHEREAS, the City reserves the right to make contributions, if any, to the Program.

NOW, THEREFORE BE IT RESOLVED THAT:

1: The City Council hereby adopts the PARS Public Agencies Post-Employment Benefits Trust, effective May 19, 2020; and

2: The City Council hereby appoints the Director of Financial Management or his/her successor or his/her designee as the City’s Plan Administrator for the Program; and

3. The Director of Financial Management is hereby authorized to execute the PARS legal and administrative documents on behalf of the City and to take whatever additional actions are necessary to maintain the City’s participation n the Program and to maintain compliance of all relevant regulation issued or as may be issued, therefore, authorizing him/her to take whatever additional actions are required to administer the City’s Program.

PASSED AND ADOPTED by the City Council, City of Winters, this 19th day of May 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Wade Cowan, MAYOR

ATTEST:

Tracy S. Jensen, City Clerk

AGREEMENT FOR ADMINISTRATIVE SERVICES

This agreement ("Agreement") is made this _____ day of _____, 2020, between Phase II Systems, a corporation organized and existing under the laws of the State of California, doing business as Public Agency Retirement Services and PARS (hereinafter "PARS") and the [Agency Name] ("Agency").

WHEREAS, the Agency has adopted the PARS Public Agencies Post-Employment Benefits Trust for the purpose of pre-funding pension obligations and/or OPEB obligations ("Plan"), and is desirous of retaining PARS as Trust Administrator to the Trust, to provide administrative services.

NOW THEREFORE, the parties agree:

1. **Services.** PARS will provide the services pertaining to the Plan as described in the exhibit attached hereto as "Exhibit 1A" ("Services") in a timely manner, subject to the further provisions of this Agreement.
2. **Fees for Services.** PARS will be compensated for performance of the Services as described in the exhibit attached hereto as "Exhibit 1B".
3. **Payment Terms.** Payment for the Services will be remitted directly from Plan assets unless the Agency chooses to make payment directly to PARS. In the event that the Agency chooses to make payment directly to PARS, it shall be the responsibility of the Agency to remit payment directly to PARS based upon an invoice prepared by PARS and delivered to the Agency. If payment is not received by PARS within thirty (30) days of the invoice delivery date, the balance due shall bear interest at the rate of 1.5% per month. If payment is not received from the Agency within sixty (60) days of the invoice delivery date, payment plus accrued interest will be remitted directly from Plan assets, unless PARS has previously received written communication disputing the subject invoice that is signed by a duly authorized representative of the Agency.
4. **Fees for Services Beyond Scope.** Fees for services beyond those specified in this Agreement will be billed to the Agency at the rates indicated in the PARS' standard fee schedule in effect at the time the services are provided and shall be payable as described in Section 3 of this Agreement. Before any such services are performed, PARS will provide the Agency with a detailed description of the services, terms, and applicable rates for such services. Such services, terms, and applicable rates shall be agreed upon in writing and executed by both parties.
5. **Information Furnished to PARS.** PARS will provide the Services contingent upon the Agency providing PARS the information specified in the exhibit attached hereto as "Exhibit 1C" ("Data"). It shall be the responsibility of the Agency to certify the accuracy, content and completeness of the Data so that PARS may rely on such information without further audit. It shall further be the responsibility of the Agency to deliver the Data to PARS in such a manner that allows for a reasonable amount of time for the Services to be performed. Unless specified in Exhibit 1A, PARS shall be under no duty to question Data received from the Agency, to compute contributions made to the

Plan, to determine or inquire whether contributions are adequate to meet and discharge liabilities under the Plan, or to determine or inquire whether contributions made to the Plan are in compliance with the Plan or applicable law. In addition, PARS shall not be liable for non performance of Services to the extent such non performance is caused by or results from erroneous and/or late delivery of Data from the Agency. In the event that the Agency fails to provide Data in a complete, accurate and timely manner and pursuant to the specifications in Exhibit 1C, PARS reserves the right, notwithstanding the further provisions of this Agreement, to terminate this Agreement upon no less than ninety (90) days written notice to the Agency.

6. **Records.** Throughout the duration of this Agreement, and for a period of five (5) years after termination of this Agreement, PARS shall provide duly authorized representatives of Agency access to all records and material relating to calculation of PARS' fees under this Agreement. Such access shall include the right to inspect, audit and reproduce such records and material and to verify reports furnished in compliance with the provisions of this Agreement. All information so obtained shall be accorded confidential treatment as provided under applicable law.
7. **Confidentiality.** Without the Agency's consent, PARS shall not disclose any information relating to the Plan except to duly authorized officials of the Agency, subject to applicable law, and to parties retained by PARS to perform specific services within this Agreement. The Agency shall not disclose any information relating to the Plan to individuals not employed by the Agency without the prior written consent of PARS, except as such disclosures may be required by applicable law.
8. **Independent Contractor.** PARS is and at all times hereunder shall be an independent contractor. As such, neither the Agency nor any of its officers, employees or agents shall have the power to control the conduct of PARS, its officers, employees or agents, except as specifically set forth and provided for herein. PARS shall pay all wages, salaries and other amounts due its employees in connection with this Agreement and shall be responsible for all reports and obligations respecting them, such as social security, income tax withholding, unemployment compensation, workers' compensation and similar matters.
9. **Indemnification.** PARS and Agency hereby indemnify each other and hold the other harmless, including their respective officers, directors and employees, from any claim, loss, demand, liability, or expense, including reasonable attorneys' fees and costs, incurred by the other as a consequence of, to the extent, PARS' or Agency's, as the case may be, negligent acts, errors or omissions with respect to the performance of their respective duties hereunder.
10. **Compliance with Applicable Law.** The Agency shall observe and comply with federal, state and local laws in effect when this Agreement is executed, or which may come into effect during the term of this Agreement, regarding the administration of the Plan. PARS shall observe and comply with federal, state and local laws in effect when this Agreement is executed, or which may come into effect during the term of this Agreement, regarding Plan administrative services provided under this Agreement.

11. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of California. In the event any party institutes legal proceedings to enforce or interpret this Agreement, venue and jurisdiction shall be in any state court of competent jurisdiction.
12. **Force Majeure.** When a party's nonperformance hereunder was beyond the control and not due to the fault of the party not performing, a party shall be excused from performing its obligations under this Agreement during the time and to the extent that its performance is prevented by such cause. Such cause shall include, but not be limited to: any incidence of fire, flood, acts of God or unanticipated communicable disease, acts of terrorism or war commandeering of material, products, plants or facilities by the federal, state or local government, a material act or omission by the other party or any law, ordinance, rule, guidance or recommendation by the federal, state or local government, or any agency thereof, which becomes effective after the date of this Agreement that delays or renders impractical either party's performance under the Agreement.
13. **Ownership of Reports and Documents.** The originals of all letters, documents, reports, and data produced for the purposes of this Agreement shall be delivered to, and become the property of the Agency. Copies may be made for PARS but shall not be furnished to others without written authorization from Agency.
14. **Designees.** The Plan Administrator of the Agency, or their designee, shall have the authority to act for and exercise any of the rights of the Agency as set forth in this Agreement, subsequent to and in accordance with the written authority granted by the Governing Body of the Agency, a copy of which writing shall be delivered to PARS. Any officer of PARS, or his or her designees, shall have the authority to act for and exercise any of the rights of PARS as set forth in this Agreement.
15. **Notices.** All notices hereunder and communications regarding the interpretation of the terms of this Agreement, or changes thereto, shall be effected by delivery of the notices in person or by depositing the notices in the U.S. mail, registered or certified mail, return receipt requested, postage prepaid and addressed as follows:
 - (A) To PARS: PARS; 4350 Von Karman Avenue, Suite 100, Newport Beach, CA 92660; Attention: President
 - (B) To Agency: [Agency]; [Agency Address]; Attention: [Plan Administrator Title]Notices shall be deemed given on the date received by the addressee.
16. **Term of Agreement.** This Agreement shall remain in effect for the period beginning _____, 2020 and ending _____, 2023 ("Term"). This Agreement may be terminated at any time by giving thirty (30) days written notice to the other party of the intent to terminate. Absent a thirty (30) day written notice to the other party of the intent to terminate, this Agreement will continue unchanged for successive twelve month periods following the Term.
17. **Amendment.** This Agreement may not be amended orally, but only by a written instrument executed by the parties hereto.

18. **Entire Agreement.** This Agreement, including exhibits, contains the entire understanding of the parties with respect to the subject matter set forth in this Agreement. In the event a conflict arises between the parties with respect to any term, condition or provision of this Agreement, the remaining terms, conditions and provisions shall remain in full force and legal effect. No waiver of any term or condition of this Agreement by any party shall be construed by the other as a continuing waiver of such term or condition.
19. **Attorneys Fees.** In the event any action is taken by a party hereto to enforce the terms of this Agreement the prevailing party herein shall be entitled to receive its reasonable attorney's fees.
20. **Counterparts.** This Agreement may be executed in any number of counterparts, and in that event, each counterpart shall be deemed a complete original and be enforceable without reference to any other counterpart.
21. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.
22. **Effective Date.** This Agreement shall be effective on the date first above written, and also shall be the date the Agreement is executed.

AGENCY:

BY: _____
Plan Administrator Name

TITLE: _____

DATE: _____

PARS:

BY: _____
Tod Hammeras

TITLE: Chief Financial Officer

DATE: _____

EXHIBIT 1A
SERVICES

PARS will provide the following services for the [Agency Name] Public Agencies Post-Employment Benefits Trust:

1. Plan Installation Services:

- (A) Meeting with appropriate Agency personnel to discuss plan provisions, implementation timelines, actuarial valuation process, funding strategies, benefit communication strategies, data reporting, and submission requirements for contributions/reimbursements/distributions;
- (B) Providing the necessary analysis and advisory services to finalize these elements of the Plan;
- (C) Providing the documentation needed to establish the Plan to be reviewed and approved by Agency legal counsel. Resulting final Plan documentation must be approved by the Agency prior to the commencement of PARS Plan Administration Services outlined in Exhibit 1A, paragraph 2 below.

2. Plan Administration Services:

- (A) Monitoring the receipt of Plan contributions made by the Agency to the trustee of the PARS Public Agencies Post-Employment Benefits Trust ("Trustee"), based upon information received from the Agency and the Trustee;
- (B) Performing periodic accounting of Plan assets, reimbursements/distributions, and investment activity, based upon information received from the Agency and/or Trustee;
- (C) Coordinating the processing of distribution payments pursuant to authorized direction by the Agency, and the provisions of the Plan, and, to the extent possible, based upon Agency-provided Data;
- (D) Coordinating actions with the Trustee as directed by the Plan Administrator within the scope of this Agreement;
- (E) Preparing and submitting a monthly report of Plan activity to the Agency, unless directed by the Agency otherwise;
- (F) Preparing and submitting an annual report of Plan activity to the Agency;
- (G) Facilitating actuarial valuation updates and funding modifications for compliance with GASB 45/75, if prefunding OPEB obligations;
- (H) Coordinating periodic audits of the Trust;
- (I) Monitoring Plan and Trust compliance with federal and state laws.

3. PARS is not licensed to provide and does not offer tax, accounting, legal, investment or actuarial advice.

EXHIBIT 1B
FEES FOR SERVICES

PARS will be compensated for performance of Services, as described in Exhibit 1A based upon the following schedule:

An annual asset fee shall be paid from Plan assets based on the following schedule:

<u>For Plan Assets from:</u>		<u>Annual Rate:</u>
\$1	to \$10,000,000	0.25%
\$10,000,001	to \$15,000,000	0.20%
\$15,000,001	to \$50,000,000	0.15%
\$50,000,001	and above	0.10%

Annual rates are prorated and paid monthly. The annual asset fee shall be calculated by the following formula [Annual rate divided by 12 (months of the year) multiplied by the Plan asset balance at the end of the month]. Trustee and Investment Management Fees are not included.

EXHIBIT 1C
DATA REQUIREMENTS

PARS will provide the Services under this Agreement contingent upon receiving the following information:

1. Executed Legal Documents:
 - (A) Certified Resolution
 - (B) Adoption Agreement to the Public Agencies Post-Employment Benefits Trust
 - (C) Trustee Investment Forms

2. Contribution – completed Contribution Transmittal Form signed by the Plan Administrator (or authorized Designee) which contains the following information:
 - (A) Agency name
 - (B) Contribution amount
 - (C) Contribution date
 - (D) Contribution method (Check, ACH, Wire)

3. Distribution – completed Payment Reimbursement/Distribution Form signed by the Plan Administrator (or authorized Designee) which contains the following information:
 - (A) Agency name
 - (B) Payment reimbursement/distribution amount
 - (C) Applicable statement date
 - (D) Copy of applicable premium, claim, statement, warrant, and/or administrative expense evidencing payment
 - (E) Signed certification of reimbursement/distribution from the Plan Administrator (or authorized Designee)

4. Other information pertinent to the Services as reasonably requested by PARS and Actuarial Provider.



POLICY ON PENSION AND OPEB (Other Post Employment Benefit) LIABILITIES Amended 12-17-19

Purpose:

The purpose of this policy is to ensure an adequate and appropriate approach to the monitoring and payment of the Pension (CalPERS) unfunded liabilities and OPEB (Other Post Employment Benefits) unfunded liabilities of the City of Winters. These procedures and guidelines are designed to provide an approach to the payment of pension liabilities and OPEB unfunded liabilities to maintain the City of Winters CalPERS retirement and health care plans for current and former employees.

Policy:

It is the policy of the City of Winters that the payment of pension and OPEB unfunded liabilities is a priority for the City of Winters and that a proactive approach to funding these liabilities is a prudent financial practice.

Policy related the payment of CalPERS Pension liabilities are as follows:

1. The City of Winters shall remit to CalPERS the required amounts per the Annual Valuation Report issued by CalPERS each year and each pay period as required by CalPERS.
2. Beginning Fiscal Year 2019-2020, the City of Winters will pay the "Employer payment of unfunded liability" each year in one lump sum payment in July of each year in order to maximize the savings in interest charged by CalPERS, thereby, minimizing the required payment each year.

3. Beginning in Fiscal Year 2019-2020 the City of Winters will include in the annual budget and remit to CalPERS, yearly, an additional amount for the Tier 2 Police Safety Plan, the Fire Safety Plan, the Miscellaneous PEPRA Plan, the Police Safety PEPRA Plan and the Fire Safety PEPRA plan, to pay the entire amount of the unfunded Accrued Liability (UAL) as shown on the most recently dated Annual Valuation Report (the amount on the report dated typically 2 years prior to the beginning of the fiscal year (example July 30, 2017 for Fiscal Year 2019-2020)
4. In Fiscal Year 2020-2021 The City of Winters will include in the annual budget, and remit to CalPERS, \$100,000 for an additional discretionary payment for the Miscellaneous Classic (\$50,000) and Police Safety Classic (\$50,000) Plans .
5. In Fiscal Year 2021-2022 The City of Winters will include in the annual budget, and remit to CalPERS, \$150,000 for an additional discretionary for the Miscellaneous Classic (\$75,000) and the Police Safety Classic (\$75,000) Plans.
6. In Fiscal Year 2022-2023 and succeeding years thereafter, until the unfunded actuarial valuation each year is less than \$100,000 per Classic plan, The City of Winters will include in the annual budget, and remit to CalPERS, \$200,000 for an additional discretionary payment the Miscellaneous Classic (\$100,000) and Police Safety Classic (\$100,000) Plans.
7. Once the unfunded actuarial valuation has fallen below \$100,000 per Classic plan, the City of Winters will include in the annual budget and remit to CalPERS, yearly, an additional amount for the Miscellaneous Classic and the Police Safety Classic Plan, to pay the entire amount of the unfunded accrued liability (UAL) as shown on the most recently dated Annual Valuation Report. (see item #4 above)
8. In addition to the above stated policies, it shall be the policy of the City of Winters to review the extent of revenues in excess of expenditures for the General Fund each year and remit 25% of the revenues in excess of expenditures to additional discretionary payments to CalPERS for application to the unfunded liabilities for Miscellaneous Classic Plan and the Police Safety Plan until such time as the unfunded liability has reached -0-.
9. In addition to the above stated policies, it shall be the policy of the City of Winters to review the extent of net revenues in excess of required bond covenants for the Water fund each year and remit 25% of the net revenues in excess of bond covenants to additional discretionary payments to CalPERS for application to the unfunded liabilities for Miscellaneous Classic Plan until such time as the unfunded liability has reached -0-.

Policy related to the payment of OPEB unfunded liabilities are as follows:

1. Other post-employment benefits (OPEB) for the City of Winters refers “only” to the employer share of retired employee health insurance premiums.

2. The rates for the employer share of retired employee health insurance premiums are set by CalPERS only.
3. The City of Winters shall remit to CalPERS on a monthly basis as billed, the full amount due for all health insurance premiums, including the premiums for the employer share of retired employee health insurance benefits.
4. The City of Winters shall enter into an agreement with an appropriately selected provider of Section 115 Trust (A trust set up by local governments to fund essential governmental functions such as retiree healthcare, or pensions) for pre funding OPEB liabilities.
5. Beginning 2020-2021 the City will include in the annual City Budget, and remit to the CERBT, the amount equal of \$66,000. This contribution amount will remain in effect until such time that the total Funds in the CERBT equal the amount of the OPEB liability.
6. Once the CERBT amount is less than the OPEB liability by less than \$66,000, then the annual contribution to be remitted to the CERBT will be equal to the difference between the OPEB Liability and the CERBT.
7. In addition to the above stated policies, it shall be the policy of the City of Winters to review the extent of revenues in excess of expenditures for the General Fund each year and remit 25% of the revenues in excess of expenditures to additional discretionary payments to CERBT for application to the OPEB liabilities for until such time as the unfunded liability has reached -0-.
8. In addition to the above stated policies, it shall be the policy of the City of Winters to review the extent of net revenues in excess of required bond covenants for the Water and Sewer fund each year and remit 25% of the net revenues in excess of bond covenants to additional discretionary payments to CERBT for application to the unfunded OPEB liabilities until such time as the unfunded liability has reached -0-.



**CITY COUNCIL
STAFF REPORT**

TO: Honorable Mayor and Councilmembers
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager. 
FROM: John P. Miller, Chief of Police
SUBJECT: Authorization to Purchase New RADAR Trailer

RECOMMENDATION:

Authorize purchase of new RADAR trailer.

BACKGROUND:

The Winters Police Department purchased a RADAR trailer in 1992 to help reduce speeds and address traffic complaints. Over the last four years, the trailer has required increasing maintenance and repair due to its age and dated technology. The internal electronics failed again approximately two months ago and it was questionable if the needed parts could be secured to return it to operation. Fortunately, the manufacturer was able to repair it and it was returned to service for the time being.

Newer technology has expanded the use and functionality of RADAR trailers. Most notably, they may be equipped with a multi-functional display screen that can be used as a message board for a multitude of reasons, including for emergencies or at special events, and the displayed message can be edited remotely to update the message in real-time. Additionally, the onboard operating system can record and report data, including traffic volume, times, and speeds so that reported traffic complaints can be accurately analyzed, assessed, and a response developed.

For several years, it has been the desire of the City of Winters to have Automatic License Plate Reader (ALPR) technology on Grant Ave./Hwy. 128 to assist in

investigating crimes such as arson, vehicle thefts, and other property and violent crimes. Unfortunately, the California Department of Transportation (CalTrans), does not permit cities to utilize their traffic poles for ALPR's due to electricity and other maintenance issues. The City explored obtaining an easement permit from CalTrans to install poles specifically for ALPR, which would also require the City to run electricity and data lines to the pole to facilitate the ALPR's, but the cost was exorbitant. As an alternative, RADAR trailers can also be equipped with ALPR technology supported by cellular data service.

License plates are required to be displayed on a vehicle in order to lawfully operate the vehicle on a public roadway. License plates ensure the vehicle has been properly registered, which includes payment of taxes and fees to help maintain public roadways as well as obtaining a smog inspection in order to help reduce air pollution.

Using optical character recognition, ALPR reads and records the alphanumeric of a license plate and compares it to a database of license plates of wanted vehicles, including stolen vehicles, vehicles associated to Amber Alerts, and vehicles associated with dangerous wanted persons. The system can then alert local law enforcement officers that the vehicle is in the vicinity. ALPR can also be used to backtrack and review the license plates of vehicles that passed by that location after a crime has been committed to assist law enforcement in developing investigative leads.

ALPR does not run the license plate to determine who the registered owner of the vehicle is nor does it check to see if there are any warrants, the driver license status, or the immigration status of the registered owner and it does not use facial recognition or other "intrusive" technologies.

230 out of 391 California police and sheriff's agencies recently surveyed reported utilizing ALPR technology with another 36 agencies planning to implement ALPR, not including Winters at the time of the survey. They are used extensively for red light camera enforcement in many larger cities, for high-occupancy vehicle lane ("HOV," aka "diamond line") enforcement, and bridge toll enforcement. All of Winters' surrounding jurisdictions currently use fixed mounted and/or vehicle mounted ALPR's, including Yolo County Sheriff's Department, Davis Police Department, Woodland Police Department, West Sacramento Police Department, Solano Sheriff's Department, and Vacaville Police Department. Additionally, the Sacramento metropolitan area law enforcement agencies have deployed a very comprehensive and integrated network of ALPR that assists those agencies in solving numerous crimes.

It is acknowledged ALPR technology sometimes causes concerns among members of the public. ALPR technology is a part of everyday life, even locally, and there is comprehensive law in place that dictates the use and access of the data that is obtained by ALPR. Per California law, ALPR data collected by law enforcement agencies can only be shared with other public agencies and cannot be shared for immigration enforcement. The agencies control their own data and share data with other law

enforcement agencies only after an electronic MOU between the two agencies is agreed. Further, members of the local agency and agencies the data is shared with must provide the lawful reason for accessing the information.

California law requires a law enforcement agency that utilizes ALPR technology to draft and post conspicuously on their website a policy outlining and ensuring the privacy and usage of the data collected. The Winters Police Department utilizes Lexipol to draft and update model policies compliant with federal and state law. Lexipol provided a model policy and, if approved to purchase the ALPR technology, the policy will be updated to include the pertinent required information specific to the Winters Police Department.

The Winters Police Department requested quotes from three manufacturers of RADAR trailers that offer the desired features and received responses from two of them. After reviewing the quotes, we recommend B L Specialty of Woodland, CA. Both companies use the same message board display and software "backend." B L Specialty was approximately \$5,000 less than the other competing bid. It should also be noted B L Specialty built our current RADAR trailer (under a previous business name) and has provided exceptional customer service over the years.

During our research in 2017 of fixed mounted ALPR's, we engaged two vendors and, after reviewing their quotes for the fixed mounted ALPR's, examining their network "back-end," and surveying other local agencies with ALPR, it was clear that Vigilant Solutions was the clear choice with 70% of California law enforcement agencies using their system. We reached out to Vigilant Solution and received a quote for their "kit" to equip RADAR trailers.

Vigilant Solutions' system is also Criminal Justice Information Services (CJIS) compliant and conforms with data security requirements established by California law. Additionally, if approved to purchase, the Winters Police Department has obtained model policies that will be implemented to abide by California law.

The Winters Police Department will continue to use both trailers until the 1992 trailer is no longer serviceable, which will also allow us to address multiple traffic concerns in the city.

FISCAL IMPACT:

The total cost of the RADAR trailer and ALPR system is \$44,175.28. There may be some additional costs in order to customize the trailer for the specific needs of the Winters Police Department such as additional lighting, security locks, or other amenities not expected to exceed an additional \$1,000.00. Approximately \$31,289 of the total cost will be from the Vehicle Theft Deterrent Fund, which must be used by June 30, 2020, and the remaining amount from the Traffic Safety Fund.

The annual maintenance/subscription service for the traffic analysis software "backend," provided through All Traffic Solutions, and the annual maintenance/subscription service

for the ALPR “backend,” provided through Vigilant Solutions, totals \$2,550 and will be built into the Winters Police Department’s operating budget beginning FY 21/22.

Automated License Plate Readers (ALPRs)

430.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidance for the capture, storage and use of digital data obtained through the use of Automated License Plate Reader (ALPR) technology.

430.2 POLICY

The policy of the Winters Police Department is to utilize ALPR technology to capture and store digital license plate data and images while recognizing the established privacy rights of the public.

All data and images gathered by the ALPR are for the official use of this department. Because such data may contain confidential information, it is not open to public review.

430.3 ADMINISTRATION

The ALPR technology, also known as License Plate Recognition (LPR), allows for the automated detection of license plates. It is used by the Winters Police Department to convert data associated with vehicle license plates for official law enforcement purposes, including identifying stolen or wanted vehicles, stolen license plates and missing persons. It may also be used to gather information related to active warrants, homeland security, electronic surveillance, suspect interdiction and stolen property recovery.

All installation and maintenance of ALPR equipment, as well as ALPR data retention and access, shall be managed by the Administration Designated Supervisor. The Administration Designated Supervisor will assign members under his/her command to administer the day-to-day operation of the ALPR equipment and data.

430.3.1 ALPR ADMINISTRATOR

The Administration Designated Supervisor shall be responsible for developing guidelines and procedures to comply with the requirements of Civil Code § 1798.90.5 et seq. This includes, but is not limited to (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

- (a) A description of the job title or other designation of the members and independent contractors who are authorized to use or access the ALPR system or to collect ALPR information.
- (b) Training requirements for authorized users.
- (c) A description of how the ALPR system will be monitored to ensure the security of the information and compliance with applicable privacy laws.
- (d) Procedures for system operators to maintain records of access in compliance with Civil Code § 1798.90.52.
- (e) The title and name of the current designee in overseeing the ALPR operation.
- (f) Working with the Custodian of Records on the retention and destruction of ALPR data.

Winters Police Department

Winters Police Department Policy Manual

Automated License Plate Readers (ALPRs)

- (g) Ensuring this policy and related procedures are conspicuously posted on the department's website.

430.4 OPERATIONS

Use of an ALPR is restricted to the purposes outlined below. Department members shall not use, or allow others to use the equipment or database records for any unauthorized purpose (Civil Code § 1798.90.51; Civil Code § 1798.90.53).

- (a) An ALPR shall only be used for official law enforcement business.
- (b) An ALPR may be used in conjunction with any routine patrol operation or criminal investigation. Reasonable suspicion or probable cause is not required before using an ALPR.
- (c) While an ALPR may be used to canvass license plates around any crime scene, particular consideration should be given to using ALPR-equipped cars to canvass areas around homicides, shootings and other major incidents. Partial license plates reported during major crimes should be entered into the ALPR system in an attempt to identify suspect vehicles.
- (d) No member of this department shall operate ALPR equipment or access ALPR data without first completing department-approved training.
- (e) No ALPR operator may access department, state or federal data unless otherwise authorized to do so.
- (f) If practicable, the officer should verify an ALPR response through the California Law Enforcement Telecommunications System (CLETS) before taking enforcement action that is based solely on an ALPR alert.

430.5 DATA COLLECTION AND RETENTION

The Administration Designated Supervisor is responsible for ensuring systems and processes are in place for the proper collection and retention of ALPR data. Data will be transferred from vehicles to the designated storage in accordance with department procedures.

All ALPR data downloaded to the server should be stored for a minimum of one year (Government Code § 34090.6) and in accordance with the established records retention schedule. Thereafter, ALPR data should be purged unless it has become, or it is reasonable to believe it will become, evidence in a criminal or civil action or is subject to a discovery request or other lawful action to produce records. In those circumstances the applicable data should be downloaded from the server onto portable media and booked into evidence.

430.6 ACCOUNTABILITY

All data will be closely safeguarded and protected by both procedural and technological means. The Winters Police Department will observe the following safeguards regarding access to and use of stored data (Civil Code § 1798.90.51; Civil Code § 1798.90.53):

Winters Police Department

Winters Police Department Policy Manual

Automated License Plate Readers (ALPRs)

- (a) All ALPR data downloaded to the mobile workstation and in storage shall be accessible only through a login/password-protected system capable of documenting all access of information by name, date and time (Civil Code § 1798.90.52).
- (b) Members approved to access ALPR data under these guidelines are permitted to access the data for legitimate law enforcement purposes only, such as when the data relate to a specific criminal investigation or department-related civil or administrative action.
- (c) ALPR system audits should be conducted on a regular basis.

For security or data breaches, see the Records Release and Maintenance Policy.

430.7 RELEASING ALPR DATA

The ALPR data may be shared only with other law enforcement or prosecutorial agencies for official law enforcement purposes or as otherwise permitted by law, using the following procedures:

- (a) The agency makes a written request for the ALPR data that includes:
 - 1. The name of the agency.
 - 2. The name of the person requesting.
 - 3. The intended purpose of obtaining the information.
- (b) The request is reviewed by the Administration Designated Supervisor or the authorized designee and approved before the request is fulfilled.
- (c) The approved request is retained on file.

Requests for ALPR data by non-law enforcement or non-prosecutorial agencies will be processed as provided in the Records Maintenance and Release Policy (Civil Code § 1798.90.55).

430.8 TRAINING

The Designated Supervisor should ensure that members receive department-approved training for those authorized to use or access the ALPR system (Civil Code § 1798.90.51; Civil Code § 1798.90.53).

SPEED
LIMIT
35

YOUR SPEED



B L Specialty
 34035 County Road 25
 Woodland, CA 95695-9390

Invoice

DATE	INVOICE #
3/10/2020	8627

BILL TO
Winters Police Dept Main St Winters, CA 95694

SHIP TO

P.O. NO.	TERMS	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
Chief Miller	Due on receipt	BFS	3/10/2020	BL	Woodland	

QTY	ITEM	DESCRIPTION	RATE	AMOUNT
1	Radar Trailer	Radar Trailer with SpeedAlert 24 Message display includes (4) 6 volt batteries, (4) stabilizing jacks, (2) 15" wheels and tires, (2) Fenders, (2) Hitch couplers, front and back to tow second trailer, trailer frame, and battery compartment, with solar controller, and solar panel, powder coated white or black, speed limit sign 55 plus 0,2,3,4 numbers to change speed limit. And install LPR system.	17,296.30	17,296.30
		Sales Tax	7.25%	1,253.98

Thank you for your business.

Total \$18,550.28



Lehr
 4707 Northgate Blvd.
 Sacramento, California 95834
 (P) 916-267-5547



Issued To:	Winters Police Department - Attention: Chief John P. Miller	Date:	02-28-20
Project Name:	Radar Trailer Retro	Quote ID:	STA-0850-01

PROJECT QUOTATION

We at Lehr are pleased to quote the following systems for the above referenced project:

Qty	Item #	Description
(1)	VS-TRL-UPFIT-2-RHD	ReaperHD 2-Camera LPR Trailer Upfit Kit <ul style="list-style-type: none"> • LPR Upfit kit for conversion of a standard VMS, speed or other similar trailer to include LPR <ul style="list-style-type: none"> ◦ (2) 25mm ReaperHD Cameras ◦ LPR Processing Unit ◦ Touchscreen Monitor ◦ GPS/4G antenna ◦ Cabling required for standard installations • Trailer must include the following: <ul style="list-style-type: none"> ◦ 12V power system ◦ Internal mounting space for LPR processing unit and monitor ◦ Suitable mounting location for LPR cameras
Subtotal Price (Excluding sales tax)		\$16,500.00

Qty	Item #	Description
(1)	VSBSVC-01	Vigilant LPR Basic Service Package for Hosted/Managed LPR Deployments <ul style="list-style-type: none"> • Managed/hosted server account services by Vigilant <ul style="list-style-type: none"> ◦ Includes access to all LEARN or Client Portal and CarDetector software updates • Priced per camera per year for up to 14 total camera units registered • Requires new/existing Enterprise Service Agreement (ESA)
Subtotal Price (Excluding sales tax)		\$1,050.00

Qty	Item #	Description
(1)	SSUPLN-COM	Vigilant Start Up & Configuration of Hosted/Managed Server Account <ul style="list-style-type: none"> • New client account setup • Required for all hosted/managed client accounts
Subtotal Price (Excluding sales tax)		\$1,275.00

Qty	Item #	Description
(1)	SSUPSYS-COM	Vigilant System Start Up & Commissioning of 'In Field' LPR system <ul style="list-style-type: none"> • Vigilant technician to visit customer site • Includes system start up, configuration and commissioning of LPR system • Applies to mobile (1 System) and fixed (1 Camera) LPR systems
Subtotal Price (Excluding sales tax)		\$875.00

Qty	Item #	Description
(1)	VSPTRNG	Vigilant End User Training for LPR Systems <ul style="list-style-type: none"> • End user training for Vigilant products <ul style="list-style-type: none"> ◦ Covers all client purchased applications ◦ Includes classroom and field operation training • Vigilant certified technician to visit site and perform one training class
Subtotal Price (Excluding sales tax)		\$1,250.00

Qty	Item #	Description
(1)	VSPTRVL-01	Vigilant Certified Partner Travel via Client Site Visit <ul style="list-style-type: none"> • Vigilant certified technician to visit client site • Includes all travel costs for onsite support services
Subtotal Price (Excluding sales tax)		\$475.00

Consider the "add" price for the following items:

Qty	Item #	Description
(1)	CDMS24HWW	2-Camera Mobile LPR System - Extended Hardware Warranty - Years 2 through 5 <ul style="list-style-type: none"> • Full mobile LPR hardware component replacement warranty • Applies to 2-Camera hardware system kit • Valid for 4 years from standard warranty expiration
Subtotal Price (Excluding sales tax)		\$4,200.00

Quote Notes:

1. All prices are quoted in USD and will remain firm and in effect for 60 days.
2. Returns or exchanges will incur a 15% restocking fee.
3. Orders requiring immediate shipment may be subject to a 15% QuickShip fee.
4. Start Up and Training services are exclusive of travel costs - Cost to be borne BY OTHERS.
5. Central compute resource hardware sold separately unless explicitly stated above.
6. All hardware components to have standard One (1) year hardware warranty.
7. All orders subject to credit acceptance by Vigilant Solutions management.
8. This Quote is provided per our conversation & details given by you - not in accordance to any written specification.

- 9. Lehr is a Vigilant Solutions Sole Source provider for Winters Poolice Department
- 10. installatiojn of hardware has not been quoted.

Quoted by: Steve Adair - 916-267-5547 - steve@lehrauto.com

Total Price (Excluding sales tax)	\$25,625.00 (Including All Adds)
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Generated by Bob Glover from All Traffic Solutions General Sales Demo Account on Feb 19, 2018 at 12:15:28 PM

Time of Day: 0:00 to 23:59

Time View: By Hour (Avg Volumes)

Dates: 2/24/2015 to 3/2/2015

Speed Bins: Size 5, Range 1 to 100

Medium Risk Threshold: Speed Limit + 10

Site: Waupelani Drive, 400 block, WB

High Risk Threshold: Speed Limit + 20

Date/Time Range	Speed Limit	Mode	Compliant	Low Risk	Medium Risk	High Risk	Total Num Vehicles
0:00	25	Speed Display	5	10	3	0	18
1:00	25	Speed Display	2	7	1	0	10
2:00	25	Speed Display	2	8	3	0	14
3:00	25	Speed Display	2	6	1	0	9
4:00	25	Speed Display	4	9	2	1	15
5:00	25	Speed Display	7	20	3	1	31
6:00	25	Speed Display	20	49	8	0	77
7:00	25	Speed Display	28	92	14	1	134
8:00	25	Speed Display	51	121	18	2	191
9:00	25	Speed Display	50	122	23	1	196
10:00	25	Speed Display	41	142	35	2	219
11:00	25	Speed Display	43	145	37	3	228
12:00	25	Speed Display	43	175	42	3	263
13:00	25	Speed Display	34	169	51	2	256
14:00	25	Speed Display	39	186	52	2	280
15:00	25	Speed Display	57	190	46	2	295
16:00	25	Speed Display	58	206	38	3	304
17:00	25	Speed Display	52	211	38	2	302
18:00	25	Speed Display	46	155	25	1	226
19:00	25	Speed Display	32	106	18	2	158
20:00	25	Speed Display	30	86	11	1	127
21:00	25	Speed Display	22	62	9	0	92
22:00	25	Speed Display	17	40	6	1	63
23:00	25	Speed Display	10	25	3	1	39
Avg # Vehicles			29	97	20	1	148



Generated by Bob Glover from All Traffic Solutions General Sales Demo Account on Feb 19, 2018 at 12:15:28 PM

Time of Day: 0:00 to 23:59

Time View: By Hour (Avg Volumes)

Dates: 2/24/2015 to 3/2/2015

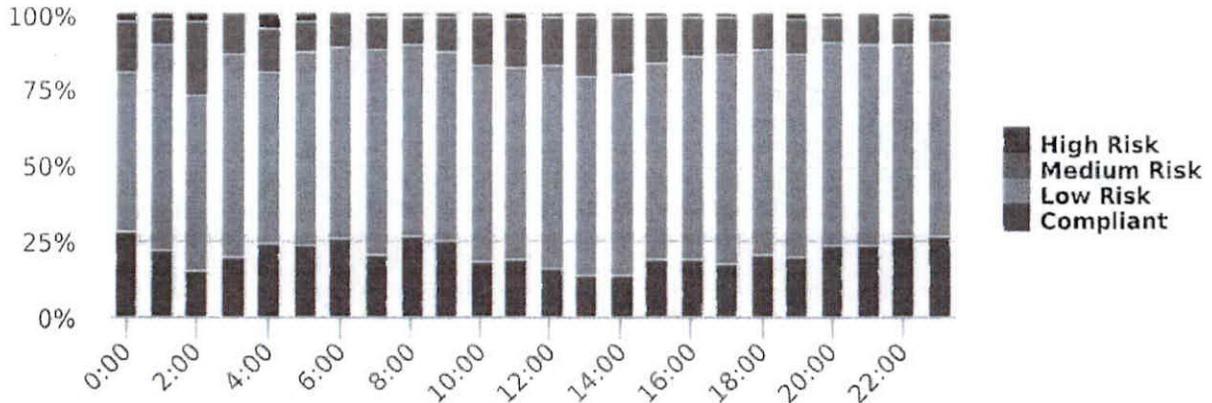
Speed Bins: Size 5, Range 1 to 100

Medium Risk Threshold: Speed Limit + 10

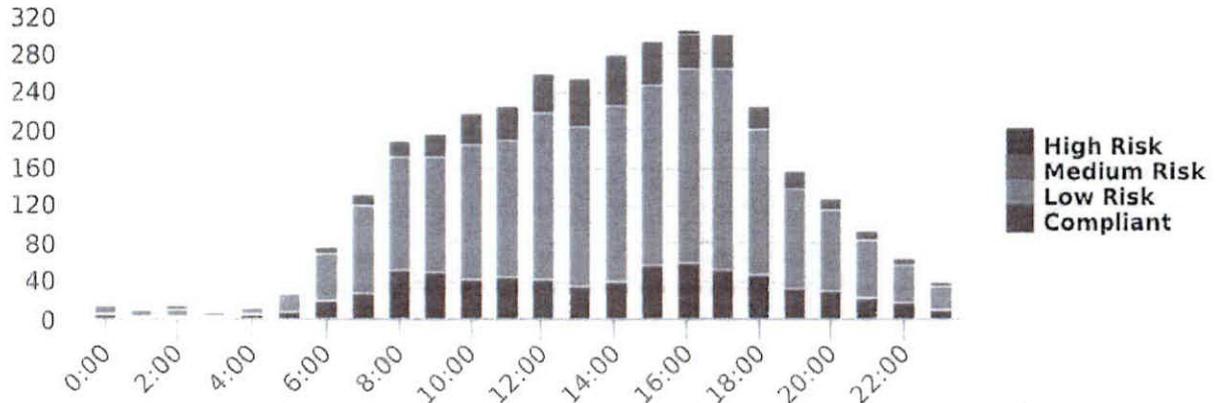
Site: Waupelani Drive, 400 block, WB

High Risk Threshold: Speed Limit + 20

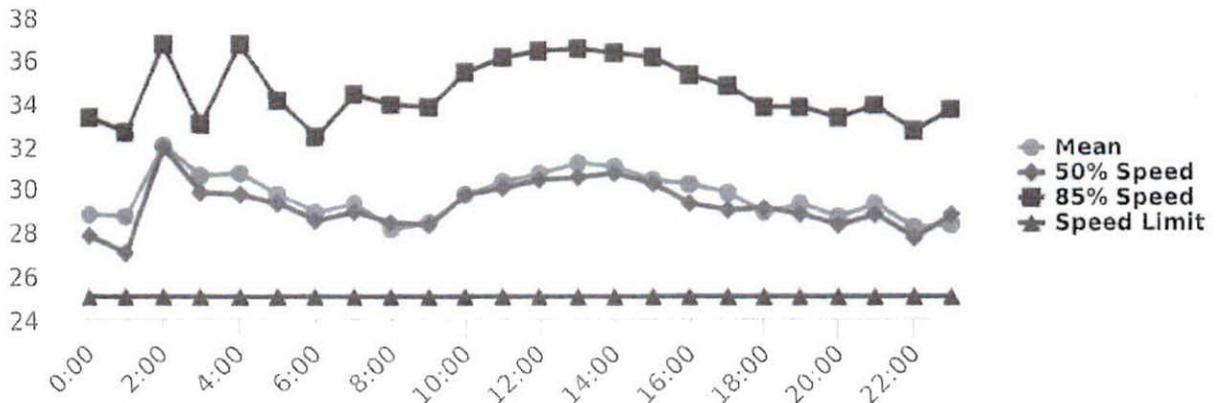
Compliance % by Hour



Compliance by Hour



Speeds





Generated by Bob Glover from All Traffic Solutions General Sales Demo Account on Feb 19, 2018 at 12:18:52 PM

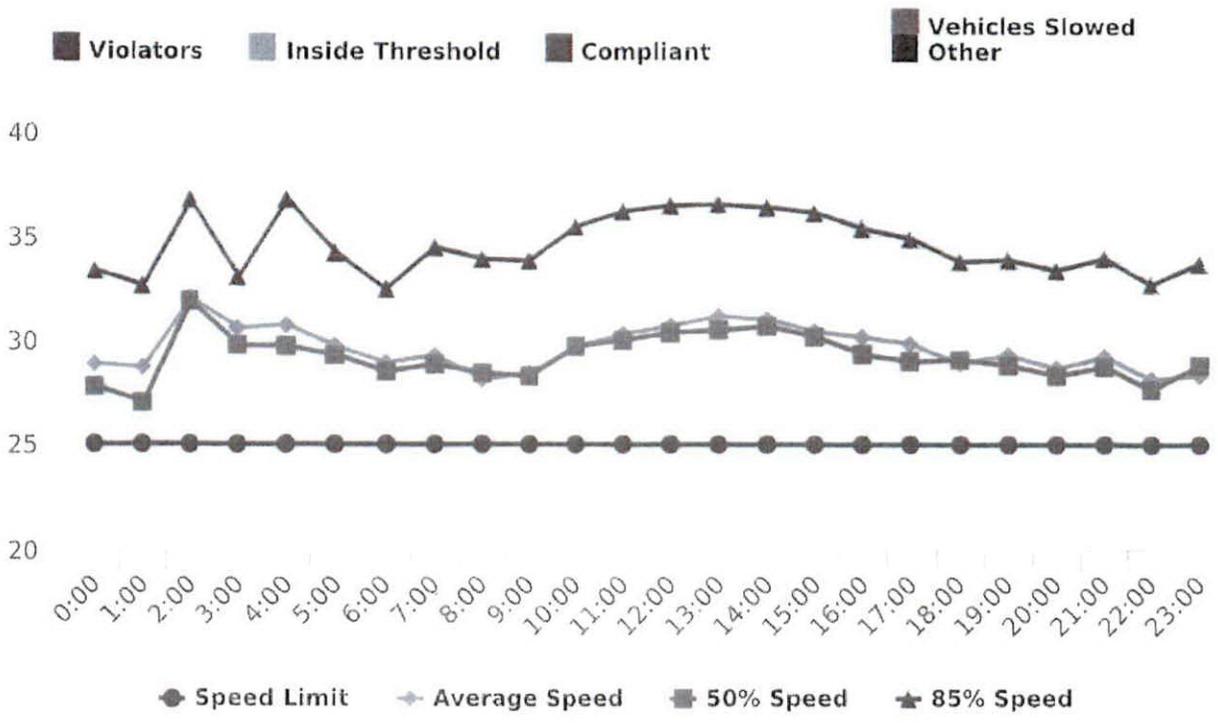
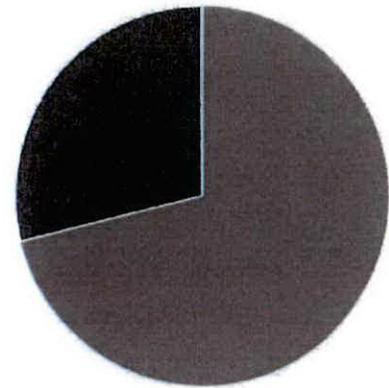
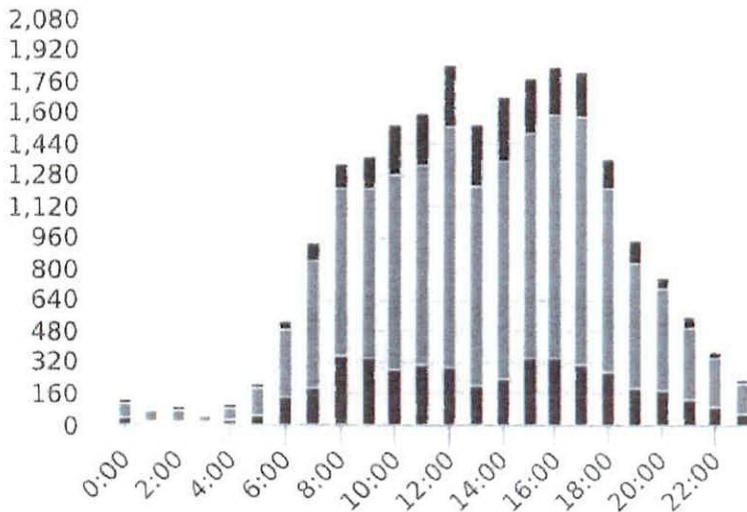
Time of Day: 0:00 to 23:59
 Dates: 2/24/2015 to 3/2/2015

Site: Waupelani Drive, 400 block, WB

Overall Summary

Total Days of Data: 7
 Speed Limit: 25
 Average Speed: 29.64
 50th Percentile Speed: 29.2
 85th Percentile Speed: 34.55
 Pace Speed Range: 24.0-34.0

Minimum Speed: 5.0
 Maximum Speed: 66.0
 Display Status: Speed Display
 Average Volume per Day: 3241.6
 Total Volume: 22691.0





Extended Speed Summary Report

Generated by Bob Glover from All Traffic Solutions General Sales Demo Account on Feb 19, 2018 at 12:18:52 PM

Time of Day: 0:00 to 23:59
 Dates: 2/24/2015 to 3/2/2015

Site: Waupelani Drive, 400 block, WB

Hours	Sign Mode	Speed Limit	Total # Vehicles	Total # Violator	% Violator	Avg # Vehicles	Avg # Violator	Min Speed	Max Speed	Avg Speed	50% Speed	85% Speed	Sign Effectiveness
0:00	Speed Display	25	128.0	24.0	18.8 %	18.3	3.4	6.0	51.0	28.8	27.8	33.3	83.2 %
1:00	Speed Display	25	73.0	7.0	9.6 %	10.4	1.0	6.0	48.0	28.7	27.0	32.6	77.2 %
2:00	Speed Display	25	98.0	26.0	26.5 %	14.0	3.7	8.0	47.0	32.0	31.9	36.7	69.9 %
3:00	Speed Display	25	60.0	8.0	13.3 %	8.6	1.1	21.0	44.0	30.6	29.8	33.0	77.3 %
4:00	Speed Display	25	108.0	21.0	19.4 %	15.4	3.0	14.0	56.0	30.7	29.7	36.7	70.3 %
5:00	Speed Display	25	215.0	26.0	12.1 %	30.7	3.7	6.0	55.0	29.7	29.3	34.1	71.7 %
6:00	Speed Display	25	537.0	57.0	10.6 %	76.7	8.1	7.0	51.0	28.9	28.5	32.4	65.7 %
7:00	Speed Display	25	939.0	104.0	11.1 %	134.1	14.9	5.0	60.0	29.3	28.9	34.4	64.9 %
8:00	Speed Display	25	1338.0	136.0	10.2 %	191.1	19.4	5.0	54.0	28.1	28.4	33.9	64.7 %
9:00	Speed Display	25	1375.0	171.0	12.4 %	196.4	24.4	6.0	54.0	28.4	28.3	33.8	62.1 %
10:00	Speed Display	25	1535.0	253.0	16.5 %	219.3	36.1	6.0	49.0	29.7	29.7	35.4	68.3 %
11:00	Speed Display	25	1597.0	277.0	17.3 %	228.1	39.6	5.0	56.0	30.3	30.0	36.1	69.9 %
12:00	Speed Display	25	1838.0	314.0	17.1 %	262.6	44.9	5.0	55.0	30.7	30.4	36.4	69.0 %
13:00	Speed Display	25	1534.0	316.0	20.6 %	255.7	52.7	5.0	66.0	31.2	30.5	36.5	70.8 %
14:00	Speed Display	25	1678.0	328.0	19.5 %	279.7	54.7	8.0	53.0	31.0	30.7	36.3	70.2 %
15:00	Speed Display	25	1768.0	284.0	16.1 %	294.7	47.3	6.0	52.0	30.4	30.2	36.1	69.1 %
16:00	Speed Display	25	1826.0	246.0	13.5 %	304.3	41.0	8.0	59.0	30.2	29.3	35.3	72.2 %
17:00	Speed Display	25	1814.0	238.0	13.1 %	302.3	39.7	5.0	56.0	29.8	29.0	34.8	70.8 %
18:00	Speed Display	25	1356.0	152.0	11.2 %	226.0	25.3	6.0	49.0	28.9	29.1	33.8	70.8 %
19:00	Speed Display	25	949.0	121.0	12.8 %	158.2	20.2	8.0	54.0	29.3	28.8	33.8	76.2 %
20:00	Speed Display	25	760.0	68.0	8.9 %	126.7	11.3	6.0	51.0	28.7	28.3	33.3	76.2 %
21:00	Speed Display	25	554.0	54.0	9.7 %	92.3	9.0	5.0	51.0	29.3	28.8	33.9	75.0 %
22:00	Speed Display	25	379.0	39.0	10.3 %	63.2	6.5	5.0	48.0	28.2	27.7	32.7	73.2 %
23:00	Speed Display	25	232.0	22.0	9.5 %	38.7	3.7	7.0	53.0	28.3	28.8	33.7	68.7 %
Total Volumes/Avg Speeds	Speed Display	25	22691.0	3292.0	14.2 %	3547.5	514.8	5.0	66.0	29.6	29.2	34.6	71.1 %
Total/Avg w/o Feedback			0.0	0.0	0.0 %	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 %
Total/Avg w/ Feedback			22691.0	3292.0	14.2 %	3547.5	514.8	5.0	66.0	29.6	29.2	34.6	71.1 %



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Eric Lucero, Public Works Superintendent
SUBJECT: SB1 2019-20 Street Rehab Project Change Order for Striping

RECOMMENDATION: Council to allow City Manager to execute a change order for striping to the existing contract with Vintage Paving for the SB1 2019-20 Street Rehab Project

BACKGROUND: On April 7, 2020 Council approved and adopted Resolution No. 2019-09 (SB1 FY 2019/20 Road Rehabilitation Project). The project is currently in progress and scheduled to be completed by May 22. Striping was not included in the project for budgetary concerns. Since the lowest bid came in at \$406,598.95 which was \$47,401.05 under budget, staff would like to use the remaining funds to restripe all existing markings while upgrading bike paths, center lines and fog lines. Lowest estimate was \$38,000.

FISCAL IMPACT: Estimate is not to exceed \$47,000 of existing budget (\$290,000 TDA) (\$120,000 SB1) (\$44,000 Gas Tax)



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers
DATE: May 19, 2020
THROUGH: John W. Donlevy, Jr., City Manager 
FROM: Shelly A. Gunby, Director of Financial Management 
SUBJECT: Information on Pay Reduction Impacts

RECOMMENDATION:

Staff recommends the City Council receive a report from staff regarding the status of various budgeted related items, including the impact on the requested pay reduction by employee, and information on the impact on the City Budget for concessions by employees from 2010 to current.

BACKGROUND:

At the May 5 City Council meeting, staff presented a workshop to the City Council detailing the impact of the Covid-19 stay at home order is projected to have on the finances of the City of Winters and some of the proposals staff has recommended to submit a balanced budget with reduced expenditures for the 20-21 fiscal year.

As we have met with the various employee associations of the City, questions were raised about the impact on wages and if everyone was being asked to do the same thing. As a result of these questions, staff has prepared spreadsheets.

1. Each employee is listed (without names attached) with what the MOU agreed upon monthly pay rate should be, what the payrate would be if we froze wages at the current pay rate, and what the payrate would be if pay is reduced by 5%. We have included the monthly impact as well as the yearly impact for each employee for each assumption.
2. In 2010, during the last recession, department heads in particular, gave up the ability to have 7% of their pay deposited into the individual employee's retirement account, instead, agreeing to donate those amounts to the City General Fund. Additionally, those employees agreed to several years of being unable to cash out unused

administrative leave, and several more where the ability to cash out unused administrative leave has been cut to less than half of that allowed by the MOU in order to reduce the impact if expenditures and cash flow to the general fund.

These staff members are continuing to donate the deferred comp to the general fund each pay day instead of having it deposited into their retirement accounts, and still are limited to the amount of unused administrative leave they can cash out each year, in an effort to continue to support the fiscal sustainability of the City's General Fund.

Attached is a spreadsheet that shows the contribution to the general fund of MOU agreed upon pay and benefits, by department head, that shows the impact to each of the individuals and the total amount contributed by the department heads that have been employed by the City of Winters since 2010.

While the spreadsheet shows the impact to departments heads for these concessions, other associations, including the Manager and Mid-Management group have contributed smaller amounts due to the smaller number of employees in the associations.

FISCAL IMPACT:

None by this action

ATTACHMENTS

Impact of Proposed pay cut for each individual employee
Department Head Concessions 1-1-2010 through 5-6-2020

City of Winters
Department Head Concessions 1-1-2010 through 5-6-2020

Employee	year	Admin cash out not allowed	7% Deferred Comp Match		Cumulative per Employee	Total All Employees
			Contribution to General Fund	Yearly total		
Donlevy, J	2010	3,359.44	8,734.33	12,093.77	12,093.77	
	2011	3,359.44	8,734.33	12,093.77	24,187.54	
	2012	3,359.44	8,734.33	12,093.77	36,281.31	
	2013	3,359.44	8,734.33	12,093.77	48,375.08	
	2014	3,359.44	8,734.33	12,093.77	60,468.85	
	2015	1,792.20	8,998.09	10,790.29	71,259.14	
	2016	1,792.20	10,537.36	12,329.56	83,588.70	
	2017	2,023.04	10,157.27	12,180.31	95,769.01	
	2018	2,023.04	10,205.54	12,228.58	107,997.59	
	2019	2,043.34	10,534.98	12,578.32	120,575.91	
	2020	2,145.42	4,142.88	6,288.30	126,864.21	126,864.21
Mills	2010	2,563.68	6,666.24	9,229.92	9,229.92	
	2011	2,563.68	6,666.24	9,229.92	18,459.84	
	2012	2,692.48	6,987.59	9,680.07	28,139.91	
	2013	2,692.48	7,071.01	9,763.49	37,903.40	
	2014	2,868.88	7,467.71	10,336.59	48,239.99	
	2015	1,508.00	7,571.20	9,079.20	57,319.19	
	2016	1,508.00	8,459.20	9,967.20	67,286.39	
	2017	1,702.35	8,547.00	10,249.35	77,535.74	
	2018	1,702.35	5,047.43	6,749.78	84,285.52	84,285.52
Gunby	2010	2,441.60	6,348.73	8,790.33	8,790.33	
	2011	2,441.60	6,348.73	8,790.33	17,580.66	
	2012	2,563.68	6,653.38	9,217.06	26,797.72	
	2013	2,563.68	6,733.22	9,296.90	36,094.62	
	2014	1,415.20	7,141.08	8,556.28	44,650.90	
	2015	1,508.00	7,571.20	9,079.20	53,730.10	
	2016	1,508.00	8,550.61	10,058.61	63,788.71	
	2017	1,702.30	8,546.99	10,249.29	74,038.00	
	2018	1,702.30	8,587.63	10,289.93	84,327.93	
	2019	1,719.41	8,832.21	10,551.62	94,879.55	
	2020	1,805.54	3,486.56	5,292.10	100,171.65	100,171.65
Maguire	2010	2,441.60	6,348.73	8,790.33	8,790.33	
	2011	2,441.60	6,348.73	8,790.33	17,580.66	
	2012	2,441.60	6,483.06	8,924.66	26,505.32	
	2013	2,563.68	6,733.80	9,297.48	35,802.80	
	2014	1,415.20	7,113.34	8,528.54	44,331.34	
	2015	1,508.00	6,843.42	8,351.42	52,682.76	
	2016	1,508.00	8,332.42	9,840.42	62,523.18	
	2017	1,702.35	8,547.00	10,249.35	72,772.53	
	2018	1,702.35	8,587.60	10,289.95	83,062.48	
	2019	1,719.41	8,832.21	10,551.62	93,614.10	
	2020	1,805.54	3,486.56	5,292.10	98,906.20	98,906.20
Muramoto	2010	3,100.25	8,060.65	11,160.90	11,160.90	
	2011	3,100.25	7,130.57	10,230.82	21,391.72	21,391.72
Gutierrez	2012	2,692.48	7,000.45	9,692.93	9,692.93	
	2013	2,692.48	7,184.13	9,876.61	19,569.54	
	2014	3,151.68	8,203.91	11,355.59	30,925.13	
	2015	1,656.77	8,606.06	10,262.83	41,187.96	41,187.96
Miller	2016	-	3,444.22	3,444.22	3,444.22	
	2017	1,716.22	8,616.43	10,332.65	13,776.87	
	2018	1,716.19	8,876.35	10,592.54	24,369.41	
	2019	1,827.87	9,388.85	11,216.72	35,586.13	
	2020	1,919.22	3,706.08	5,625.30	41,211.43	41,211.43

City of Winters
Impact of Proposed pay Cut for each individual Employee

Monthly Pay with full MOU Implementation July 1,2020	Monthly Pay with Current Wage Frozen 5-6-2020	Reduction in Pay per month by freezing Pay	Monthly Pay with 5% Pay Cut 7/1/2020	Reduction in Pay per month from MOU	Annual reduction in Pay from Mou Implementation	Reduction in pay per Month compared to current Pay rate	Annual Reduction in Pay from Current Pay Rate
13,144.00	12,824.00	320.00	12,183.00	961.00	11,532.00	641.00	7,692.00
8,579.00	7,971.00	608.00	7,573.00	1,006.00	12,072.00	398.00	4,776.00
7,555.00	7,021.00	534.00	6,670.00	885.00	10,620.00	351.00	4,212.00
11,060.00	10,791.00	269.00	10,251.00	809.00	9,708.00	540.00	6,480.00
5,395.00	5,013.00	382.00	4,780.00	615.00	7,380.00	233.00	2,796.00
3,474.00	3,392.00	82.00	3,223.00	251.00	3,012.00	169.00	2,028.00
3,830.00	3,550.00	280.00	3,372.50	457.50	5,490.00	177.50	2,130.00
6,841.58	6,675.73	165.85	6,341.96	499.62	5,995.44	333.77	4,005.24
7,966.53	7,966.53	-	7,568.73	397.80	4,773.60	397.80	4,773.60
7,161.28	6,655.04	506.24	6,322.40	838.88	10,066.56	332.64	3,991.68
8,629.00	8,419.00	210.00	7,998.00	631.00	7,572.00	421.00	5,052.00
7,519.68	7,337.12	182.56	6,970.88	548.80	6,585.60	366.24	4,394.88
8,393.28	8,171.52	221.76	7,762.72	630.56	7,566.72	408.80	4,905.60
5,225.00	4,854.30	370.70	4,612.30	612.70	7,352.40	242.00	2,904.00
11,758.00	11,471.00	287.00	10,898.00	860.00	10,320.00	573.00	6,876.00
9,188.01	8,963.37	224.64	8,515.26	672.75	8,073.00	448.11	5,377.32
7,855.38	7,664.67	190.71	7,282.08	573.30	6,879.60	382.59	4,591.08
9,188.01	8,963.37	224.64	8,515.26	672.75	8,073.00	448.11	5,377.32
6,206.00	5,766.23	439.77	5,478.40	727.60	8,731.20	287.83	3,453.96
8,579.00	8,370.00	209.00	7,952.00	627.00	7,524.00	418.00	5,016.00
5,948.00	5,804.00	144.00	5,514.00	434.00	5,208.00	290.00	3,480.00
7,934.00	7,741.00	193.00	7,354.00	580.00	6,960.00	387.00	4,644.00
8,579.00	8,370.00	209.00	7,952.00	627.00	7,524.00	418.00	5,016.00
7,934.00	7,741.00	193.00	7,354.00	580.00	6,960.00	387.00	4,644.00
5,990.60	5,844.30	146.30	5,551.70	438.90	5,266.80	292.60	3,511.20
5,990.60	5,566.00	424.60	5,287.70	702.90	8,434.80	278.30	3,339.60
4,482.00	4,372.00	110.00	4,154.00	328.00	3,936.00	218.00	2,616.00
3,949.44	3,668.94	280.50	3,486.36	463.08	5,556.96	182.58	2,190.96
3,949.44	3,668.94	280.50	3,486.36	463.08	5,556.96	182.58	2,190.96
7,934.00	7,741.00	193.00	7,354.00	580.00	6,960.00	387.00	4,644.00
4,660.55	4,546.88	113.67	4,320.16	340.39	4,084.68	226.72	2,720.64
3,228.00	2,999.00	229.00	2,850.00	378.00	4,536.00	149.00	1,788.00
5,948.00	5,804.00	144.00	5,514.00	434.00	5,208.00	290.00	3,480.00
11,060.00	10,791.00	269.00	10,251.00	809.00	9,708.00	540.00	6,480.00
8,374.00	8,170.00	204.00	7,762.00	612.00	7,344.00	408.00	4,896.00
8,708.96	8,496.80	212.16	8,072.48	636.48	7,637.76	424.32	5,091.84
8,355.60	7,762.70	592.90	7,375.50	980.10	11,761.20	387.20	4,646.40
6,664.32	6,192.16	472.16	5,883.28	781.04	9,372.48	308.88	3,706.56