Winters Regular Council Meeting

Tuesday, June 6, 2023 @ 6:30 PM
AGENDA

Members of the City Council

Bill Biasi, Mayor
Albert Vallecillo, Mayor Pro-Tempore
Richard Casavecchia
Jesse Loren
Carol Scianna

Meeting Information
The Winters City Council meeting will be held in person at Winters City Hall 318 First Street(Abbey Street entrance). Members of the public are welcome to participate via Zoom https://us02web.zoom.us/j/89855949754?pwd=Y09JK1ZaRmt0ejJuazNsRmhvaDRXZz09
Meeting ID: 898 5594 9754 Passcode: 202614
1. If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. The chair will call you by name or phone number when it is your turn to comment. Speakers will be limited to 3:00 minutes.
2. If you choose not to observe the City Council meeting but wish to make a comment on a specific agenda item, please submit your comment via email by 5:00 p.m. on the Monday prior to the City Council meeting. Please submit your comment to the City Clerk at cityclerk@cityofwinters.org. All public comments submitted to the City Clerk will be summarized and read into record but will not be read verbatim due to time limitations.

1. ROLL CALL

2. PLEDGE OF ALLIEGENCE

3. APPROVAL OF THE AGENDA

4. COUNCIL/STAFF COMMENTS

5. 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 matters 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.

6. CONSENT CALENDAR

All matters listed under the consent calendar are considered routine and noncontroversial, 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 from the Regular Meeting of the Winters City Council on May 16, 2023
20230516Minutes
Att1_Frerichs_WPNS_Public_Comment
Att2_Shirley_Fireworks_Public_Comment

B. Appoint an Ad Hoc Council Committee to Oversee the Recruitment for the City Manager Position.
Staff_Report_CM_Recruitment_Ad_Hoc

C. Resolution 2023-36 Approving a General Services Agreement with Flatland Construction to install a perimeter fence at 208 Fourth Street in the Not to Exceed Amount of $56,560 and Authorizing the City Manager to Approve Change Orders Up to $5,656
StaffReport_WPNSfence
Att1_Resolution2023_36
Att2_GSA_Flatland_Construction

D. Farmers Market Agreement with Simba's Heirloom Farms LLC

StaffReport_FarmersMarket
Att1_Resolution2023_41
Att2_FarmersMarketAgreement

7. PRESENTATIONS

8. DISCUSSION ITEMS

A. Resolution 2023-40 Awarding a Professional Services Agreement to Bob Murray & Associates for Executive Recruiting Services for the City Manager Position in the amount not to exceed $30,000
Staff_Report_CM_Recruitment
Att1_Resolution2023_40
Att2_Bob_Murray_Proposal

B. Public Hearing and Resolution No. 2023-37 to Adjust Development Impact Fees for General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water, Drainage, and Transportation Improvements
Staff_Report_DIF_Update
Att1_Resolution2023_37
Att2_Impact_Fee_Comparison

C. Resolution 2023-38 Confirming an Assessment Diagram and Assessment and Providing for the FY 2023-24 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments
Staff_Report_Confirming_City_Wide_Assessment
Att1_Resolution2023_38
Att2_Maintenance_Assesment_District_Report23_24
Att3_Boundary_Map

D. FY 2023-2028 Capital Improvement Program Workshop
Staff_Report_CIP
Att1_CIP_Project
Att2_ARPA_Summary
Att3_DIF_Funds_Summary

9. CITY MANAGER REPORT

10. INFORMATION ONLY

11. ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Winters City Council was posted on the City of Winters website at www.cityofwinters.org and Council Members 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 , and made available to the public during normal business hours.

_____
Kathleen Salguero Trepa, City Clerk
Winters City Council Agenda

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.

How to obtain City Council Agendas and Agenda Packets:

View on the internet: http://www.cityofwinters.org/city-council-meetings_/

City Council agenda packets and any attachments to the agenda that are not available online may be viewed at the City Clerk's Office at City Hall - 318 First Street.

Email Subscription: You may contact the City Clerk's Office to be placed on the list. An agenda summary is printed in the Winters Express newspaper.

A recording of any streamed City Council meeting can be viewed later at http://www.cityofwinters.org/city-council-meeting-recordings/.

Minutes of the Regular Meeting of the Winters City Council Held May 16, 2023

Mayor Biasi called the meeting to order at 6:30 PM

Present: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Albert Vallecillo, Mayor Bill Biasi

Absent: None

Staff: City Manager Kathleen Trepa, Assistant City Attorney Martin de los Angeles, Deputy City Clerk Ellena Branson, Public Works Eric Lucero, Police Chief John Miller

Luz Robles led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion by Council Member Loren, second by Council Member Scianna to approve the agenda as is. Motion carried with the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Albert Vallecillo, Mayor Bill Biasi

NOES: None

ABSENT: None

ABSTAIN: None

COUNCIL/STAFF COMMENTS:

Councilmembers provided an overview of recent meetings and activities.

Council Member Casavecchia asked for a discussion item be brought back related to bike striping along and other traffic calming opportunities. City Manager Trepa identified that Niemann was rescheduled for repaving in June and as a result this future agenda item would not change the plan's for how the street could be restriped as part of the paving project. Council Member Scianna and Mayor Biasi supported the item being brought back for discussion

PUBLIC COMMENTS:

Cathy Cowan commented on the pending discussion and item of censure for Council Member Casavecchia, noting that it was not City business.

Kate Laddish expressed appreciation and gratitude for the City's aquatics program and provided an overview of the various aquatic programs.

Susan Stackhouse expressed concern for criminal charges against any city councilmember, which was a matter of public interest.

CONSENT CALENDAR:

6A. Minutes of the Regular Meeting of the Winters City Council Held on May 2, 2023

6B. Resolution No. 2023-30 Approving the SB 1 FY 2023/24 Road Rehabilitation Project List

6C. Resolution 2023-31 Designating Primary and Alternate Representatives to the Yolo Emergency Communications Agency (YECA)

6D. Resolution 2023-32 Approving the Engineer's Report for the Annual Levy of Assessments for FY 2022-23 for the City of Winters City-Wide Maintenance Assessment District and Resolution No. 2023 -33 Declaring the City's Intention to Levy and Collect Annual Assessments for FY 2023-24

6E. Resolution No. 2023-35 Approving a Funding Agreement with First 5 Yolo in the not to Exceed Amount of $122,000 in American Rescue Plan Funding for Improvements at Winters Parent Nursery School

City Manager Trepa provided an overview of the consent calendar items.

The Deputy City Clerk read a comment from Supervisor Frerich's on item 6E. (Attachment A)

Mayor Biasi inquired about item D as did Councilmember Loren.

City Manager Trepa indicated that the annual levy does not support increased maintenance costs, and that the levy had not been adjusted since it was established in the 1990's. She stated that while homes have been added, the additional revenue is not sufficient to keep pace with expanding recreational and landscaped areas.

Kate Laddish commented on item B and inquired if attention could be brought to specific streets, sidewalks, and ramps.

Motion by Mayor Pro Tem Vallecillo , second by Council Member Casavecchia to approve the agenda as is. Motion carried with the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Albert Vallecillo, Mayor Bill Biasi

NOES: None

ABSENT: None

ABSTAIN: None

PRESENTATION:
7A. 2023 Winters Mosquito Control Update
Luz Robles from the Sav Yolo Mosquito Vector Control District presented to the Council.

Gar House commented on the professionalism of Luz and the Sac Yolo Mosquito Vector Control District.

DISCUSSION ITEMS:
8A. Firework Booth Sales

Item introduced by City Manager Trepa.

Councilmember Loren inquired about the City's ability to educate on how to use the safe and sane fireworks in a safe and proper way to prevent injuries and fire. She expressed concern for fire safety as Winters is in the urban wildland interface, and emphasized the importance on the City setting the best example for the residents.

Mayor Pro Tem Vallecillo echoed his concern for fire safety. and noted that this discussion was not to advocate to stop funding for youth groups. He expressed the desire to find alternative ideas for funding youth activities. He also commented on his concern for local animals and the impact from both illegal and legal fireworks on animals.

Councilmember Scianna expressed concern for fire danger and impact on animals, and expressed her desire to find safer fundraising options with less of an environmental impact

Councilmember Loren shared information on a turn-in program for illegal fireworks in a neighboring jurisdiction.

Councilmember Casavecchia and Mayor Biasi questioned whether Council was discussing illegal fireworks or legal ones from booth sales.

Mayor Biasi commented that there are two separate issues first the use of illegal fireworks and the second being the sale of safe and sane, noting he was not in support of elimination of booths for safe and sane. He stated that the illegal fireworks are the ones stressing animals and that the social host ordinance should help now that people know they can be cited.

Councilmember Casavecchia commented that the first year of covid there appeared to be an increase in use of illegal fireworks because of a lack of a community show and safe and sane fireworks. He agreed with Mayor Biasi's opinion on not banning the sale of safe and sane fireworks.

A comment was read into the record from Sarah Shirley. (Attachment B)

Cathy Cowan commented that there are no illegal fireworks at the safe and sane booth, and that she has enjoyed working the booth. She added the fireworks have instruction stickers and that they can only be used during a specific period of time, and that she would hate to see another thing taken away.

Rebecca Fridae shared she thought that a safe and sane organized event could be fun and limit the amount of loud safe and sane fireworks that are to be sold.

Chief Miller followed up on comments indicating that officers will ask people to move their ladders out of the street if they are obstructing traffic.

8B. Holiday Weekend 2023: Tractor Parade & Tree Lighting Format
City Manager Trepa provided an overview of the item

Mayor Pro Tem Vallecillo asked about the cost of staff overtime for the event.

Council Member Loren inquired about the Saturday schedule commenting that the amount of time for booths is a lot. She expressed concern about vendors competing with the WFOL event. She supported changing the start time to 12 noonn on Saturday

Council Member Scianna commented that there was not enough parking and that the booths were not selling quality or attractive goods for the event.

Council Member Casavecchia commented the idea of a Christmas market is appealing and there is potential.

Mayor Pro Tem Vallecillo commented in support of the idea of the vendor market and that it helps to close the gap on the expense to the city for coordinating the event. He supported filtering quality and type of vendors, and commented that charging for parking for Tractor Parade could also help. He expressed support for adding paid parking.

Council Member Loren commented that moving the time of the holiday market would help WFOL parking and supported increasing the caliber of vendor products.

Council Member Scianna expressed support for a noon start time on Saturday at Rotary Park.

Mayor Biasi commented that the event does require a lot of work. He supported having the professional event coordinator, but noted it is a large expense. He added that he is not a fan of the market place but if the work is mostly by the coordinator, he could support. He also supported changing the Saturday hours to noon. He supported increased sponsorship and continuing the pergola rental program. He also supported paid parking if we can get volunteers to help and share in the revenue.
Council Member Casavecchia inquired about the impact of the event on downtown business.

Chris Turkovich commented that he supported a two-day event, which brought more people downtown. He noted that food trucks and market vendors are not competition as local businesses are swamped during the two days.

Council Member Casavecchia commented that paid parking in public lots could be helpful for this situation.

Mayor Biasi asked that we encourage more seasonally appropriate vendors.

Council Member Loren commented that YCTD might be able to l provide bus services, and asked about bounce houses the use of bounce house given recent information that the City's special event coverage does not cover any claims associated with bounce houses.
Mayor Pro Tem Vallecillo added his support for pergola rentals.

Mayor Biasi supported different vendor fees for local vs nonlocal vendors, and increasing the amount of reservable spaces. He also supported YCTD services if an acceptable route could be identified.

Council Member Scianna commented that she and Crystal were working on a volunteer fair.

Wade Cowan commented that the holiday weekend likely resulted in an increase in sales tax and TOT. For the tree lighting, he noted that decorating the tree is a big job, and that the City needs to find someone to take over putting the lights on the tree. He added that the event is a lot of work but that it is important and brings in a large crowd. He supported keeping it going and having it pay for itself. He noted that increasing sponsorships and continuing pergola rentals will be valuable.

Mayor Pro Tem Vallecillo commented that in his previous work there was a company that could decorate the holiday tree.

Council Member Casavecchia volunteered to help with the tree decorating.

Sufficient direction was provided to staff, with the only notable change in the program schedule to change the start time for the Saturday market to 12 noon, rather than 10 a.m.

CITY MANAGER REPORT:
City Manager Trepa indicated that the farmers market item should be brought back on June 6, provided last minute contractual items have been resolved.

INFORMATION ONLY:

ADJOURNMENT:
8:28PM

Bill Biasi, MAYOR

ATTEST:

_____
Kathleen Salguero Trepa, City Clerk

Ellena Branson

From: Kathleen Trepa
Sent: Tuesday, May 16, 2023 5:06 PM
To: cityclerk
Subject: FW: Support for Consent Item 6A- First5Yolo WPNS improvements

Kathleen Salguero Trepa
City Manager
City of Winters
P: (530) 794-6710
Kathleen.trepa@cityofwinters.org

-----Original Message-----
From: Lucas Frerichs <LucasF@yolocounty.org>
Sent: Tuesday, May 16, 2023 4:50 PM
To: Jesse Loren <jesse.loren@cityofwinters.org>; Bill Biasi <bill.biasi@cityofwinters.org>; Albert Vallecillo <albert.vallecillo@cityofwinters.org>; Richard Casavecchia <richard.casavecchia@cityofwinters.org>; Carol Scianna <Carol.Scianna@cityofwinters.org>; Kathleen Trepa <kathleen.trepa@cityofwinters.org>
Cc: Gina Daleiden <gdaleiden@first5yolo.org>; Tara Thronson <Tara.Thronson@yolocounty.org>
Subject: Support for Consent Item 6A- First5Yolo WPNS improvements

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good afternoon, Mayor Biasi and Winters Councilmembers- I hope this note finds you all well.

I wanted to send a quick note in support of Item 6A on your Consent Calendar for tonight's Council meeting: the funding agreement between First5Yolo and the City of Winters for improvements at WPNS.

I'm grateful to city staff, including City Manager Kathleen Trepa and Public Works Director Eric Lucero for their work on this item over the last several months.

In my opinion, this is a great usage of the county's American Rescue Plan dollars, as it serves as a good example of collaboration between our agencies in order to help provide needed upgrades to WPNS and stabilize much-needed childcare slots in Winters.
We lost over 1000 childcare slots countywide during the course of the pandemic.

Thank you for your consideration of this request, and I look forward to future opportunities for collaboration.

All my best-
Lucas

Lucas Frerichs
Yolo County Supervisor
District 2

Ellena Branson

From: Sarah Shirley <ms.sarah.shirley@gmail.com>
Sent: Tuesday, May 16, 2023 7:18 AM
To: cityclerk
Subject: Fireworks Booths Comment Item 8A

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Council,

Our fireworks booth sales here in Winters that support both little league and swim team are a valuable asset to our community.

Last year, the combined sales for both booths was $17,000 that supported Little League and Swim Team.

These youth programs are invaluable to our children's development into well-rounded community members, as they teach the soft skills needed to grow into a helpful and responsible team player.

One of those soft skills we teach is individual responsibility for our community's success through hard work and team effort, as modeled through the yearly firework booth sales. It is the hard work of our kids and our families selling fireworks in the hot summer sun that funds an entire year of fun for our kids.

It is morally reprehensible to even consider taking away our children's fireworks booth sales here in town to placate a few very vocal complainers, especially as there is no plan in place to fund our children's programs through the city budget without firework booth sales.

If you ban firework sales, how will the kids play ball?

It is council's job to make decisions that benefit our ENTIRE community.

It is not council's job to destroy something that benefits our community and brings us joy because a few community members complain about noises.

May I suggest that instead of banning fireworks and destroying our children's joy because of a few vocal complainers, that we instead just send those complaining a pair of foam earplugs?

I teach my children that it is their responsibility to protect their ears from unwanted noises through ear plugs and noise cancelling headphones. If my 5 and 7 year olds can understand that, I'm sure we can teach our local retirees the same.

Warmly,

Sarah Shirley

415 Baker St Apt A
Winters, CA 95594
ms.sarah.shirley@gmail.com

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE:June 6, 2023

FROM: Kathleen Salguero Trepa, City Manager

SUBJECT: Council Ad Hoc Committee to Oversee City Manager Recruitment

RECOMMENDATION:
By motion, appoint Mayor Biasi and Mayor Pro Temp Vallecillo to a Council Ad Hoc Committee to oversee the City Manager recruitment.

BACKGROUND:
As the City Council is aware, I will retire later this fall on or before November 1, 2023. The City Council met in closed session on May 2, 2023, to discuss the City Manager position, including the recruitment process and next steps. The City Council agreed that an ad hoc committee should be formed to oversee the recruitment process, to include the Mayor and Mayor Pro Tem.

DISCUSSION:
Two councilmembers may participate in the ad hoc committee.

FISCAL IMPACT:
None by this action. The recruitment is estimated to cost approximately $28,000.

ATTACHMENT:
None.

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE:June 6, 2023

THROUGH: Kathleen Salguero Trepa, City Manager

FROM: Eric Lucero, Public Works Superintendent

SUBJECT: Resolution 2023-36 Approving a General Services Agreement with Flatland Construction to install a perimeter fence at 208 Fourth Street in the Not to Exceed Amount of $56,560 and Authorizing the City Manager to Approve Change Orders Up to $5,656

RECOMMENDATION:
Adopt Resolution No. 2023-36 approving a General Services Agreement with Flatland Construction to install a perimeter fence at 208 Fourth Street in the Not to Exceed amount of $56,560, and authorizing the City Manager to approve change orders up to $5,656.

BACKGROUND:
The City of Winters entered into a joint use agreement with Winters Parent Nursery School (WPNS) in October 1993 to use the facility located at 208 Fourth Street. In exchange for the use of the facility for one dollar a year, WPNS agreed to provide all maintenance and repairs at the site.

In January of 2023, City staff met with representatives from WPNS, First 5, and Yolo County Supervisor Lucas Frerichs. In this meeting it was identified that Yolo County had earmarked roughly $150,000 of American Rescue Plan dollars to expand or enhance child care opportunities at WPNS. . The following needs were identified in that meeting: interior painting, replacement of fencing, front door repair, hot water to children's handwashing sinks and installation of a staff restroom.

Staff has already completed plumbing improvements to provide hot water to the children's hand washing sinks. The next priority was to replace the chain link fencing with a solid fence for security reasons. After reaching out to several contractors, Staff received two

proposals. Flatland Construction submitted the lowest proposal of $72,400 just under the second proposal of $76,482. Staff was able to identify Flatland Construction as a qualified contractor to complete the work. Since the proposals were submitted, WPNS decided to change the scope of the project to reduce the amount of fencing in order to keep sufficient funding available to cover estimated painting costs. Therefore, the final cost of the fence project is $56,560, not including a 10% contingency of $5,656.

DISCUSSION:

Staff, WPNS and Flatland Construction will have to agree to a schedule to complete the work without disrupting the day-to-day operation of the school.

Contract services include the following:

- Removing existing chain link fencing, posts and gates.
- Installing new 6' redwood dog earned fencing with pressure treated 4"x4" post and 3 pressure treated 2"x4" horizontal supports for each panel.
- Replace all gates. Gates will have steel frames and 2"x4" to attach pickets to match fence.

ENVIRONMENTAL ANALYSIS:

The project is categorically exempt from further environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines. The installation of a perimeter fence entails minor site modifications to an existing facility.

FISCAL IMPACT:

The total cost for this contract is not to exceed $56,560, plus an aggregated amount of $5,656 for potential change orders for a total of $62,216. The costs are reimbursable by First 5 Yolo under the American Rescue Plan grant funding agreement approved by the City Council at a previous meeting. There is no net impact to the General Fund other than staff time.

ATTACHMENTS:

1. Resolution No. 2023-36
2. General Services Agreement with Flatland Construction

RESOLUTION NO. 2023-36

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPROVING A GENERAL SERVICES AGREEMENT WITH FLATLAND CONSTRUCTION TO INSTALL A PERIMETER FENCE AT 208 FOURTH STREET IN THE NOT TO EXCEED AMOUNT OF $56,560 AND AUTHORIZING THE CITY MANAGER TO APPROVE CHANGE ORDERS UP TO $5,656

WHEREAS, the City of Winters entered into a joint use agreement with the Winters Parents School Nursery (WPNS) for use of the building at 208 Fourth Street; and

WHEREAS, as part of that joint use agreement, WPNS is responsible for all maintenance and repairs at the site in exchange for $1 per year; and

WHEREAS, First 5 Yolo has offered American Rescue Plan dollars to fund needed improvements and enhancements at the WPNS site; and

WHEREAS, replacing the current chain link fence with a solid perimeter fence was identified as a necessary upgrade for the facility and program security; and

WHEREAS, City staff reached out to several contractors with only two qualifying contractors submitting proposals; and

WHEREAS, Flatland Construction submitted the lowest proposal and is a qualified contractor; and

WHEREAS, City staff has determined that the project is categorically exempt from further environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

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

1. The City Council has considered and determined that the project is categorically exempt from further environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures) of the California Environmental Quality Act (CEQA) Guidelines.

2. The City Council hereby approves a General Services Agreement with Flatland Construction in an amount not to exceed $56,560.

3. The City Manager is hereby authorized to execute the agreement in a form approved by the City Attorney; and to approve change orders up to $5,656.

DULY AND REGULARLY ADOPTED this 6th day of June, 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF WINTERS

_____
Bill Biasi, Mayor

ATTEST:

_____
Kathleen Salguero Trepa, City Clerk

CITY OF WINTERS AGREEMENT FOR
WPNS FENCE REPLACMENT PROJECT

1. PARTIES AND DATE.

This Agreement for WPNS Fence Replacement Project ("Agreement") is made and entered into this 7th day of June, 2023, by and between the **City of Winters,** a California municipal corporation, with its principal place of business at 318 1st St., Winters, CA 95694 ("City") and **Flatland Construction CA, Inc.,** a corporation with its principal place of business at 404 Niemann St., Winters, CA 95694 ("Contractor"). City and Contractor are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Contractor.

Contractor desires to perform and assume responsibility for the provision of certain fencing demo and replacement services required by City on the terms and conditions set forth in this Agreement. Contractor represents that it is experienced in providing fencing demo and replacement services to public clients, is licensed in the State of California, and is familiar with the plans of City.

2.2 Project.

City desires to engage Contractor to render such services for the WPNS Fence Replacement Project ("Project") as set forth in this Agreement.

3. TERMS.

3.1 Scope of Services and Term.

3.1.I General Scope of Services. Contractor promises and agrees to furnish to City all labor, materials, tools, equipment, services, and incidental and customary work necessary to fully and adequately supply the services and advice on various issues affecting the decisions of City regarding the Project and on other programs and matters affecting City ("Services"). The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

3.12 Term. The term of this Agreement shall be from the date first specified above to July 31, 2023, unless earlier terminated as provided herein ("Term"). Contractor shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines.

3.2 Responsibilities of Contractor.

3.2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Contractor or under its supervision. Contractor will determine the means, methods and details of performing the Services subject to the requirements of this Agreement. City retains Contractor on an independent contractor basis and not as an employee of City. Contractor retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Contractor shall also not be employees of City and shall at all times be under Contractor's exclusive direction and control. Contractor shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Contractor shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

3.2.2 Performance of Services. Contractor shall perform the Services expeditiously, within the Term. Contractor represents that it has the skilled personnel required to perform the Services in conformance with such conditions.

3.2.3 Conformance to Applicable Requirements. All work prepared by Contractor shall be subject to the approval of City.

3.2.4 Substitution of Key Personnel. Contractor bas represented to City that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Contractor may substitute other personnel of at least equal competence and experience upon written approval of City. In the event that City and Contractor cannot agree as to the substitution of key personnel, City shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to City, or who are determined by City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project or a threat to the safety of persons or property, shall be promptly removed from the Project by Contractor at the request of City. The key personnel for performance of this Agreement are as follows: **Mike Nelson.**

3.2.5 City's Representative. City hereby designates **Eric Lucero, Public Works Superintendent,** or his or her designee, to act as its representative for the performance of this Agreement ("City's Representative"). City's Representative shall have the power to act on behalf of City for all purposes under this Agreement. Contractor shall not accept direction or orders from any person other than City's Representative or his or her designee.

3.2.6 Contractor's Representative. Contractor hereby designates **Mike Nelson** or his or her designee, to act as its representative for the performance of this Agreement ("Contractor's Representative"). Contractor's Representative shall have full authority to represent and act on behalf of Contractor for all purposes under this Agreement. Contractor's

Representative shall supervise and direct the Services, using his or her best skill and attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

3.2.7 Coordination of Services. Contractor agrees to work closely with City staff in the performance of Services and shall be available to City's staff, contractors and other staff at all reasonable times.

· 3.2.8 Standard of Care; Performance of Employees. Contractor shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by contractors in the same discipline in the State of California. Contractor represents and maintains that it is skilled in the calling necessary to perform the Services. Contractor warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Contractor represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, including any required business license, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Contractor shall perform, at its own cost and expense and without reimbursement from City, any services necessary to correct errors or omissions which are caused by Contractor's failure to comply with the standard of care provided for herein, and shall be fully responsible to City for all damages and other liabilities provided for in the indemnification provisions of this Agreement arising from the Contractor's errors and omissions.. Any employee of Contractor or its subcontractors who is determined by City to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to City, shall be promptly removed from the Project by Contractor and shall not be re-employed to perform anyof the Services or to work on the Project.

3.2.9 Laws and Regulations. Contractor shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Contractor shall be liable for all violations of such laws and regulations in connection with Services. If Contractor performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to City, Contractor shall be solely responsible for all costs arising therefrom. Contractor shall defend, indemnify and hold City, its officials, officers, employees and agents, free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

3.2.10 Insurance.

(a) Time for Compliance. Contractor shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Contractor, its agents, representatives, employees or subcontractors.

Contractor shall not commence work under this Agreement until it has provided evidence satisfactory to City that it has secured all insurance required under this section. In addition, Contractor shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to City that the subcontractor has secured all insurance required under this section.

(b) Types of Required Coverages. As a condition precedent to the effectiveness of this Agreement for work to be performed hereunder and without limiting the indemnity provisions of the Agreement, Contractor in partial performance of its obligations under such Agreement, shall procure and maintain in full force and effect during the term of the Agreement, the following policies of insurance.

(i) Commercial General Liability: Commercial General Liability Insurance which affords coverage at least as broad as the latest version of the Insurance Services Office "occurrence" form CG 0001, with minimum limits of at least $1,000,000 per occurrence. Defense costs shall be paid in addition to the limits. The policy shall contain no endorsements or provisions limiting coverage for (1) products and completed 9perations; (2) contractual liability; (3) third party action over claims; or (4) cross liability exclusion for claims or suits by one insured against another.

(ii) Automobile Liability Insurance: Automobile Liability Insurance with coverage at least as broad as the latest version of insurance Services Office Form CA 0001 covering "Any Auto" (Symbol I) with minimum limits of $1,000,000 each accident

(iii) Workers' Compensation and Employer's Liability: Workers' Compensation Insurance, as required by the State of California and Employer's Liability Insurance with a limit of not less than $1,000,000 per accident for bodily injury and disease.

(iv) Contractors Pollution Liability: Contractors Pollution Liability Insurance covering all of Contractor's operations to include onsite and offsite coverage for bodily injury (including death and mental anguish), property damage, defense costs and cleanup costs with minimum limits of $5 million per loss and $10 million total all losses. Non- owned disposal site coverage shall be provided if handling, storing or generating hazardous materials or any material/substance otherwise regulated under environmental laws/regulations.

If coverage is written on a claims-made basis, the retroactive date shall precede the effective date of the initial Agreement and continuous coverage will be maintained or an extended reporting period will be exercised for a period of at least three (3) years from termination or expiration of this Agreement.

(c) Endorsements.

(i) The policy or policies of insurance required by Section 3.2.10(b) (i) Commercial General Liability and (ii) Automobile Liability Insurance and (iv) Contractor's Pollution Liability shall be endorsed to provide the following:

(1) Additional Insured: City, its officials, officers, employees and agents· shall be additional insureds with regard to liability and defense of suits or claims arising out of the performance of the Agreement. Endorsements shall be issued on a combination of ISO CG 20 10 and CG 20 37 or exact equivalents. Additional Insured Endorsements shall not (I) be restricted to "ongoing operations"; (2) exclude "contractual liability"; (3) restrict coverage to "sole" liability of Contractor; or (4) contain any other exclusions contrary to the Agreement.

(2) Primary Insurance and Non-Contributing Insurance: This insurance shall be primary and any other insurance, deductible, or self-insurance maintained by the City, its officials, officers, employees and agents shall not contribute with this primary insurance.

(3) Severability: In the event of one insured, whether named or additional, incurs liability to any other of the insureds, whether named or additional, the policy shall cover the insured against whom claim is or may be made in the same manner as if separate policies had been issued to each insured, except that the limits of insurance shall not be increased thereby.

(4) Cancellation: The policy shall not be canceled, or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City except ten (10) days prior written notice shall be allowed for non--payment pf premium.

(5) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees and agents.

(6) Duties: Any failure by the named insured to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the City, its officials, officers, employees and agents.

(7) Applicability: That the coverage provided therein shall apply to the obligations assumed by Contractor under the indemnity provisions of the Agreement, unless the policy or policies contain a blanket form of contractual liability coverage.

(ii) The policy or policies of insurance required by Section 3.2.10(b) (iii) Workers' Compensation shall be endorsed, as follows:

(1) Waiver of Subrogation: A waiver of subrogation stating that the insurer waives all rights of subrogation against the City, its officials, officers, employees and agents.

(2) Cancellation: The policy shall not be canceled, or the coverage suspended, voided, reduced or allowed to expire until a thirty (30) day prior written notice of cancellation has been served upon City except ten (10) days prior written notice shall be allowed for non--payment of premium.

(d) Deductible. Any deductible or self-insured retention must be approved in writing by City and shall protect the City, its officials, officers, employees and agents in the same manner and to the same extent as they would have been protected had the policy or policies not contained a deductible or self-insured retention.

(e) Evidence of Insurance. Contractor, concurrently with the execution of the Agreement, and as a condition precedent to the effectiveness thereof, shall deliver either certified copies of the required policies, or original certificates and endorsements on forms approved by City. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf. At least fifteen (15) days prior to the expiration of any such policy, evidence of insurance showing that such insurance coverage has been renewed or extended shall be filed with City. If such coverage is cancelled or reduced, Contractor shall, within ten {I0) days after receipt of written notice of such cancellation or reduction of coverage, file with City evidence of insurance showing that the required insurance has been reinstated or has been provided through another insurance company or companies.

(f) Failure to Maintain Coverage. Contractor agrees to suspend and cease all operations hereunder during such period of time as the required insurance coverage is not in effect and evidence of insurance has not been furnished to City. City shall have the right to withhold any payment due Contractor until Contractor has fully complied with the insurance provisions of this Agreement.

In the event that Contractor's operations are suspended for failure to maintain required insurance coverage, Contractor shall not be entitled to an extension of time for completion of the work because of production lost during suspension.

(g) Acceptability of Insurers. Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A-:VII and authorized to do business in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

(h) Insurance for Subcontractors. Contractor shall be responsible for causing subcontractors to purchase the appropriate insurance in compliance with the terms of this Agreement, including adding City as an Additional Insured to the subcontractor's policies.

3.2.11 Safety. Contractor shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, Contractor shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life-saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

3.3 Fees and Payments.

3.3.1 Compensation. Contractor shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forthin Exhibit "A". The total compensation shall not exceed **Seventy Two Thousand, Four Hundred Dollars ($72,400)** without written approval of the City Manager. Extra Work may be authorized, as described below, and if authorized, will be compensated at the rates and manner set forth in this Agreement.

3.3.2 Payment of Compensation. Contractor shall submit to City a monthly itemized statement which indicates work completed and hours of Services rendered by Contractor. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. City shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3.3 Reimbursement for Expenses. Contractor shall not be reimbursed for any expenses unless authorized in writing by City.

3.3.4 Extra Work. At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the parties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City's Representative.

3.3.5 California Labor Code Requirements

(a) Contractor is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects ("Prevailing Wage Laws"). If the Services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Contractor agrees to fully comply with such Prevailing Wage

Laws. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs; penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Contractor and all subcontractors to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

(b) If the Services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Contractor and all subcontractors performing such Services must be registered with the Department of Industrial Relations. Contractor shall maintain registration for the duration of the Project and require the same of any subcontractors, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

(c) This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Contractor's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor that affect Contractor's performance of Services, including any delay, shall be Contractor's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Contractor caused delay and shall not be compensable by the City. Contractor shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Contractor or any subcontractor.

3.4 Accounting Records.

3.4.l Maintenance and Inspection. Contractor shall maintain complete and accurate records with respect to all costs and expenses incurred and fees charged under this Agreement. All such records shall be clearly identifiable. Contractor shall allow a representative of City during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Contractor shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

3.5 General Provisions.

3.5.I Termination of Agreement.

(a) Grounds for Termination. City may, by written notice to Contractor, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Contractor of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Contractor shall be compensated only for those services which have been fully and adequately rendered to City through the effective date of the termination, and Contractor shall be entitled to no further compensation. Contractor may not terminate this Agreement except for cause.

(b) Effect of Termination. If this Agreement is terminated as provided herein, City may require Contractor to provide all finished or unfinished Documents and Data, as defined below, and other information of any kind prepared by Contractor in connection with the performance of Services under this Agreement. Contractor shall be required to provide such document and other information within fifteen (15) days of the request.

(c) Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, City may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

3.5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

Contractor: Flatland Construction CA, Inc.
404 Niemann Street
Winters, CA 95694
Attn: Mike Nelson

City: City of Winters
318 1st St.
Winters, CA 95694
Attn: Kathleen S. Trepa, City Manager

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

3.5.3 Cooperation: Further Acts. The Parties shall fully cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

3.5.4 Attorneys' Fees. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all costs of such action.

3.5.5 Indemnification. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subcontractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by City or its officials, officers, employees, agents or volunteers. This Section 3.5.5 shall survive any expiration or termination of this Agreement.

3.5.6 Entire Agreement. This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be supplemented, amended or modified by a writing signed by both Parties.

3.5.7 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Yolo County.

3.5.8 Time of Essence. Time is of the essence for each and every provision of this Agreement.

3.5.9 City's Right to Employ Other Contractors. City reserves the right to employ other Contractors in connection with this Project.

3.5.10 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the parties.

3.5.11 Assignment or Transfer. Contractor shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of City. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

3.5.12 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not

workdays. All references to Contractor include all personnel, employees, agents, and subcontractors of Contractor, except as otherwise specified in this Agreement. All references to City include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

3.5.13 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

3.5.14 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

3.5.15 No Third-Party Beneficiaries. There are no intended third-party beneficiaries of any right or obligation assumed by the Parties.

3.5.16 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

3.5.17 Prohibited Interests: Contractor maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Contractor, to solicit or secure this Agreement. Further, Contractor warrants that it has not paid, nor has it agreed to pay any company or person, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making· of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

3.5.18 Equal Opportunity Employment. Contractor represents that it is an equal opportunity employer, and it shall not discriminate against any subcontractor, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Contractor shall also comply with all relevant provisions of any minority business enterprise program, affirmative action plan or other related programs or guidelines currently in effect or hereinafter enacted.

3.5.19 Labor Certification. By its signature hereunder, Contractor certifies that it is aware of the provisions of Section 3700 of the California Labor Code which require every employer to be insured against liability for Workers' Compensation or to undertake self--insurance in accordance with the provisions of that Code and agrees to comply with such provisions before commencing the performance of the Services.

3.5.20 Authority to Enter Agreement. Contractor has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

3.5.21 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

3.5.22 Employment Adverse to City. Contractor shall notify City, and shall obtain City's written consent, prior to accepting work to assist with or participate in a third-party lawsuit or other legal or administrative proceeding against City during the term of this Agreement.

3.5.23 Conflict of Employment. Employment by Contractor of personnel currently on the payroll of City shall not be permitted in the performance of this Agreement, even though such employment may occur outside of the employee's regular working hours or on weekends, holidays or vacation time. Further, the employment by Contractor of personnel who have been on City's payroll within one year prior to the date of execution of this Agreement, where this employment is caused by and or dependent upon Contractor securing this or related Agreements with City, is prohibited.

3.5.24 Survival. All rights and obligations hereunder that by their nature are to continue after any expiration or termination of this Agreement, including, but not limited to, the indemnification and confidentiality obligations, and the obligations related to receipt of subpoenas or court orders, shall survive any such expiration or termination.

3.5.25 Subcontracting. Contractor shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of City. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

SIGNATURES ON FOLLOWING PAGE

SIGNATURE PAGE FOR AGREEMENT
FOR WPNS FENCE REPLACEMENT PROJECT

IN WITNESS WHEREOF, the Parties have entered into this Agreement as of the 7th day of June, 2023.

CITY OF WINTERS

Kathleen Trepa
City Manager

Date

Approved as to form:

Ethan Walsh, City Attorney

Date

Attest:

Kathleen Trepa, City Clerk

Date

Flatland Construction CA, Inc.

Mike Nelson

Date

Signature

Name

Title

Date

Winters Business License No./Exp. Date:

Flatland Construction

404 Niemann St
Winters, Ca 95694
Phone: (530) 723-3533
Email: flatlandca@gmail.com

ESTIMATE

Prepared For

WPNS
208 4th St
Winters, ca 95694
(530) 795-4659

Estimate # 91
Date 04/28/2023

Description	Total
WPNS Fence	$56,560.00

This is an estimate to rebuild new fence around the entire perimeter of WPNS including:

Demo and haul away of approximately 520 lineal feet of existing wood and chain link fencing.

***Alley fence on south side of property (180’) to remain as is.

Construction of new fence to match existing locations which consists of: 4x4 pressure treated posts embedded 24" deep minimum inside 8" diameter holes surrounded with concrete. Three rows of horizontal pressure treated 2x4's. Installation of 6' redwood dog ear fence pickets screwed to treated horizontal 2x4's. ***Price includes pickets on 1 side of fence. Orientation TBD by client.

Construction of new gates. Gate location to match the existing. Gates will have steel frames and 2x4's to attach pickets. Standard gate latches included.

Large double gate on north side of property to be constructed of steel frame with steel posts. Gates will be cladded with pickets to match fence. ***Price includes small concrete pier between gate doors to allow for down rod.

***Estimate only includes the demo and removal of necessary concrete piers (corners, gates). All other existing posts and concrete will be cut o□, chipped below grade and covered with 4" minimum of topsoil. New posts will be dug o□set of original posts other than fixed locations.

***Price does not include paint, stain, or any other finish to new fence.

***Price does not include new fencing or gates around water tower unless it is directly adjoining to WPNS as a shared fence.

***This estimate is based o□ of current prevailing wage labor rates.

Subtotal	$56,560.00
Total	$56,560.00

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE:June 6, 2023

FROM: Kathleen Salguero Trepa, City Manager

SUBJECT: Farmers Market Agreement with Simba's Heirloom Farms LLC

RECOMMENDATION:
Adopt Resolution No. 2023-41 approving a Farmers Market Agreement with Simba's Heirloom Farms LLC.

BACKGROUND:
The Downtown Business Association (DBA) has been in discussions with Simba's Heirloom Farms to establish a farmers' market on Main Street in the closure area on Sundays. Chapter 14.1 of the Winters Municipal Code regulates farmers markets on city-owned property, linked here https://www.codepublishing.com/CA/Winters/#!/Winters14/Winters1401.html#14.01. This Code section was approved with the adoption of Ordinance 2009-04 when the City previously approved a farmers market at Rotary Park coordinated by the Davis Farmers Market Association. The Code is outdated and should be updated to allow other entities to operate a farmers market. Staff is recommending that instead of an association as referenced in the Code, the City Council approve an operating agreement with the DBA's proposed coordinator, Simba's Heirloom Farms LLC.

DISCUSSION:
The proposed farmers market would operate on Sunday mornings from 9 a.m. to 1 p.m. Vendor set up would begin as soon as Public Works staff arrive in the morning, around 7:15 to lift the bollards. The operator will install temporary barricades that he has purchased at Railroad and the mid-block crossing. He and his team will be responsible for allowing vendor access to the closure area for set up and break down and will monitor traffic control during the market. Once the vendors have broken down the market, the operator will remove the barricades and Main Street will open, sometime between 2:00 – 3:00 p.m.

The operator is responsible for coordinating vendors and ensuring that all health department requirements are met and permits secured. Staff understands that the majority of the vendors will be regional farmers. The products will be primarily fresh produce with occasional craft, homemade goods, or locally produced products. The operator would like to offer children's activities, potentially in Paseo Park. No jump houses will be permitted due to insurance coverage limitations and there is no staking in the decomposed granite at the park for pop up tents or other activities.

Per the Winters Municipal Code, and due to First Amendment considerations, farmers markets on public property are required to designate a reasonable space for people to conduct free speech activities (except those expressly prohibited as unprotected speech, i.e., hate speech or inciting violence). The operator has designated a portion of Paseo Park for public information booths.

Prior to opening the first market, the operator is required to satisfy the insurance requirements in the agreement, which includes $1 million single occurrence, $2 million aggregate in commercial general liability, listing the City of Winters as an additional insured, and commercial automobile liability coverage. If all contractual and insurance requirements are met, the first market would be Sunday, June 11.

The agreement is for a five-year term and can be terminated per Section 14 of the agreement if SHA fails to perform under the agreement, ceases to operate, or if fresh produce and related foodstuffs and crafts that are not approved by the City are sold. Either party may cancel the agreement with 15 days written notice.

If the above outline for the proposed farmers market is acceptable to the City Council, staff will return with a proposed ordinance to amend the Municipal Code to allow for more flexibility in the operation of the farmers market.

FISCAL IMPACT:

No direct General Fund impact in terms of cost or revenue is assumed for budget purposes. The expectation is that the market will draw more people into downtown on Sunday mornings, which will increase business traffic for local restaurants and stores with a nominal increase in sales tax revenue to the City.

ATTACHMENTS:

1. Resolution No. 2023-41
2. Farmers Market Agreement with Simba's Heirloom Farms LLC

Resolution No. 2023-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS APPROVING A FARMERS' MARKET AGREEMENT WITH SIMBA'S HEIRLOOM FARMS LLC

WHEREAS, City owns and operates the right-of-way called Main Street and the vacant park lot informally known as paseo park at 22/23 Main Street(collectively "Market Area"); and

WHEREAS, the City Council has previously approved closing Main Street from Railroad Avenue to the mid-block crossing to accommodate downtown programming within the public right of way and within paseo park; and

WHEREAS, Simba's Heirloom Farms LLC ("SHA") wishes to operate a Farmers Market in the City to serve the community with wholesome farm fresh food and other maker market items; and

WHEREAS, the closure area of Main Street from Railroad Avenue to the mid-block crossing, including paseo park, constitutes the Market Area; and

WHEREAS, the Winters community has a strong history in agriculture and farming; and

WHEREAS, the Farmers Market will provide a connection between farmers and residents and visitors of the City; and

WHEREAS, the health and welfare of the City are well served by the Farmers Market; and

WHEREAS, the Farmers Market will activate the Market Area in support of local businesses, bringing more people downtown to shop, dine and recreate; and

WHEREAS, the parties now wish to enter into a proposed agreement, attached to the staff report for this item, to permit the use of the Market Area, upon which SHA will conduct a Farmers Market.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Winters does hereby approve the Farmers Market Agreement with Simba's Heirloom Farms LLC and authorizes the City Manager to execute the agreement, subject to any changes or revisions as determined necessary by the City Manager and as approved by the City Attorney.

DULY AND REGULARLY ADOPTED this 6thth day of June, 2023 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

CITY OF WINTERS

_____

Bill Biasi, Mayor

ATTEST:

_____

Kathleen Salguero Trepa, City Clerk

FARMERS MARKET AGREEMENT

This Agreement ("Agreement") is made and entered into on _____ ("Effective Date"), by and between the City of Winters, a municipal corporation (hereinafter referred to as "City") and Ahmad Baratti, a sole proprietor, dba Simba's Heirloom Farm (hereinafter referred to as "SHA"). Each is referred to individually as a "party" and together are referred to as "parties."

RECITALS

WHEREAS, City owns and operates the right-of-way called Main Street and the vacant park lot informally known as paseo park at 22/23 Main Street, as shown in **Exhibit A**, attached hereto and incorporated herein (collectively "Market Area"); and

WHEREAS, the City Council has previously approved closing Main Street from Railroad Avenue to the mid-block crossing to accommodate downtown programming within the public right of way and within paseo park; and

WHEREAS, SHA wishes to operate a Farmers Market in the City to serve the community with wholesome farm fresh food and other maker market items; and

WHEREAS, the closure area of Main Street from Railroad Avenue to the mid-block crossing, including paseo park, shall constitute the Market Area; and

WHEREAS, Farmers Market hours and operation shall be governed by Chapter 14.01 of the Winters Municipal Code; and

WHEREAS, the Winters community has a strong history in agriculture and farming; and

WHEREAS, the Farmers Market will provide a connection between farmers and residents and visitors of the City; and

WHEREAS, the health and welfare of the City are well served by the Farmers Market; and

WHEREAS, the Farmers Market will activate the Market Area in support of local businesses, bringing more people downtown to shop, dine and recreate; and

WHEREAS, upon the terms and conditions set forth hereinafter, the parties now wish to enter into an agreement to permit the use of the Market Area, upon which SHA will conduct a Farmers Market.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, City and SHA hereby agree as follows:

AGREEMENT

Section 1. Incorporation of Recitals. The above recitals, including the paragraph

preceding the recitals, are hereby incorporated into this Agreement as if set forth herein in full.

Section 2. Term.

The term of this Agreement shall be from June 11, 2023, through October 31, 2028, unless earlier terminated as provided herein.

Section 3. Use of Market Area.

(a) General Use. Except as provided by this Agreement, the Market Area shall be used for activities consistent with SHA's operation of the Farmers Market and other uses necessary and compatible therewith and for no other reason. SHA shall use the Market Area in a manner consistent with all applicable federal, state and local laws, statutes, ordinances, rules or regulations now in force and as they may be amended, including but not limited to, Chapter 14 of the City of Winters Municipal Code, Section 47000 et seq. of the Food and Agricultural Code, Section 1392.0 et seq. of Title 3 of the California Code of Regulations, and the rules and regulations adopted by SHA. SHA shall not commit or suffer to be committed any waste in, on, or about the Market Area. SHA shall not do or permit anything to be done in or about the Market Area which will in any way obstruct or interfere with the rights of City, the public or the adjacent businesses to use the Market Area.

(b) Market Hours. SHA will operate the Farmers Market on Sundays between the hours of 9 a.m. and 1 p.m. Hours may be adjusted during the months of March through October due to daylight savings season and scheduled activities of the City, subject to approval of the City Manager.

(c) Costs. SHA shall operate the Farmers Market at no cost to the City. If the City pays for any cost with respect to the Farmers Market, the City shall request reimbursement in writing from SHA, and SHA shall reimburse the City within thirty (30) days of the request.

(d) Permits. SHA obtain and display at the Farmers Market all appropriate permits, licenses and certificates, and comply with all applicable federal, state and local laws, ordinances and regulations.

(e) Furniture. SHA shall provide furniture, including but not limited to, canopies, tables, chairs, tablecloths, to use in the Market Area. The furniture shall be approved in advance by City. Any furniture provided by SHA shall remain the personal property of SHA.

(f) Signs. Any signs on or around the Market Area shall be designed by, purchased exclusively by, ordered by, and SHA. The design of any signs proposed to be placed on or around the Market Area shall be approved by City prior to installation and shall comply with all applicable City codes and regulations governing signs. No permanent signs will be permitted in the public right-of-way or paseo park.

(g) Paseo Park. No staking of pop-up tents or other items in the decomposed granite area of the park. No adhering of items to the adjacent brick walls.

Section 4. Alterations. SHA will not make or cause to be made alterations, additions, or improvements to, or of, the Market Area or any part thereof, or attach any fixtures or equipment thereto, without first obtaining City's written consent. Upon the expiration or sooner termination of the term hereof and provided that SHA is not then in default hereunder, SHA may remove its trade fixtures and other personal property, provided that SHA promptly shall repair, at its sole cost and expense, any damage to the property caused by such removal.

Section 5. Liens. SHA shall keep the Market Area free from any liens arising out of any work performed, materials furnished, or obligations incurred by SHA.

Section 6. Repairs and Maintenance of Market Area; Permits and Vendors.

(a) At all times during the term of this Agreement, and at SHA's sole cost and expense, SHA shall keep the Market Area in good condition and free of safety hazards, and repair any damage associated with SHA's use of the Market Area. SHA shall maintain the streets and adjacent sidewalks in a clean, safe and sanitary condition during the hours of use and shall leave the streets and adjacent sidewalks after each day of use in a clean, safe and sanitary condition.

(b) At the termination of this Agreement, the Market Area shall be in the same condition as when this Agreement was executed. SHA shall also be responsible for removal of litter associated with the Farmers Market and shall arrange for any vehicle towing, if necessary, for operation of the Farmers Market.

(c) Except as provided in Section 4, City shall have no obligation and has made no promise to alter, remodel, improve, repair, decorate, or paint any portion of the Market Area or any part thereof. No representations respecting the condition of the Market Area have been made by City to SHA.

(d) SHA shall not commit any waste at the Market Area, nor shall SHA maintain, commit, or permit the maintenance or commission of any nuisance or the use of the Market Area for any unlawful purpose.

(e) SHA shall provide its own custodial service for the Market Area. SHA shall be responsible for the disposal of waste generated by the Farmers Market. SHA and its vendors shall remove their own waste from the Market Area. Waste receptacles are only for the public.

(f) SHA and its vendors shall not use City water or electricity without first obtaining all applicable City permits and remitting the appropriate fees to the City.

(g) SHA shall attempt in good faith to monitor and correct illegal parking on the street or unauthorized parking in neighboring parking lots by Farmers Market patrons to alleviate any parking problems.

(h) SHA shall ensure that only authorized vendors ("Authorized Vendors") are allowed to participate in the farmers' market. SHA shall provide a list of Authorized Vendors to the City within ten (10) days from the Effective Date of this Agreement. The City shall have the authority to remove a vendor from the list of Authorized Vendors in its reasonable and sole discretion. In the event that the list of Authorized Vendors must be updated to add a new vendor, SHA shall notify the City Manager at least ten (10) days before the

date the proposed vendor desires to operate at the Farmers Market. The proposed vendor shall not operate at the Farmers Market without consent from the City, which may be withheld in the City's sole discretion. The City has the authority to exclude any vendors in its reasonable and sole discretion.

(i) SHA shall ensure that all vendors obtain and display at the Farmers Market all appropriate permits, licenses and certificates, and comply with all applicable federal, state and local laws, ordinances and regulations.

Section 7. Traffic Control.

Unless otherwise agreed to in writing, City staff shall lift the bollards on Main Street on Sunday mornings at approximately 7:15 a.m., at which time SHA may begin set up of the Farmers Market at the Market Area. SHA shall set up barricades to close the street and provide road monitors at the Railroad intersection and mid-block crossing to ensure only vendors access the Market Area. The barricades shall remain in place during Farmers Market hours and sufficiently cover the roadway width to prevent vehicles for driving through. Road monitors shall wear orange safety vests that comply with Cal OSHA safety standards for work in the right-of-way and to identify themselves as Farmers Market representatives.

SHA shall provide its own traffic control and equipment.

Section 8. Force Majeure.

Neither party is responsible for any delay or failure in performance of any part of this Agreement to the extent that delay or failure is caused by fire, flood, explosion, war, embargo, government requirement, civil or military authority, act of God, act or omission of carriers, pandemics, epidemics or quarantine restrictions, or other similar causes beyond the Party's control.

Section 9. Insurance.

At all times during the term of this Agreement, SHA, at its sole cost and expense, shall procure and maintain the following types of insurance coverage:

(a) Commercial General Liability

(i) SHA shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement
(8) Property Damage
(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 04 13 and 20 37 04 13, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

(b) Automobile Liability

(i) At all times during the performance of the work under this Agreement, SHA shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

(c) Workers' Compensation/Employer's Liability

(i) SHA certifies that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent SHA has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, SHA shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. SHA shall require all subcontractors to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

(d) General Conditions

(i) No liability insurance coverage provided to comply with this Agreement shall prohibit SHA, or SHA's employees, or agents, from waiving the right of subrogation prior to a loss. SHA agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.

(ii) All insurance coverage and limits provided by SHA and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.

(iii) None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.

(iv) No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or of any contractor or subcontractor.

(v) All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. SHA shall not make any reductions in scope of coverage (e.g., elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.

(vi) Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to SHA's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by SHA or deducted from sums due SHA, at City's option.

(vii) Certificate(s) are to reflect that the insurer will provide 30 days' notice to City of any cancellation of coverage.

(viii) It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by SHA or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self-insurance available to City.

(ix) SHA agrees to ensure that vendors, subcontractors and any other party involved with the project that is brought onto or involved in the project by SHA, provide the same minimum insurance coverage required of SHA. SHA agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. SHA agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.

Section 10. Indemnification.

SHA agrees to indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties") from and against all claims (including injuries, demands, losses, actions, causes of action, damages, liabilities, expenses, charges, assessments, fines or penalties of any kind, and costs including consultant and expert fees, court costs and attorneys' fees) ("Claims") arising out of this Agreement or actions taken at or related to the Farmers Market. SHA further agrees to obtain executed indemnity agreements which indemnify, protect, defend and hold harmless the City from liability, with provisions acceptable to the City, from each and every vendor, subcontractor or any other person or entity involved by, for, with or on behalf of SHA in the performance of this Agreement. In the event SHA fails to obtain such indemnity obligations from others, as required, this failure shall be a material breach of this Agreement, and SHA agrees to be fully responsible according to the terms of this entire Section 10. City has no obligation to ensure compliance with this Section by SHA and failure to do so will in no way act as a waiver. This obligation to indemnify and defend City is binding on the successors, assigns or heirs of SHA, and shall survive the termination of this Agreement or this Section. It shall be the sole responsibility and duty of SHA to fully pay for and indemnify the City for the costs of defense, including but not limited to reasonable attorney's fees and costs, for all Claims against the City and the Indemnified Parties, whether covered or uncovered by SHA insurance, against the City and the Indemnified Parties which arise out of any type of omission or error, negligent or wrongful act, of SHA, its vendors, officers, agents, employees, or subcontractors. City shall have the right to select defense counsel. The provisions of this Section shall survive the termination of this Agreement.

Section 11. Compliance with Legal Requirements.

SHA at its sole cost and expense, shall comply with all applicable federal, state and local laws, statutes, ordinances, regulations, and governmental rules or requirements now in force or which may hereafter be in force, with the requirements of any board of fire underwriters or other similar body now or hereafter constituted, with any direction or occupancy certificate issued pursuant to any law by any public officer, as well as the provisions of all recorded documents affecting the Market Area, insofar as any thereof relate to the condition or use of the Market Area.

Section 12. Independent Contractor.

This Agreement is by and between the City and SHA and is not intended, and shall not be construed, to create the relationship of agency, servant, employee, partnership, joint venture or association, as between the City and SHA or any of SHA's agents or employees.

Section 13. Assignment.

SHA shall not assign the rights and duties under this Agreement without prior written authorization of the City with City having absolute discretion to allow and refuse to allow an assignment. SHA shall not enter into any vendor, subcontractor or subconsultant agreement with any other firm or person to perform any of the tasks agreed to be performed by SHA without the prior written authorization of the City. If authorization to assign the rights and duties under this Agreement is given by the City, SHA shall provide to the City copies of each and every agreement into which SHA enters with subconsultants or subcontractors prior to the date that subcontractor contracts or subconsultant contracts are executed by the parties. SHA shall be fully responsible to the City for all acts or omissions of any subconsultant or subcontractor.

Section 14. Termination.

(a) This Agreement may be terminated by the City upon ten (10) days' written notice by the City to SHA of the occurrence of at least one of the following:

(1) SHA fails to perform any material obligation in accordance with this Agreement or breaches any material clause in this Agreement, including its obligations in Sections 3 and 6 of this Agreement.

(2) SHA ceases operation of that certain Farmers Market at the Market Area.

(3) The Farmers Market sells products, goods or services other than freshly grown produce or other related foodstuffs and crafts that are not approved by the City.

(b) Notwithstanding any other provision of this Agreement, either party to this Agreement may terminate this Agreement for any reason at any time with fifteen (15) days' written notice to the other party.

Section 15. Other Relief.

The remedies provided for in this Agreement are in addition to any other remedies available to the City at law or in equity, by statute or otherwise.

Section 16. Authority.

Each of the persons signing this Agreement represents and warrants that they have authority to bind the party for whom they are signing.

Section 17. Waiver.

The waiver by City or SHA of any agreement, condition, or provision herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other agreement, condition, or provision herein contained, nor shall any custom or practice which may grow up between the parties in the administration of the terms hereof be construed to waive or to lessen the right of City or SHA to insist upon the performance by SHA or City in strict accordance with the terms hereof.

Section 18. Notices.

All notices permitted or required under this Agreement shall be in writing, and shall be

deemed made when delivered to the applicable party's representative as provided in this Agreement. Additionally, such notices may be given to the respective parties at the following addresses, or at such other addresses as the parties may provide in writing for this purpose. Such notices shall be deemed made when personally delivered or when mailed forty-eight (48) hours after deposit in the U.S. mail, first-class postage prepaid, and addressed to the party at its applicable address, as follows:

If to City:

City of Winters
318 First Street
Winters, CA 95694
Attn: City Manager

If to SHA:

Attn:

Section 19. Complete Agreement.

This Agreement contains the entire Agreement of the parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be supplemented, amended or modified by a writing signed by both parties.

Section 20. Severability.

If any term of this Agreement is held by any court of competent jurisdiction to contravene, or to be invalid under, the laws of any political body having jurisdiction over this subject matter, that contravention or invalidity shall not invalidate the entire Agreement. Instead, this Agreement shall be construed as reformed to the extent necessary to render valid the particular provision or provisions held to be invalid, consistent with the original intent of that provision and the rights and obligations of the parties shall be construed and enforced accordingly, and this Agreement shall remain in full force and effect as reformed.

Section 21. Choice of Law/Venue.

This Agreement shall be governed by and construed pursuant to the laws of the State of California. Venue shall be in Yolo County.

SIGNATURES ON FOLLOWING PAGE

SIGNATURE PAGE FOR
FARMERS MARKET AGREEMENT

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF WINTERS
A municipal corporation
of the State of California

By:_____

Kathleen Salguero Trepa
City Manager

AHMAD BARATTIE
a sole proprietor

By:_____

Ahmad Baratti (Simba)
Simba's Heirloom Farm

Approved as to form:

By:_____

Ethan Walsh
City Attorney

EXHIBIT A

Depiction of Market Area

CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Council Members

DATE: June 6, 2023

THROUGH: Kathleen Salguero Trepa, City Manager

FROM: Ellena Branson, Deputy City Clerk

SUBJECT: Resolution 2023-40 Awarding a Professional Services Agreement to Bob Murray & Associates for Executive Recruiting Services for the City Manager Position in an amount not to exceed $30,000

RECOMMENDATION:

Adopt Resolution 2023-40, awarding a professional services agreement, in a form approved by the City Attorney, to Bob Murray & Associates in an amount not to exceed $30,000 for executive recruiting services for the City Manager position and authorizing the City Manager to execute the agreement.

BACKGROUND:

The current City Manager Kathleen Trepa will be retiring from the City of Winters in November 2023. Staff recommends that professional recruiting services be retained for this key executive-level position. Professional recruiters have extensive databases of qualified individuals across the state for various positions and are able to directly solicit interest. Three firms were contacted and provided proposals for this recruitment.

The Mayor and Mayor Pro Tem have interviewed three firms and discussed their proposals (Peckham & McKinney, Bob Murray & Associations and Bob Hall Associates). The recommendation is to award a professional services agreement to Bob Murray & Associates. The City Manager has conducted reference checks with positive results.

DISCUSSION:

The proposal includes the following services and timeline, for the lump sum price of $24,000 plus up to $6,000 in reimbursable expenses in the not to exceed amount of $30,000.

- The recruiter will undertake full candidate sourcing and advertising support,

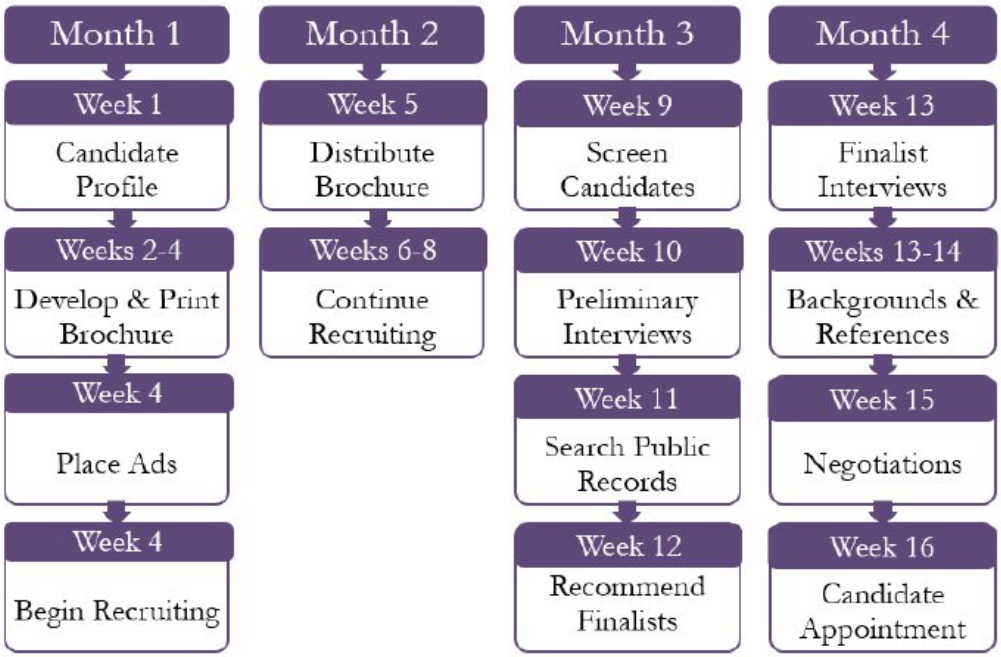
including the creation and distribution of job brochure, relevant job postings, thorough database searches, and direct outreach to qualified passive candidates.

- Advertising will be placed with multiple platforms, including Western Cities, ICMA, Local Government Hispanic Network, League of Women in Government, California City News, and the California City Management Foundation.
- City staff will conduct the community survey and share the results with the recruiter; and will coordinate the preparation of the video as was done with the previous recruitment.
- The recruiter will conduct the initial screening of all qualified applicants, followed by recommendations to the Council ad hoc.
- Full background screening and professional reference check services on successful finalist(s).
- One (1) year placement guarantee for appointed candidate.
- The recruiter has provided a 16-week schedule, noted below, which anticipates the appointment of the new City Manager by the end of October if the recruitment opens the week of June 19.

RECRUITMENT SCHEDULE

We are prepared to start work on this assignment upon receipt of a signed professional services agreement or other written, authorized notification. A full search can be completed in 13-16 weeks from the date of initial meetings with our client.

The final recruitment schedule will be determined in collaboration with City of Winters. A typical timeline of tasks and events is included here for reference.



ALTERNATIVES:
None recommended by staff.

FISCAL IMPACT:
$28,000 has been included in the proposed FY 23-24 ARP budget, which is under consideration this evening. The cost differential can be absorbed without having to change the budget since there is some variability in the reimbursable expenses, and a portion of the agreement could be charged to the current fiscal year as the recruitment is initiated.

Professional Fees and Reimbursable Expenses	
Professional Services (Fixed Flat Fee)	$24,000
Reimbursable Expenses *Example costs and approximate amounts include:* Brochure Design and Printing ($1,275) Advertising ($3,000) Background Checks – 3 candidates ($550) Consultant Travel ($600) Other expenses – supplies, shipping, clerical ($575)	$6,000
Not-to-Exceed Total	$30,000

Optional Services

- Community/Staff Input Forum: $1,500/day, plus travel expenses
- Online survey: $250
- Additional on-site meeting days: $1,500/day, plus travel expenses
- Additional background checks: $250/candidate
- Additional reference checks: $500/candidate
- Other services: $250/hour or $1,500/day

ATTACHMENTS:
1. Resolution No. 2023-40
2. Proposal

RESOLUTION NO. 2023-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AWARDING A PROFESSIONAL SERVICES AGREEMENT TO BOB MURRAY & ASSOCIATES IN THE TOTAL NOT TO EXCEED AMOUNT OF $30,000 FOR EXECUTIVE RECRUITING SERVICES FOR THE CITY MANAGER POSITION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

WHEREAS, the City of Winters will be conducting a recruitment for the City Manager position; and

WHEREAS, the City Manager Position is a key executive-level position for the City of Winters; and

WHEREAS, staff recommends that an executive recruitment firm be retained to advertise, solicit interest and identify qualified applicants for the City Manager position; and

WHEREAS, the City received three (3) proposals and the ad hoc committee comprised of the Mayor and Mayor Pro Tem interviewed the proposing firms; and

WHEREAS, Bob Murray & Associates was recommended for selection based on its combination of experience, service levels, timeline, guarantee and cost.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Winters that the City Council does hereby award a professional services agreement, in a form approved by the City Attorney, to Bob Murray & Associates, in the total not to exceed amount of $30,000 for executive recruiting services for the City Manager position and does hereby authorize the City Manager to execute the agreement.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Winters, on this 6th day of June 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

CITY OF WINTERS

_____
Bill Biasi, Mayor

ATTEST:

_____
Kathleen Salguero Trepa, City Clerk

BOB MURRAY & ASSOCIATES
EXPERTS IN EXECUTIVE SEARCH

A Proposal to Conduct an Executive Recruitment

for the Position of

CITY MANAGER

on behalf of the

CITY OF WINTERS
california
Est. 1875

1544 Eureka Road, Suite 280
Roseville, CA 95661
(916) 784-9080
(916) 784-1985 fax

May 19, 2023

MAYOR BILL BISAI
AND CITY COUNCIL MEMBERS
CITY OF WINTERS
318 1ST STREET
WINTERS, CA 95694

Submitted Via Email: Kathleen.Trepa@cityofwinters.org

Dear Mayor Bisai and Members of the City Council:

Bob Murray & Associates is pleased to submit a proposal to conduct the City Manager recruitment for the City of Winters. The following details our qualifications and describes our systematic—yet flexible—method of identifying, recruiting, and screening outstanding candidates on your behalf. It also includes a proposed budget, timeline, and guarantee.

At Bob Murray & Associates, we pride ourselves on providing quality service to local governments, non-profit agencies, and private firms by capitalizing on our decades of experience and vast network of contacts. As a minority and woman owned firm, Bob Murray & Associates' places diversity, equity, and inclusion at the forefront of each recruitment. We recognize the importance of meeting each client's unique recruitment needs and building a plan together to establish success. Our expertise ensures that the candidates we present to the City of Winters will match the criteria you have established, be a positive addition to your organization, and be outstanding in their field.

Bob Murray & Associates recognizes that we work at the pleasure of the City Council and our job is to facilitate the Council in finding the City of Winters's next City Manager. Our best practice is to establish a strong partnership with the Council, to ensure the placement of a City Manager who is ideally suited to its needs. In developing this collaborative approach, we will seek the opportunity to meet with the Council individually to discuss their expectations for the City of Winters's new City Manager. The feedback received from Council will be essential in providing guidance when recruiting and screening candidates for the position.

With respect to the City Manager recruitment and the City of Winters, Bob Murray & Associates has placed over 200 City Managers since our firm's inception in 2000. We are currently conducting City Manager recruitments on behalf of the California cities of Desert Hot Springs, Merced, Rio Vista, San Bruno, San Marino, San Ramon, South Gate, Ventura, and Yountville. Our extensive contacts and knowledge of outstanding candidates will ensure you have a quality group of finalists from which to select the City of Winters's next City Manager.

Recent City Manager recruitments we have completed similar in size and scope to your upcoming search include the following:

2023
Auburn, CA
Gonzales, CA
Clayton, CA
Downey, CA
Moraga, CA (Town Manager)
Piedmont, CA (City Administrator)
San Rafael, CA
Santa Clara, CA

2022
Calistoga, CA
Monterey County, CA (County Administrative Officer)
Livermore, CA
Placer County, CA (County Executive Officer)
Rohnert Park, CA
St. Helena, CA
Sonoma County, CA (County Administrator)
Yolo County, CA (County Administrator)

2021
Carpinteria, CA (Assistant City Manager)
Cathedral City, CA (Assistant City Manager)
Cudahy, CA
Gridley, CA (City Administrator)
Irvine, CA
Laguna Beach, CA
Los Altos Hills, CA
Los Banos, CA
Marion, IA (Deputy City Manager)
Mt. Shasta, CA
Orinda, CA
San Carlos, CA (Assistant City Manager)
San Clemente, CA
Santa Barbara, CA (Assistant City Administrator)
Scotts Valley, CA
Selma, CA
Sonoma, CA
South Pasadena, CA
Willits, CA

2020
Fairfield, CA (Assistant City Manager)
Healdsburg, CA
Imperial, CA
Jurupa Valley, CA (Assistant City Manager)

We work as a team on every search at Bob Murray & Associates. Your Project Lead would be Valerie Gaeta Phillips, President of Bob Murray & Associates, a Latina-owned small business. Ms. Gaeta Phillips is highly experienced in guiding elected bodies through the decision-making process and would not only direct and supervise the project team from beginning to end but also serve as your Recruiter.

To learn first-hand of the quality of our services and why the majority of our engagements come from repeat and referred clients, we invite you to contact the references listed on page 17 of the attached proposal.

We look forward to your favorable consideration of our qualifications. Please do not hesitate to contact us at (916) 784-9080 with any questions.

Sincerely,

Valerie Gaeta Phillips

Valerie Gaeta Phillips
President, Bob Murray & Associates

TABLE OF CONTENTS

THE RECRUITMENT PROCESS 2

Step 1 Develop the Candidate Profile 2

Optional Service: Community and Staff Involvement 2

Step 2 Design/Distribute Brochure and Advertisements 2

Reaching Diverse Candidates 3

Step 3 Recruit Candidates 3

Step 4 Screen Candidates 3

Step 5 Conduct Preliminary Interviews 4

Step 6 Search Public Records 4

Step 7 Make Recommendations 4

Step 8 Facilitate Final Interviews 5

Step 9 Conduct Background and Reference Checks 5

Step 10 Assist in Negotiations 5

COMPLETE ADMINISTRATIVE ASSISTANCE 6

COSTS AND GUARANTEE 7

Professional Fee and Expenses 7

Optional Services 7

Guarantee 8

RECRUITMENT SCHEDULE 8

FIRM PROFILE 9

REFERENCES 17

THE RECRUITMENT PROCESS

Bob Murray & Associates' recruiters are specialists in finding a positive placement, providing security and fairness to candidates and clients while ensuring the integrity of the search process. We understand that superlative recruiting for the City Manager will lead to superlative results for the City of Winters. Outlined below are the steps in our proven recruitment process, refined through our 30+ years of experience in executive search.

STEP 1 DEVELOP THE CANDIDATE PROFILE

Our understanding of the City of Winters's needs will be key to a successful search. Valerie Gaeta Phillips will meet with the City Council and key stakeholders to learn as much as possible about the ideal candidate for the City Manager position. We want to become familiar with the values and culture of the organization, as well as to understand the current and future issues, challenges, and opportunities in the City of Winters.

Ms. Gaeta Phillips will review and help define the City's wish-list regarding the ideal candidate's personality, management style, knowledge, skills, and abilities and will work with the City to identify expectations regarding education and experience. The City Council and Ms. Gaeta Phillips will discuss compensation, benefits, and other key information necessary to ensure that outstanding candidates are attracted to this opportunity. The profile we develop together at this stage will drive subsequent recruitment efforts.

Optional Service: Community and Staff Involvement

We find that many of our clients value a recruitment process that opens the opportunity for community members, business leaders, organization representatives, and employees to provide input regarding the ideal candidate. Our recruiters are skilled in designing and facilitating forums, town hall meetings, and online surveys that allow equitable involvement from a variety of constituencies and in consolidating feedback into a cohesive narrative of common themes.

If the City of Winters so desires, we will work with the City Council to create a customized community and/or staff input process.

STEP 2 DESIGN/DISTRIBUTE BROCHURE AND ADVERTISEMENTS

Ms. Gaeta Phillips and your dedicated Recruitment Coordinator will use the candidate profile developed with the City of Winters to create a professional recruitment brochure, with the assistance of our professional graphic designer. The four-page, full-color brochure will describe the community, organization, position, ideal candidate, and compensation and will include pictures provided by the City of Winters that you feel best represent your organization and your community.

Upon your approval, Ms. Gaeta Phillips will send the brochure by postal mail and email to a targeted audience, personally inviting potential candidates to apply for the City Manager position. We will also place the recruitment brochure on our website, which attracts over 11,000 unique hits

weekly and is a trusted resource for candidates seeking executive and professional positions. Two sample brochures are included in this proposal package for your reference.

Ms. Gaeta Phillips will also design an effective advertising campaign appropriate for the City Manager recruitment. Our broadest outreach comes through our active social media involvement on Facebook, LinkedIn, and Twitter, where upcoming and current positions are posted. Sources such as *Western City Magazine,* PublicCEO, and the Careers in Government website will be used to reach an extensive local government audience, while position-specific postings will be chosen to attract candidates who have built their careers in and are committed to the City Manager field.

Suggested City Manager-specific advertising sources for the City of Winters's search include:

- Local Government Hispanic Network
- League of Women in Government
- California City News
- California City Management Foundation
- ICMA Newsletter

Bob Murray & Associates does not typically place ads with job aggregators or general job posting sites such as CareerBuilder, Monster, or Indeed, as we have found that the broad reach of these sites does not necessarily lead to quality candidates for executive and professional positions.

Reaching Diverse Candidates

Bob Murray & Associates, a woman- and minority-owned business, is proud of its commitment to attracting and placing diverse candidates. Not only do we place advertisements with websites designed to attract minority and female candidates, but our President, Valerie Phillips, is a member herself of many diversity-focused organizations including the Local Government Hispanic Network, the League of Women in Government, the Professional Women's Network, Mexican Professionals, and Women Leading Government. She networks frequently with fellow members to gain insight into which potential candidates are leaders in their field.

Ms. Gaeta Phillips will seek to reach candidates in communities and organizations with demographic profiles and populations served like that of the City of Winters, to maximize the potential for individuals from a wide variety of backgrounds, cultures, physical abilities, life experiences, and gender to be considered for the City Manager position.

STEP 3 RECRUIT CANDIDATES

The strongest candidates are often those who are successful and content in their current positions and need to be sold on a new opportunity. Our extensive network of contacts, developed through over 1,400 successful placements, is a primary source for identifying and obtaining referrals for these candidates. Our in-house database of 40,000 current and former executive and professional candidates is a valuable resource that can only be built over time—time that we have invested into perfecting our process for finding the right candidates for our clients. Our aggressive outreach efforts are focused on phone calls to personally invite potential applicants, answer questions, and allay any reservations, and these efforts are essential to the success of the City Manager recruitment.

STEP 4 SCREEN CANDIDATES

Following the closing date for the recruitment, Ms. Gaeta Phillips will screen all resumes we have received, using the criteria established in the candidate profile as a basis upon which to narrow the field of candidates. Internal candidates receive sensitive consideration, and Ms. Gaeta Phillips will discuss with the City Council how the City of Winters wishes to proceed with these candidates.

STEP 5 CONDUCT PRELIMINARY INTERVIEWS

Ms. Gaeta Phillips will personally interview the top 10 to 15 candidates from the resume screening, with the goal of determining which candidates have the greatest potential to succeed in your organization. To reduce travel-related expenses to our clients and increase efficiency in the search process, these interviews are typically conducted via Skype, FaceTime, or other convenient videoconferencing applications.

During these in-depth interviews, Ms. Gaeta Phillips will explore each candidate's background and experience as it relates to the City Manager position, such as significant accomplishments, size and scope of responsibility, and organizational culture. In addition, Ms. Gaeta Phillips will discuss with the candidates their motivation for applying for the position and assess his/her knowledge, skills, and abilities. We will devote specific attention to establishing the likelihood of the candidate's acceptance of the position if an offer of employment is made.

STEP 6 SEARCH PUBLIC RECORDS

Under the direction of Ms. Gaeta Phillips, your dedicated Recruitment Coordinator will conduct a review of published print and online articles for each recommended candidate. Sources include Lexis-Nexis™, Google, social media, and our contacts in the field. This will alert Ms. Gaeta Phillips to any further detailed inquiries we may need to make before our recommendations are finalized.

STEP 7 MAKE RECOMMENDATIONS

Based on our findings during the preliminary interview process, Ms. Gaeta Phillips will recommend a limited number of candidates for your further consideration. She will make specific recommendations and will help facilitate discussions regarding the candidate pool, but the final determination of those to be considered will be up to you.

We typically recommend 6-8 candidates that we feel will best match your expectations, and we prepare a detailed written report on each candidate. This bound report provided to each member of the decision-making body includes:

- Candidate list with Recommended Finalists identified in *Group 1* and *Group 2* (primary and secondary recommendations), as well as *Internal* candidates
- Summary of experience, education, and salary information for each Recommended Finalist candidate
- Complete cover letter and resume for each Recommended Finalist candidate
- List of *Other Applicants* (those who did not meet minimum qualifications or were otherwise unsuitable, based on our screening process)

Bob Murray & Associates maintains all search records for a period of seven (7) years following each recruitment, and we are happy to forward cover letters and resumes for each applicant by postal mail or email as soon as the recruitment closes to new applications.

STEP 8 FACILITATE FINAL INTERVIEWS

Our years of experience will be invaluable as we help you develop an interview process that objectively assesses the qualifications of each candidate. We will work with the City of Winters to craft and implement an interview approach that fits your needs. This may include individual and panel interviews by the City Council and key stakeholders, community/employee interview panels, writing and presentation samples, meet-and-greets, or another specialized process element Ms. Gaeta Phillips helps the City of Winters to design.

Ms. Gaeta Phillips will be present on-site during the interviews to facilitate as necessary during the process and to guide discussion to consensus regarding final candidates. Bound interview books will be provided to each interview panel member containing:

- Recruitment brochure with candidate profile
- Interview schedule
- Suggested interview questions
- Experience summary, cover letter, resume, and rating form for each candidate
- Ranking forms for use during the panel interview process

We will work closely with your staff to coordinate and schedule interviews and candidate travel. Our goal is to ensure that each candidate has a very positive experience, as the way the entire process is conducted will influence the final candidates' perception of your organization.

STEP 9 CONDUCT BACKGROUND AND REFERENCE CHECKS

Ms. Gaeta Phillips and your Recruitment Coordinator will conduct detailed reference checks for up to three (3) final candidates. To gain an accurate and honest appraisal of the candidates' strengths and weaknesses, we will talk candidly with people who have direct knowledge of their work and management style. In addition to gaining a 360-degree view of candidates from the perspective of their supervisors, subordinates and peers for the past several years, we will make a point of speaking confidentially to individuals who may have further insight into a candidate's abilities but who may not be on their preferred list of contacts.

Your Recruitment Coordinator will work with candidates and our professional backgrounding firm, HireRight, to conduct credit, civil litigation, and motor vehicle record checks and verify candidates' degrees.

STEP 10 ASSIST IN NEGOTIATIONS

We recognize the critical importance of successful negotiations and can serve as your representative during this process. Ms. Gaeta Phillips knows what other organizations have done

to put deals together with great candidates and what the current market is like for City Manager positions in organizations like the City of Winters's. She will be available to advise you regarding current approaches to difficult issues, such as housing and relocation. We will represent your interests and advise the chosen candidate and you regarding salary, benefits, and employment agreements, with the goal of putting together a deal that results in the appointment of your chosen candidate. With our proven experience and vested interest in a positive outcome, we can turn a very difficult aspect of the recruitment into one that is straightforward and agreeable for all parties involved.

COMPLETE ADMINISTRATIVE ASSISTANCE

We receive many unsolicited testimonials each year from clients and candidates alike noting our prompt, considerate, accurate, and professional service during the search process. Throughout the recruitment, in time intervals that suit the City of Winters, we will provide you with updates on the status of the search and attend to all administrative details on your behalf.

Candidates receive immediate acknowledgement of their applications, as well as personal phone calls and/or emails (as appropriate) advising them of their status at each critical point in the recruitment. Candidates who receive preliminary or final interviews and are not chosen to move forward in the interview process will receive personal calls from Ms. Gaeta Phillips on behalf of the City of Winters.

It is our internal company standard that all inquiries from clients and candidates receive a response within the same business day whenever possible, and certainly within 24 hours if the inquiry is received during the work week. Ms. Gaeta Phillips will be available to the City of Winters by office phone, cell phone, and email at any time to ensure a smooth and stress-free recruitment process.

COSTS AND GUARANTEE

PROFESSIONAL FEE AND EXPENSES

The fixed, flat professional services fee for conducting the City Manager recruitment on behalf of the City of Winters is $24,000. Services provided for in this fee consist of all steps outlined in this proposal, including three (3) meetings on site. The professional fee does not limit the amount of time invested by Bob Murray & Associates in promoting a successful outcome for this project. In fact, our mission for this project is to ensure we assist in identifying the right candidate for the City of Winters. Therefore, Ms. Gaeta Phillips will contact the City at the first anniversary of the placement to confirm an effective transition has occurred.

The City of Winters will also be responsible for reimbursing expenses Bob Murray & Associates incurs on your behalf. We estimate expenses for this project not to exceed $6,000. Reimbursable expenses include (but are not limited to) such items as the cost of recruiter travel; clerical support; brochure development; placement of ads; credit and civil background checks; education verification; and public records searches. Postage, printing, photocopying, and telephone charges are allocated costs and included in the expense estimate. *In no instance will expenses exceed this estimate without prior approval from the City of Winters.*

Expense reimbursement for candidate travel related to on-site interviews will be the responsibility of the City of Winters.

Professional Fees and Reimbursable Expenses	
Professional Services (Fixed Flat Fee)	$24,000
Reimbursable Expenses *Example costs and approximate amounts include:* Brochure Design and Printing ($1,275) Advertising ($3,000) Background Checks – 3 candidates ($550) Consultant Travel ($600) Other expenses – supplies, shipping, clerical ($575)	$6,000
Not-to-Exceed Total	$30,000

Optional Services

- Community/Staff Input Forum: $1,500/day, plus travel expenses
- Online survey: $250
- Additional on-site meeting days: $1,500/day, plus travel expenses
- Additional background checks: $250/candidate
- Additional reference checks: $500/candidate
- Other services: $250/hour or $1,500/day

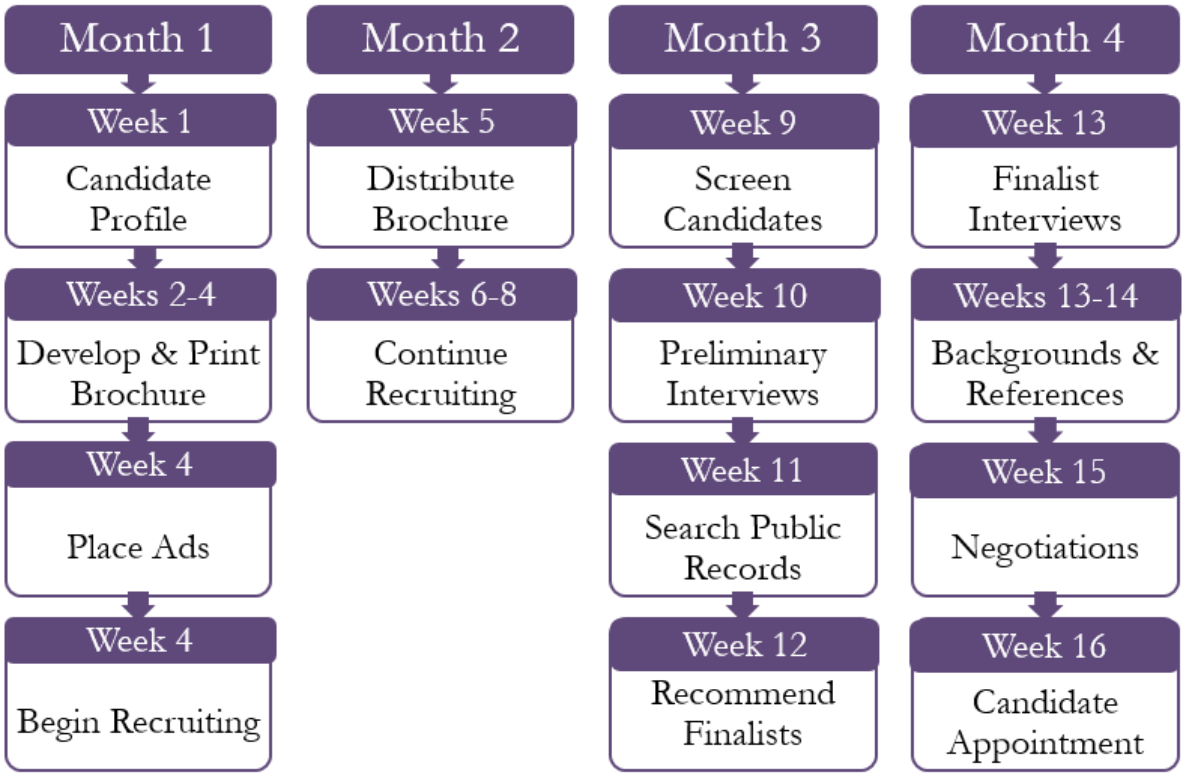
GUARANTEE

Should a candidate recommended by our firm position resign or be terminated within the first 12 months of employment, we will provide the City of Winters with professional services to secure a replacement. Services will be provided at no cost, aside from expenses incurred on the City of Winters's behalf during the new search. We are confident in our ability to recruit outstanding candidates and do not expect the City to find it necessary to exercise this provision of our proposal.

RECRUITMENT SCHEDULE

We are prepared to start work on this assignment upon receipt of a signed professional services agreement or other written, authorized notification. A full search can be completed in 13-16 weeks from the date of initial meetings with our client.

The final recruitment schedule will be determined in collaboration with City of Winters. A typical timeline of tasks and events is included here for reference.



FIRM PROFILE

OUR STAFF

Bob Murray & Associates is a small firm focusing exclusively on executive search services. We have a team of fifteen (15):

- Bob Murray, *Founder*
- Valerie Gaeta Phillips, *President*
- Gary Phillips, *Executive Vice President*
- Joel Bryden, *Vice President*
- Yasmin Beers, *Senior Executive Recruiter*
- Carmen Valdez, *Senior Executive Recruiter*
- Adele Fresé, *Senior Executive Recruiter*
- Bryan Hill, *Senior Executive Recruiter*
- Stacy Stevenson, *Senior Executive Recruiter*
- Deanna Cantrell, *Executive Recruiter*
- Jon Lewis, *Executive Recruiter*
- Alexandria Kopack, *Recruitment and Operations Manager*
- Kathy Lolas, *Senior Recruitment Coordinator*
- Stephanie Marshall, *Recruitment Coordinator*
- Gini Herndon, *Contracts Administrator/Bookkeeper*

BOB MURRAY, FOUNDER

Mr. Murray—known simply as "Bob" to his clients and candidates throughout the western U.S.—brings over 40 years' experience as a recruiter and is recognized as one of the top local government recruiters in the nation. He conducted hundreds of searches for cities, counties, and special districts and was called on to conduct searches for some of the largest, most complex organizations in the country—and some of the smallest. Bob conducted searches for chief executives, department heads, professional and technical positions, taking the lead on many of the firm's most difficult assignments with great success. His clients retained him again and again, given the quality of his work and success in finding candidates for difficult to fill positions.

As our Founder, Bob currently takes on few searches personally but continues to be an active presence at Bob Murray & Associates, providing valued insight and experience to our team members regarding all aspects of the recruitment process.

Mr. Murray received his Bachelor of Science Degree in Criminology from the University of California at Berkeley with graduate studies in Public Administration at California State University at Hayward.

VALERIE GAETA PHILLIPS, PRESIDENT AND RECRUITER

Ms. Gaeta Phillips has over 18 years of recruiting experience, including more than a decade of recent experience in executive search for public, private, and startup companies nationwide. Since joining Bob Murray & Associates, Valerie has completed over 160 searches in a diverse range of

fields, including city and general management, planning, finance, human resources, transportation, communication and public relations, community and economic development, information technology, parks and recreation, and operations. She has recruited at all levels of municipal and non-profit organizations, from technicians and engineers to Executive Directors and Chief Executive Officers.

Valerie is valued for her passion for finding and retaining the most outstanding candidates for even the most difficult or untraditional assignments and for her commitment to her clients' success; she is also active in a variety of industry organizations and in diversity-focused associations. Valerie is called upon often to serve as an expert speaker on topics such as managing one's online reputation, diversity issues in municipal and non-profit leadership, and how to identify a positive placement for the organizational culture.

Ms. Gaeta Phillips, along with Executive Vice President Gary Phillips, has a passion for helping people, evidenced by fundraising, sponsorship, and involvement in raising awareness for organizations such as Autism Speaks, the UC Davis M.I.N.D. Institute, and the Northern California Special Olympics.

GARY PHILLIPS, EXECUTIVE VICE PRESIDENT AND RECRUITER

Since joining Bob Murray & Associates, Mr. Phillips has completed over 125 searches for executives and professionals in a wide variety of fields including animal services, city and general management, planning, legal counsel, cyber security, and human resources. Gary's clients have ranged from municipal government to non-profit and private sector organizations, and he has sourced outstanding candidates for positions from the level of division managers up to City Managers, Executive Directors, and General Managers.

Gary started his career with a New York-based Fortune 100 company and quickly became a Senior Manager, building and running a large customer service organization that eventually expanded to 13 countries in Europe. He proceeded to hold senior leadership positions in several Fortune 500 companies, with noted successes such as building an organization from two to 250 employees worldwide and growing a company from 800 to 1200 employees.

As part of an executive acquisition and recruiting team, Gary helped build a start-up enterprise software company in San Francisco, recruiting top-notch talent and building a world-class organization. He has maintained customer relationships in the public sector and the private sector, including medical and financial institutions. He prides himself on finding key talent and offering the best customer service to his clients.

Mr. Phillips, along with Ms. Gaeta-Phillips, is involved in his community as a soccer coach, as an organizer of fundraisers for Autism Speaks and the UC Davis M.I.N.D. Institute, and as a sponsor of the Northern California Special Olympics. Mr. Phillips received his Associate of Science degree and completed additional coursework at Rochester Institute of Technology, NY.

JOEL BRYDEN, VICE PRESIDENT AND RECRUITER

Mr. Bryden has over 30 years of local government experience that he brings to the firm, having retired as Chief of Police in Walnut Creek, CA prior to joining Bob Murray & Associates in 2013.

Throughout his career, Joel has been involved in public sector consulting, with vast experience in hiring and promotional processes, as well as interviewing candidates for advancement in all aspects of local government.

Joel has a solid reputation as a leader in the public sector and his ability to find and evaluate outstanding applicants for our clients is invaluable in the search process. Since joining Bob Murray & Associates, Joel has conducted over 100 recruitments in a broad range of sectors including police, fire, building, planning, city management, and general management. He is often called upon to recruit specialized or difficult-to-fill positions, such as Independent Police Auditor.

Mr. Bryden is a graduate of the FBI National Academy and obtained his Bachelor of Arts Degree in Communication from San Diego State University. He is currently based in Walnut Creek, CA.

YASMIN BEERS, SENIOR EXECUTIVE RECRUITER

Yasmin Beers brings over 33 years of municipal government experience to Bob Murray and Associates. Yasmin retired as the City Manager for Glendale with a population of over 200,000. She served as Chief Executive Officer overseeing close to 2,000 employees serving in Police, Fire, Public Works, Parks, Community Development, Library Arts & Culture, Innovation Performance & Audit, and Water & Power to name a few.

Yasmin's three decades of experience in public service brings extensive background in public sector finance, human resources management, contract negotiations, strategic planning & organizational leadership, policy development, emergency response & planning, team building and performance improvement. Throughout her career, Yasmin has had a great deal of experience in recruiting, selecting and hiring employees for executive and management level positions with a focus on the organizational needs and culture.

Yasmin currently serves on the Glendale Adventist Medical Center's Civic Advisory Board and the Advisory Board for Village Christian School. Yasmin is a past member of Soroptimist International of Glendale where she served as President in 1999/2000. She is a past board member of Glendale Healthy Kids, Salvation Army and the American Red Cross. In 2011 the Glendale Chamber of Commerce recognized Yasmin as Woman of the Year; in 2013 she was the recipient of The Armenian American Woman of Excellence Award; in 2014 Yasmin was recognized by the Glendale Educational Foundation for her distinguished service and philanthropic efforts; in 2015, YWCA awarded Yasmin with the Heart & Excellence Award; in 2017, she was recognized by Business Life Magazine as a Women Achiever; and in 2018 the California State Senate recognized Yasmin as one of the Woman of the Year, each a tribute to her core values that represent her civic responsibilities, volunteerism and community service.

Yasmin has a Bachelor of Arts degree in Political Science from California State University, Northridge and a Master's degree in Organizational Leadership from Woodbury University.

CARMEN VALDEZ, SENIOR EXECUTIVE RECRUITER

Carmen Valdez provides executive recruitment and human resource services to municipal government agencies and non-profits. She has more than 25 years' experience in team-building, executive search, general human resources, classification and compensation, testing, policy

development, performance management, organizational development, discipline, and other employee relations activities.

Carmen has most recently been consulting with Municipal Resource Group, prior to which she spent over 30 years with the City of Milpitas, a Silicon Valley city of 70,000 residents. In this capacity, she was responsible for collective bargaining, PEPRA and Affordable Care Act implementation, modernizing Human Resource services to improve efficiencies and reduce costs, revamping the Workers Compensation service delivery and completing a City-wide strategic plan. Carmen also spent almost 2 years as the Director of Recreation Services.

In addition to her significant experience in the public sector, Carmen earned a Bachelor of Arts degree in Business from University of Phoenix. She is also a member of Local Government Hispanic Network and League of Women in Government. She is an avid runner and enjoys giving back to her community.

ADELE FRESÉ, SENIOR EXECUTIVE RECRUITER

Adele Fresé brings 27 years of local government experience to Bob Murray & Associates, having retired as Chief of Police in Salinas, CA prior to joining the firm in 2021. Adele began her public service career in 1985 as an active-duty member of the United States Marine Corps before serving the City of Corpus Christi for 20 years.

Adele has extensive experience in hiring and promotional processes, as well as interviewing candidates for advancement in all aspects of local government.

During her 7 years as a Chief of Police, Adele exercised strong leadership and implemented monumental changes leading to the diversification of her agency's sworn staff. Adele's commitment to collaboration with the public and law enforcement agencies earned her the Partner of the Year Award from Homeland Security Investigations, and her Department the Community Policing Award from the Community Policing Institute of California.

Adele received her Bachelor of Science degree in Criminal Justice Administration from California State University at Hayward, and a minor degree in Sociology. She earned a Master of Science in Public Safety, completed the Senior Executives in State and Local Government program at the Harvard Kennedy School, and PERF's Senior Management Institute for Police. She is a Texas Certified Public Manager.

BRYAN HILL, SENIOR EXECUTIVE RECRUITER

Chief Bryan Hill (ret.) spent over 30 years serving as a public safety leader in the San Francisco Bay Area. During his career, he worked for three appreciably different East Bay cities and developed and led several regional programs providing him a broad perspective of local government. Much of Bryan's career was spent working in a wide variety of leadership and executive level roles. As a police chief and city department head he was known for a progressive and principled leadership approach.

Throughout his career, Bryan emphasized community engagement. As a municipal government executive, he was dedicated to establishing lasting community partnerships, building strong teams, and continues to participate in leadership development.

Bryan received the California Police Officer's Association Award of Distinction for his efforts in developing regional partnerships that increased efficiencies, professionalism and service to the community. Bryan received his Bachelor of Arts degree in Social Science from California State University, Sacramento and he earned a Master of Science in Organizational Leadership. He is a graduate of the FBI National Academy and holds a California POST Executive Certificate.

STACEY STEVENSON, SENIOR EXECUTIVE RECRUITER

In Ms. Stevenson's 32 years of service in municipal government, she worked for the California cities of San Diego, National City, and Murrieta. Ms. Stevenson began her professional career in City of San Diego as a Personnel Analyst and went on to work in the Personnel, Metropolitan Wastewater, Engineering, and Contracting departments; as well as the City Manager's office, progressing from Analyst to Deputy Director. She also assumed special projects such as the creation and opening of the City's neighborhood service centers and Liaison to the City Council.

From San Diego she joined the City of National City where she served as the Director of Human Resources, the Director of Administrative Services, and Deputy City Manager. She oversaw Community Services, Finance, Human Resources, and Information Technology; and managed special projects such as the balloting and passage of the City's local sales tax and the implementation of a new payroll module.

In the City of Murrieta, Ms. Stevenson served as Administrative Services Director and Deputy City Manager, again overseeing Community Services, Finance, Human Resources and Information Technology and managing special projects. Ms. Stevenson has also served as a commissioner on both the Child Care and Civil Service Commissions for the City of Chula Vista.

Ms. Stevenson holds a Bachelor's degree in Industrial Organizational Psychology as well as a Master of Business Administration degree with an emphasis in Human Resource Management.

DEANNA CANTRELL, EXECUTIVE RECRUITER

Deanna Cantrell brings 28 years of municipal government passion and experience to Bob Murray & Associates as an executive recruiter. Deanna is recognized as a prominent driver of public safety leadership, innovative and evidence-based problem solving, advancing trust and community building, and developing leaders. She has a proven record for exceptional communication, talented public speaking, forward thinking policing, strategic planning, staff development, mentoring, and coaching.

Deanna was the Chief of Police for the City of Fairfield, California for over two years. Prior to that, Deanna served almost five years as the Chief of Police in San Luis Obispo (SLO) California, and over 21 years with the Mesa, Arizona Police Department where she moved through the ranks from Officer to Assistant Chief.

Deanna has built a deep-rooted history of building trust with the community, improving employee health and wellness, and advancing meaningful police transformation. Deanna has developed numerous testing processes, has assisted in over 20 executive recruitments, and is gifted in mentoring, coaching and recognizing and developing talent. She served for four years as the Co-Chair for the California Women Leaders in Law Enforcement (WLLE) and is the WLLE Foundation Board President, also chairing the mentoring committee. Deanna served for six years on the California Police Chiefs Association Board. She is currently an Executive Fellow for the National Policing Institute and is on the Board for Police2Peace. In 2018 Deanna was selected as the 24th District, California Congressional Woman of the year, and in 2022, Women Leaders in Law Enforcement established the Deanna Cantrell Exceptional Leadership award.

Deanna holds a Bachelor of Science in Education and a Master of Administration from Northern Arizona University. She has an Executive Development Certificate from CA POST, teaches Advancing Ethical Leadership for CA POST through Cal State Long Beach, and is a graduate of Northwestern University Police Staff and Command School where she is also an adjunct faculty member, teaching policy, executive image, strategic planning, internal conflict.

Deanna enjoys the arts, playing the guitar, golfing, and growing future leaders.

JON LEWIS, EXECUTIVE RECRUITER

Jon Lewis brings over 30 years of municipal government experience to Bob Murray and Associates. Jon began his career in public service in 1991 with the City of Newport Beach, an iconic coastal community of 53 square miles in Southern California. After successfully working his way through the ranks of the Police Department, he honorably retired in December of 2022 after serving as the Chief of Police for nearly seven years. Jon is known for his commitment to selfless service, ethical leadership and maintaining longstanding community partnerships. During his tenure as Chief of Police, the Newport Beach Police Department achieved reduction in crime to historic lows through effective, data-driven community policing strategies as well as excellence in emergency response and 911 call answer times.

Jon graduated with honors from California State University Long Beach with a Bachelor of Science degree in Criminal Justice and Speech Communication, and holds a Master of Arts degree in Criminal Justice from Chapman University. He is a graduate of several advanced law enforcement training courses including the California Commission on Peace Officer Standards and Training Command College. Jon has authored two university-level textbooks in criminal justice and is an instructor with the Center for Criminal Justice Research and Training at California State University Long Beach.

He and his wife, Darcy, have two children and reside in Orange County.

ALEXANDRIA KOPACK, RECRUITMENT AND OPERATIONS MANAGER

Alex is the Recruitment & Operations Manager with Bob Murray & Associates, and partners closely with each executive recruiter to support both clients and candidates through the entire recruitment process. Alex offers support to the recruitment coordinators by ensuring each employee has the tools necessary for success within the firm. She also posts available positions to

job boards, schedules interviews, conducts background checks on candidates, and creates marketing materials for each search.

Alex graduated with a bachelor's degree in Business Administration from Boise State University. She has several years of experience in many different office settings and is eager to assist in the hiring process.

In her spare time, Alex enjoys spending time with her husband, family, and poodle (Theo), as well as playing tennis whenever weather allows.

Kathy Lolas, Senior Recruitment Coordinator

Kathy recently joined the Bob Murray & Associates team after eight years of retirement. She is serving as a Recruitment Coordinator and brings over 30 years of experience from the residential real estate, state government, and life coaching industries. As a Recruitment Coordinator, Kathy partners closely with executive recruiters to provide support to candidates and clients throughout the recruitment process. She assists with scheduling, conducting background checks, creating marketing materials, and posting advertisements for open recruitments.

Kathy returned to graduate school in 2015, earned her Master's degree and launched a private life-coaching practice. She is known for her outgoing personality, attention to detail and collaborative approach to successfully completing executive recruitments. In her free time, Kathy enjoys playing jazz piano, travel, boating, and playing with her poodle, "Rocky".

Stephanie Marshall, Recruitment Coordinator

Stephanie serves as a Recruitment Coordinator with Bob Murray & Associates, partnering closely with executive recruiters to support clients and candidates through the recruitment process. She assists with scheduling interviews, creating marketing materials, posting advertisements, and conducting background checks, as well as many other administrative tasks that contribute to the success of each recruitment.

Stephanie graduated with a Bachelor's degree in Anthropology and earned a Paralegal certification from the University of California, Davis. She's worked in various offices before her time at Bob Murray & Associates and is excited to assist in the hiring process.

During her free time, Stephanie enjoys spending time with family, reading high fantasy novels, and being out on the water.

Gini Herndon, Contracts Administrator/Bookkeeper

Ms. Gini Herndon is the Contracts Administrator/Bookkeeper at Bob Murray & Associates. Ms. Herndon is the first point of contact at Bob Murray & Associates and has an extensive administrative background in business law.

Ms. Herndon is known for her collaborative approach as she works closely with our internal team and clients to ensure a successful search. As a first point of contact, Ms. Herndon is highly professional and maintains a high level of confidentiality and sensitivity.

CORPORATION

Bob Murray & Associates was founded in May 2000 and operated under the corporation name MBN Services, Inc. until June 2014; our new corporation name is GVP Ventures, Inc., incorporated in California in 2014. Contact information for the corporation and the firm is as follows:

GVP Ventures, Inc. OR Bob Murray & Associates
1544 Eureka Road, Ste. 280
Roseville, CA 95661
(916) 784-9080
apply@bobmurrayassoc.com

Our corporation and firm are financially sound (and have been so since 2000), with documentation from our accountant available to your organization prior to final execution of a professional service agreement. We have never been involved in any litigation, aside from our personnel serving as expert witnesses when called to do so.

PROFESSIONAL ASSOCIATIONS

Our firm, represented by either our President or our Executive Vice President, are involved in the following organizations to remain engaged with current and future issues relevant to the work we conduct on behalf of clients like City of Winters:

- California Special Districts Association – *Member*
- California City Management Foundation (CCMF) – *Member*
- International City/County Management Association (ICMA) – *Member*
- League of California Cities – *League Partner*
- League of Women in Government – *Sponsor/Member*
- Municipal Management Association of Northern California (MMANC) –*Sponsor/Member*
- Municipal Management Association of Southern California (MMASC) –*Sponsor/Member*
- National Forum for Black Public Administrators (NFBPA) – *Committee member for Marketing and Branding*

Members of our leadership team not only attend events sponsored by these associations but are also frequently called upon to serve as panel members and to provide specialized lectures regarding industry-specific issues.

Recent and upcoming speaking engagements and trainings provided by our staff include:

- "Role of the Chief" class, presented by Joel Bryden on behalf of the California Police Chiefs Association
- Organization of Latino Affairs invited speaker, Valerie Phillips for Hispanic Heritage Month; and
- "The Next Step on Your Career Ladder: A Rung Up or a Missed Step? What City Managers are Seeking to Create a Dream Team," Bob Murray & Associates is a leading participant on the MMANC 2019 Conference Panel

REFERENCES

Clients and candidates are the best testament to our ability to conduct quality searches. Clients for whom Bob Murray & Associates has recently conducted similar searches are listed below:

CLIENT:	City of Auburn, CA
POSITION:	City Manager
REFERENCE:	Ms. Joan Phillipe, Interim City Manager (916) 616-9615
CLIENT:	City of Downey, CA
POSITION:	City Manager
REFERENCE:	Mr. James McQueen, Director of Human Resources (562) 904-7292 Mr. Mark Scott, Interim City Manager (760) 574-9562
CLIENT:	City of Rio Vista
POSITION:	City Manager
REFERENCE:	Mr. Ron Kott, Mayor (707) 374-6451

We appreciate the City of Winters's consideration of our proposal and look forward to working with you.

BOB MURRAY & ASSOCIATES
EXPERTS IN EXECUTIVE SEARCH

CITY COUNCIL STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: June 6, 2023

FROM: Cathy Mathews, Director of Administrative Services

THROUGH: Kathleen Salguero Trepa

SUBJECT: Public Hearing and Resolution No. 2023-37 to Adjust Development Impact Fees for General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water, Drainage, and Transportation Improvements

---

RECOMMENDATION:

1. Hold a Public Hearing regarding the authorized adjustment for Development Impact Fees effective July 1, 2023.
2. Approve Resolution 2022-37 Implementing the Authorized Adjustments for Development Impact Fees related to General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water, Drainage, and Transportation Improvements

BACKGROUND:

On April 20, 2021, the City Council held a public hearing and approved Resolution 2021-20 implementing Capital Improvement Facilities Fees for General Government, Fire, Parks and Recreation, Public Safety, Wastewater, Water and Transportation Improvements.

Section 3 of Resolution 2021-20 provides that each fee imposed by Resolution 2021-20 shall be adjusted automatically on July 1 of each year, beginning July 1, 2022, by a percentage equal to the rise in the Engineer News-Record construction cost index for the preceding twelve months, as measured in December.

DISCUSSION

According to the Engineer News-Record Construction Cost Index, the increase

in costs from December 2021 to December 2022 was 5.3%. Consistent with Resolution 2021-20, staff recommends that the City Council adopt Resolution 2023-37 implementing a 5.3% increase to all the Development Impact Fees, effective July 1, 2023.

If approved, the amount of aggregate increase for all development impact fees is:

- $1,276.94 per unit for RR and R-1;
- $1,122.84 per unit for R-2;
- $947.48 per unit for R-3; and
- $867.76 per unit for R-4.

FISCAL IMPACT:

Development Impact Fees are increased so that revenue collection stays aligned with estimated construction costs for the capital projects that are specified in the 2018 Development Impact Fee Nexus Study. If fees are not increased to maintain pace with cost increases, the City would potentially collect insufficient revenue to fully fund the construction of capital improvements needed to accommodate population growth.

ATTACHMENTS:

1. Resolution 2023-37
2. Comparison of Impact Fees adopted by Resolution 2022-32 and Proposed by Resolution 2023-37

RESOLUTION No. 2023-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS IMPLEMENTING THE AUTHORIZED ADJUSTMENTS FOR CAPITAL IMPROVEMENT FACILITIES FEES FOR GENERAL GOVERNMENT, FIRE, PARKS AND RECREATION, PUBLIC SAFETY, WASTEWATER, WATER, DRAINAGE, AND TRANSPORTATION IMPROVEMENTS

WHEREAS, in May 1992, the City of Winters (hereinafter also referred to as "City") adopted the City of Winters General Plan which includes a general description of the location, capacity, and types of capital improvements planned for the City at a build out population of approximately 12,500; and

WHEREAS, the City of Winters Ordinance 92-06 established a facility fee program (development impact fee) for all new development projects; and

WHEREAS, Ordinance 92-06 authorizes the City Council to revise the fees by resolution; and

WHEREAS, the City Council wishes to ensure that new development within the City mitigates its impacts on the following public facilities:

General Government
Fire
Parks and Recreation
Public Safety
Wastewater
Water
Drainage
Transportation Improvements

WHEREAS, the City of Winters desires to update the capital improvement facilities fees to pay for the cost of public facilities to serve new development, consistent with the goals and policies of the General Plan; and

WHEREAS, it is the City's policy that future new development should pay its fair share of public facilities and services in accordance with good fiscal management as determined by the City Council, including the current costs for providing the facilities in direct proportion to the demand for these facilities generated by new development; and

WHEREAS, on November 6, 2018, the City Council held a duly noticed public hearing on proposed development impact fees with an opportunity for the public to be heard, pursuant to the provisions of Government Code sections 66016—66018, and adopted Resolution 2018-59 approving a facilities fee schedule for new development; and

WHEREAS, Resolution 2021-20 authorized that each development impact fee in that resolution be adjusted automatically on July 1 of each year beginning July 1, 2022 by a percentage equal to the rise in the Engineer News-Record construction cost index for the preceding twelve months, as measured in December; and

WHEREAS, in order to protect the health, safety and welfare of the community and to ensure that adequate public facilities are provided for the residents of the City of Winters, implementation of the adjustment to the impact fees approved by Resolution 2021-20 is necessary; and

WHEREAS, the City has made available to the public at least ten days prior to its public hearing, data supporting the fee adjustments, and notice of this hearing has been mailed to all interested persons that have requested such notice at least 14 days prior to the date of this hearing; and

WHEREAS, the City Council called an informational public hearing for June 6, 2023, for the purpose of receiving public comments to the proposed fee adjustments. Notice of the public hearing was given by publication in a newspaper of general circulation within the City once a week for two weeks commencing at least 10 days prior to the public hearing, with at least 5 days intervening between the first and last publication. On June 6, 2023, at the time and place set for the public hearing, the City Council heard and considered all oral and written presentations and comments made regarding the proposed fee adjustments; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WINTERS HEREBY FINDS, DETERMINES, RESOLVES, AND ORDERS AS FOLLOWS:

Section 1 The foregoing recitals, and each of them, are true and correct.

Section 2 The City Council hereby adjusts the development impact fee increases authorized in Resolution 2021-20 as set forth in the 2023 Impact Fee Schedule attached hereto as Exhibit "A," beginning July 1, 2023. The impact fees implemented by this Resolution shall supersede any prior fees or charges imposed by resolution or otherwise by the City Council, to the extent such prior fees or charges conflict herewith.

PASSED, APPROVED, and ADOPTED by the City Council of the City of Winters at a meeting duly held on the 6th day of June 2023.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Bill Biasi, Mayor

ATTEST:

_____
Kathleen Salguero Trepa, City Clerk

EXHIBIT A

City of Winters
Impact Fees Effective July 1, 2023
Resolution 2023-37

Residential Fee per Unit							Non-Residential Fee per Building Square Foot						Per Room
	RR	R1	R2	R3	R4								
	Rual	Low Density	Medium Density	Medium High Density	High Density	Accessory Dwelling	Neighborhood Commercial	Highway Service Commercial	Central Business District	Office	Light Industrial	Heavy Industrial	Hotel
Water	5,222.26	5,222.26	4,272.75	3,323.25	2,848.50	1,720.98	1.33	1.33	1.33	1.71	1.24	1.24	2,183.86
Sewer	3,816.61	3,816.61	3,286.53	2,650.42	2,332.37	1,409.15	1.27	1.27	1.27	1.44	1.31	1.38	1,698.74
Transportation	3,674.09	3,674.09	3,674.09	2,566.72	2,566.72	case by case	4.53	4.98	2.12	0.96	0.59	0.32	582.33
Parks	7,109.10	7,109.10	6,220.46	5,776.15	5,331.82	3,221.31	3.40	3.40	5.95	4.76	1.70	1.41	396.71
Public Safety	1,137.43	1,137.43	995.25	924.16	853.06	515.39	0.55	0.55	0.95	0.77	0.27	0.23	63.47
Fire	2,302.14	2,302.14	2,014.38	1,870.48	1,726.61	1,043.16	1.10	1.10	1.92	1.54	0.55	0.46	128.47
General	1,926.17	1,926.17	1,685.39	1,565.01	1,444.62	872.79	0.92	0.92	1.61	1.28	0.46	0.37	107.47
Monitoring Fee	182.42	182.42	159.61	148.21	136.82	82.66	0.08	0.08	0.16	0.11	0.05	0.03	10.18
Total per unit	25,370.22	25,370.22	22,308.46	18,824.41	17,240.53	8,865.43	13.19	13.64	15.31	12.57	6.15	5.43	5,171.23

City of Winters

Impact Fees Effective July 1, 2022

Resolution 2022-32

	Residential Fee per Unit						Non-Residential Fee per Building Square Foot						Per Room
	RR	R1	R2	R3	R4								
	Rual	Low Density	Medium Density	Medium High Density	High Density	Accessory Dwelling	Neighborhood Commercial	Highway Service Commercial	Central Business District	Office	Light Industrial	Heavy Industrial	Hotel
Water	4,959.41	4,959.41	4,057.69	3,155.99	2,705.13	1,634.36	1.26	1.26	1.27	1.62	1.18	1.18	2,073.94
Sewer	3,624.51	3,624.51	3,121.11	2,517.02	2,214.98	1,338.22	1.21	1.21	1.21	1.37	1.24	1.31	1,613.24
Transportation	3,489.17	3,489.17	3,489.17	2,437.53	2,437.53	case by case	4.31	4.73	2.01	0.91	0.56	0.30	553.02
Parks	6,751.29	6,751.29	5,907.37	5,485.42	5,063.46	3,059.17	3.23	3.23	5.65	4.52	1.61	1.34	376.74
Public Safety	1,080.18	1,080.18	945.15	877.64	810.13	489.45	0.52	0.52	0.90	0.73	0.26	0.21	60.27
Fire	2,186.27	2,186.27	1,912.99	1,776.34	1,639.71	990.66	1.05	1.05	1.83	1.46	0.52	0.44	122.00
General	1,829.22	1,829.22	1,600.56	1,486.24	1,371.91	828.86	0.88	0.88	1.53	1.22	0.44	0.35	102.06
Monitoring Fee	173.24	173.24	151.58	140.75	129.93	78.50	0.07	0.07	0.15	0.11	0.04	0.03	9.67
Total per unit	24,093.28	24,093.28	21,185.62	17,876.93	16,372.78	8,419.22	12.52	12.95	14.54	11.94	5.84	5.16	4,910.95

City of Winters

Impact Fees Effective July 1, 2023

Resolution 2023-37

	Residential Fee per Unit						Non-Residential Fee per Building Square Foot						Per Room
	RR	R1	R2	R3	R4								
	Rual	Low Density	Medium Density	Medium High Density	High Density	Accessory Dwelling	Neighborhood Commercial	Highway Service Commercial	Central Business District	Office	Light Industrial	Heavy Industrial	Hotel
Water	5,222.26	5,222.26	4,272.75	3,323.25	2,848.50	1,720.98	1.33	1.33	1.33	1.71	1.24	1.24	2,183.86
Sewer	3,816.61	3,816.61	3,286.53	2,650.42	2,332.37	1,409.15	1.27	1.27	1.27	1.44	1.31	1.38	1,698.74
Transportation	3,674.09	3,674.09	3,674.09	2,566.72	2,566.72	case by case	4.53	4.98	2.12	0.96	0.59	0.32	582.33
Parks	7,109.10	7,109.10	6,220.46	5,776.15	5,331.82	3,221.31	3.40	3.40	5.95	4.76	1.70	1.41	396.71
Public Safety	1,137.43	1,137.43	995.25	924.16	853.06	515.39	0.55	0.55	0.95	0.77	0.27	0.23	63.47
Fire	2,302.14	2,302.14	2,014.38	1,870.48	1,726.61	1,043.16	1.10	1.10	1.92	1.54	0.55	0.46	128.47
General	1,926.17	1,926.17	1,685.39	1,565.01	1,444.62	872.79	0.92	0.92	1.61	1.28	0.46	0.37	107.47
Monitoring Fee	182.42	182.42	159.61	148.21	136.82	82.66	0.08	0.08	0.16	0.11	0.05	0.03	10.18
Total per unit	25,370.22	25,370.22	22,308.46	18,824.41	17,240.53	8,865.43	13.19	13.64	15.31	12.57	6.15	5.43	5,171.23
Increase	$ 1,276.94	$ 1,276.94	$ 1,122.84	$ 947.48	$ 867.76	$ 446.22	$ 0.66	$ 0.69	$ 0.77	$ 0.63	$ 0.31	$ 0.27	$ 260.28

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members

DATE: June 6, 2023

FROM: Cathy Mathews, Director of Administrative Services

THROUGH: Kathleen Salguero Trepa, City Manager

SUBJECT: Resolution 2023-38 Confirming an Assessment Diagram and Assessment and Providing for the FY 2023-24 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments

.

RECOMMENDATION:

Staff recommends the City Council take the following actions.

1. Hold a Public Hearing for input on the Levy of Assessments for the City-Wide Maintenance Assessment District.
2. Adopt Resolution 2023-38 Confirming an Assessment Diagram and Assessment and Providing for the FY 2023-24 City of Winters City-Wide Maintenance Assessment District Annual Levy of Assessments.

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 City Council must comply with provisions of the Landscaping and Lighting Act of 1972, Part 2 of Division 15 pf the Streets and Highways Code of California, beginning with Section 22500 (hereinafter referred to as the "Act") for each fiscal year that an assessment is levied and collected within the District. The District's boundaries are co-terminus with the City's boundaries.
The first step in levying an annual assessment is to adopt a resolution initiating the assessment proceedings and to order an engineer to prepare and file a report (the "Engineer's Report"). This step was completed with the adoption of Resolution 2023-23 at the April 18, 2023, City Council Meeting. The City retained Willdan Financial Services as the Engineer to prepare the Engineer's Report and file it with the City Clerk in accordance with Streets and Highways Code Section 22623.

The second step is to approve the Engineer's Report and a resolution of Intention to levy and collect the annual assessment and setting the time and place for a public hearing on

the matter. These actions were taken at the May 16, 2023, City Council Meeting with the adoption of Resolutions 2023-32 and 2023-33.

The third and final step of the process is to hold a public hearing and adopt a resolution confirming the assessment diagram (the map of the District) and assessment, and providing for the levy of the assessment. This final step is what is before you for consideration this evening.

While holding the public hearing, all interested parties shall be afforded the opportunity to hear and be heard at the public hearing. The City Council shall consider all oral statements and all written protests made or filed. Any interested person may file a written protest for the levy of an annual assessment with the City Clerk before the close of the public hearing. If a majority protest has been filed, the assessment cannot be adopted. If a majority protest has not been filed, the City Council may adopt a resolution confirming the assessment diagram (map) of the boundaries and providing for the annual levy assessments to be presented to the City Council for approval.

DISCUSSION:

The City anticipates receiving approximately $241,457.50 in revenues from the City-Wide Maintenance Assessment District. The total cost of maintenance in the District for FY 23-24 will well exceed this amount. Estimated expenditures are $433,149. The balance will be covered by any available fund balance in this fund and a transfer from the General Fund to subsidize the District's operation. Incorporated into the FY 23-24 budget is the added costs for maintaining Three Oaks Park. The assessment was established in 1997 by voter approval and the amount is $82.50 per residential unit and $26.24 per non-residential unit. The assessment was adopted as a fixed amount, with no escalation factor, and has not changed since it was approved.

The assessments must be adopted prior to August 10, 2023, which is the final day to file the assessment with Yolo County for inclusion on the 2023-2024 property tax bills.

ALTERNATIVES:

None without further impacting the General Fund.

FISCAL IMPACT:

The assessment district will fund approximately $241,457.50. A transfer from the General Fund will be necessary to fully fund assessment district costs, which has been included in the FY 23-24 operating budget.

ATTACHMENT:

1. Resolution 2023-38
2. City-Wide Maintenance Assessment District 2023/2024 Report
3. Boundary Map

RESOLUTION NO. 2023-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA CONFIRMING AN ASSESSMENT DIAGRAM AND ASSESSMENT AND PROVIDING FOR THE FY 2023-24 CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT ANNUAL LEVY OF ASSESSMENTS

WHEREAS, the City Council of the City of Winters, has initiated proceedings for the annual levy of the assessments for a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the California Streets and Highways Code, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT** ("District"); and

WHEREAS, the City Council has ordered the preparation of an Engineer's Report ("Report"), which has been filed with the City Council pursuant to the Law for its consideration and subsequently thereto, this City Council did adopt its Resolution of Intention to levy and collect assessments for Fiscal Year 2023-24 relating to the District, and further did proceed to give notice of the time and place for a public hearing on all matters relating to said annual levy of the proposed assessment in accordance with the Law; and

WHEREAS, no changes are proposed to the District; and

WHEREAS, at this time this City Council has heard all testimony and evidence and is desirous of proceeding with said annual levy of assessments for the District.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Winters, California;

SECTION 1. That the above recitals are all true and correct.

SECTION 2. That this City Council hereby confirms the assessment diagram and assessment as submitted and orders the annual levy of the assessment for maintenance of improvements for Fiscal Year 2023-24 for the District and in the amounts as set forth in the Report and as referred to in the Resolution of Intention as previously adopted relating to said annual assessment levy.

SECTION 3. That the assessment diagram and assessment for maintenance of improvements as set forth and contained in said Report are hereby confirmed and adopted by this City Council.

SECTION 4. That the adoption of this Resolution constitutes the levy of the assessment for the Fiscal Year 2023-24.

SECTION 5. That the estimates of costs, the assessment diagram, the assessments, and all other matters as set forth in the Report, pursuant to the Law, as submitted, are hereby approved, adopted, and confirmed by this City Council.

SECTION 6. That the maintenance of improvements contemplated by the Resolution of Intention shall be performed pursuant to law and the County of Yolo Auditor-Controller shall enter on the County of Yolo Assessment Roll the amount of the assessment and said assessment shall then be collected at the same time and in the same manner as the County taxes are collected. After collection by the County of Yolo, the net amount of the assessment shall be paid to the Director of Administrative Services of said City.

SECTION 7. That the Director of Administrative Services has established a special fund known as the **CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT** into which the Director of Financial Management shall place all monies collected by the County of Yolo Tax Auditor-Controller pursuant to the provisions of this Resolution and Law and said transfer shall be accomplished as soon as said monies have been made available to said Director of Administrative Services.

SECTION 8. That the City Clerk is hereby ordered and directed to file or cause to be filed a certified copy of the assessment diagram and assessment roll with the County of Yolo, together with a certified copy of this Resolution upon its adoption, but not later than August 10, 2023.

SECTION 9. That a certified copy of the assessment diagram and assessment roll shall be filed in the office of the Director of Administrative Services, with a duplicate copy on file in the office of the City Clerk and open for public inspection.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Winters, California, at a regular meeting held thereof this 6th day of June 2023, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

Bill Biasi, Mayor

Kathleen Trepa, City Clerk

City of Winters

City-Wide Maintenance Assessment District

2023/2024 Engineer's Annual Levy Report

Initiation Meeting: April 18, 2023
Intent Meeting: May 16, 2023
Public Hearing: June 6, 2023

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

ENGINEER'S REPORT AFFIDAVIT

City of Winters City-Wide Maintenance Assessment 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 City-Wide Maintenance Assessment District including the boundaries, improvements, budgets and assessments to be levied for Fiscal Year 2023/2024, 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 _____, 2023.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTTENTS

Table of Contents

I. OVERVIEW 1
A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
II. DESCRIPTION OF THE DISTRICT & IMPROVEMENTS 4
A. THE DISTRICT 4
B. THE IMPROVEMENTS 4
III. METHOD OF APPORTIONMENT 6
A. GENERAL 6
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 9
IV. DISTRICT BUDGET 11
A. DESCRIPTION OF BUDGET ITEMS 11
B. DISTRICT BUDGET 14
APPENDIX A — DISTRICT BOUNDARY MAP ..... A
APPENDIX B — 2023/2024 ASSESSMENT ROLL ..... B

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 2023/2024. 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, upon completion of the Report, the engineer shall file the Report with the city clerk for submission to the City Council. The City Council may approve the Report, as filed, or it may modify and approve the Report as modified, After the City Council approves the Report, the City Council must adopt a Resolution of Intention declaring the intent to levy and collect assessments within the District for Fiscal Year 2023/2024 and set a noticed public hearing on the levy of the proposed assessment to consider all public comments and written protests regarding the proposed assessment. If a majority protest has not been filed, the City Council may adopt a resolution confirming the diagram and assessment, either as originally proposed or modified, and levy the assessment for Fiscal Year 2023/2024. 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 2023/2024. The assessments as approved will be submitted to the Yolo 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 XIII D ("Article XIII D"), 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 XIII D, 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 No. 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 XIII D 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 XIII D 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 principal 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 XIII D 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 XIII D addresses several key criteria for the levy of assessments, notably:

Article XIII D 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 XIII D 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 XIII D 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 Joint Unified School District receives a proportional benefit and has entered into a Joint Use Facilities Agreement with the City, which offsets the benefits received by the School District through the equitable use of School facilities. Therefore the School District properties have been assigned a zero assessment.

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

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

C. Assessment Methodology

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

The Equivalent Benefit Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Benefit Unit (EBU). Every other land use is typically converted to EBU’s based on an assessment formula that equates the

property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

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

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

Street Lighting & Administration

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

Levy per EBU x Parcel's EBU = Parcel's Levy Amount-Lighting & Administration

Other Budget Items

Remaining Costs / Residential EBU = Levy per Residential EBU

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

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

IV. DISTRICT BUDGET

A. Description of Budget Items

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

DIRECT COSTS:

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

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

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

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

ADMINISTRATION COSTS:

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

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

LEVY BREAKDOWN:

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

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

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

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

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

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

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

temporary loan is advanced to the District and the Beginning Reserve Fund Balance will be a negative number indicating the loan amount still outstanding.

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

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

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

B. District Budget

Fiscal Year 2023/2024 District Budget

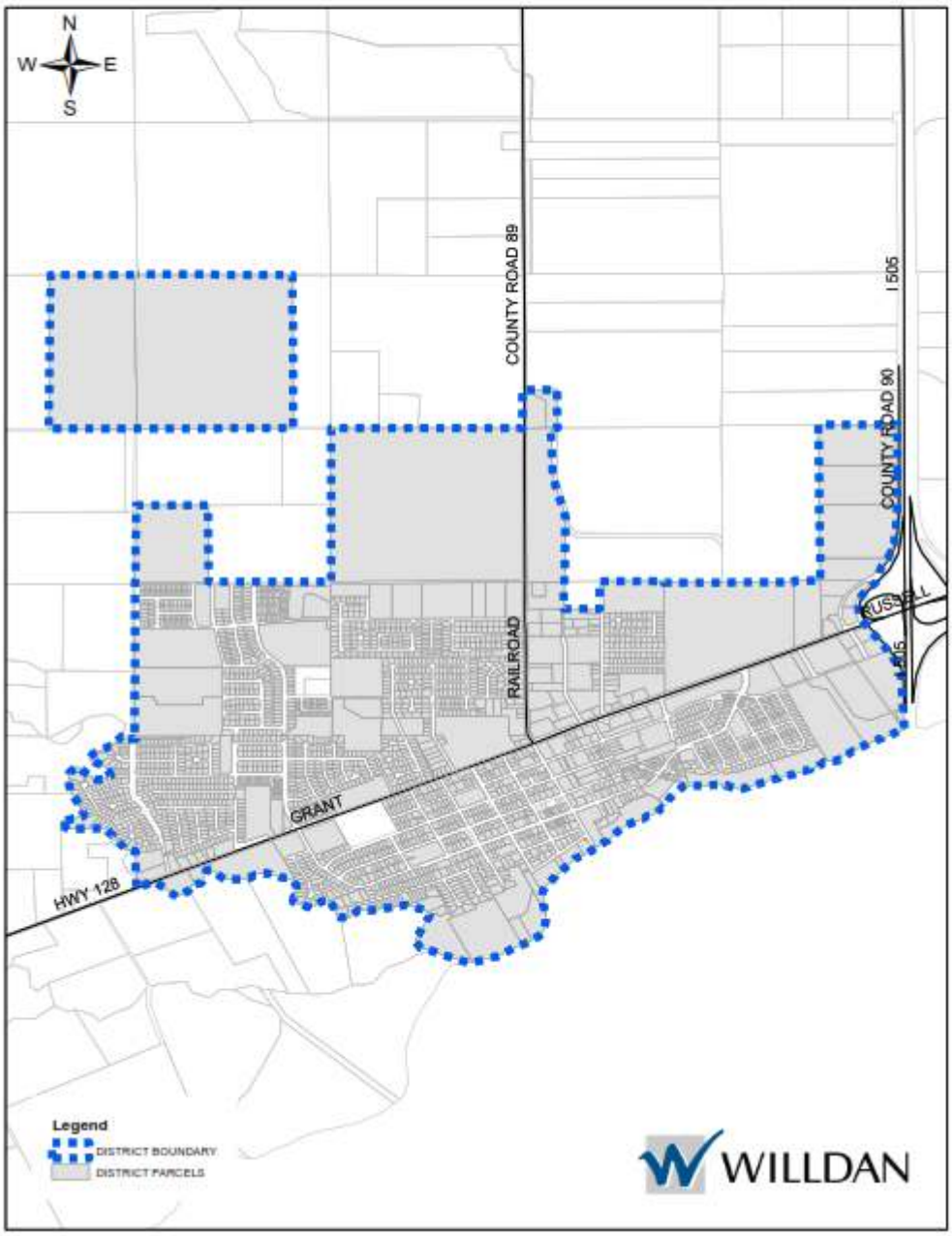
City of Winters	
City-Wide	
2023/2024	
Levy Components	**Total Budget**
DIRECT COSTS	
Park Maintenance	$248,715.00
Street Lighting	98,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	9,000.00
Curbside Landscape Maintenance	12,500.00
Bank Stabilization	0.00
TOTAL DIRECT	**$368,215.00**
ADMINISTRATION COSTS	
District Administration	$62,451.00
County Administration Fee	2,483.00
TOTAL ADMIN	**$64,934.00**
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	**$433,149.00**
Reserve Collection	$0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(191,691.50)
TOTAL ADJUSTMENTS	**($191,691.50)**
Balance to Levy (Budgeted)	**$241,457.50**
Total Revenue at Maximum Rate	**$241,458.75**
Variance above/(below) Maximum Revenue	**($1.25)**
Levy at Applied Rate	**$241,457.50**
Applied Charge	$241,457.50
DISTRICT STATISTICS	
Total Parcels	2,565
Total Residential Parcels Levied	2,358
Total Non-Residential Parcels Levied	125
Total Parcels Levied	2,483
Total Equivalent Residential Benefit Units	2,887
Total Equivalent Non-Residential Benefit Units	125
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 MAP

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.

The boundary map for the District has been previously approved and submitted to the City in the format required by the 1972 Act. The combination of the District Boundary Map and the Assessment Roll contained in Appendix B of this Report; collectively constitute the District's Assessment Diagram.

CITY OF WINTERS
CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT



APPENDIX B — 2023/2024 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 2023/24 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-142-009-000	307 EDWARDS ST	RES	1	82.50
003-142-010-000	309 EDWARDS ST	RES	1	82.50
003-142-011-000	311 EDWARDS ST	RES	1	82.50
003-142-013-000	303 EDWARDS ST	RES	2	165.00
003-142-014-000	502 3RD ST	RES	2	165.00
003-142-015-000	308 BAKER ST	RES	1	82.50
003-142-016-000	306 BAKER ST	RES	1	82.50
003-142-017-000	315 EDWARDS ST	COM	1	26.24
003-143-001-000	315 ABBEY ST	RES	1	82.50
003-143-002-000	415 4TH ST	RES	3	247.50
003-143-003-000	310 EDWARDS ST	RES	1	82.50
003-143-004-000	308 EDWARDS ST	RES	1	82.50
003-143-005-000	306 EDWARDS ST	RES	1	82.50
003-143-006-000	304 EDWARDS ST	RES	1	82.50
003-143-008-000	408 3RD ST	RES	1	82.50
003-143-009-000	400 3RD ST	RES	1	82.50
003-143-011-000	309 ABBEY ST	RES	1	82.50
003-143-012-000	311 ABBEY ST	RES	1	82.50
003-143-013-000	313 ABBEY ST	RES	1	82.50
003-143-014-000	418 3RD ST	RES	1	82.50
003-143-015-000	410 3RD ST	RES	1	82.50
003-143-016-000	307 ABBEY ST	RES	1	82.50
003-143-017-000	305 ABBEY ST	RES	1	82.50
003-144-001-000	215 BAKER ST	RES	1	82.50
003-144-003-000	210 GRANT AVE	RES	1	82.50
003-144-004-000	208 GRANT AVE	RES	12	990.00
003-144-005-000	610 2ND ST	RES	1	82.50
003-144-007-000	203 BAKER ST	RES	1	82.50
003-144-008-000	205 BAKER ST	RES	1	82.50
003-144-011-000	212 GRANT AVE	RES	1	82.50
003-144-012-000	214 GRANT AVE	RES	1	82.50
003-144-013-000	209 BAKER ST	RES	1	82.50
003-144-014-000	602 2ND ST	RES	2	165.00
003-144-015-000	600 2ND ST	RES	2	165.00
003-146-001-000	215 ABBEY ST	RES	1	82.50
003-146-002-000	218 EDWARDS ST	RES	1	82.50
003-146-003-000	216 EDWARDS ST	RES	1	82.50
003-146-004-000	214 EDWARDS ST	RES	1	82.50
003-146-005-000	212 EDWARDS ST	RES	1	82.50
003-146-007-000	204 A EDWARDS ST	RES	2	165.00
003-146-011-000	207 ABBEY ST	RES	1	82.50
003-146-012-000	209 ABBEY ST	RES	1	82.50
003-146-013-000	211 ABBEY ST	RES	1	82.50
003-146-014-000	210 EDWARDS ST	RES	2	165.00
003-146-015-000	206 EDWARDS ST	RES	1	82.50
003-146-017-000	205 ABBEY ST	RES	1	82.50
003-146-019-000	201 ABBEY ST	RES	1	82.50
003-146-020-000	203 ABBEY ST	RES	1	82.50
003-146-021-000	418 2ND ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-146-022-000	416 2ND ST	RES	1	82.50
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 #A	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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-155-004-000	416 RAILROAD AVE	COM	1	26.24
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-044-000	23 E EDWARDS ST	RES	1	82.50
003-160-047-000	7 E EDWARDS ST	COM	1	26.24
003-160-048-000	11 E EDWARDS ST	COM	1	26.24
003-160-053-000	7 E BAKER ST	COM	1	26.24
003-160-054-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-055-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-058-000	29 E ABBEY ST	RES	1	82.50
003-160-060-000	23 E ABBEY ST	RES	1	82.50
003-160-062-000	613 RAILROAD AVE	COM	1	26.24
003-160-063-000	517 RAILROAD AVE	COM	1	26.24
003-160-064-000	NO SITUS AVAILABLE	COM	1	26.24
003-160-065-000	EDWARDS ST	RES	1	82.50
003-160-066-000	28 E EDWARDS ST	RES	1	82.50
003-171-001-000	437 ABBEY ST	RES	2	165.00
003-171-002-000	438 EDWARDS ST	RES	1	82.50
003-171-003-000	436 EDWARDS ST	RES	2	165.00
003-171-004-000	434 EDWARDS ST	RES	1	82.50
003-171-005-000	432 EDWARDS ST	RES	1	82.50
003-171-006-000	430 EDWARDS ST	RES	1	82.50
003-171-009-000	418 HAVEN AVE	COM	1	26.24
003-171-010-000	419 HAVEN AVE	RES	2	165.00
003-171-011-000	421 ABBEY ST	RES	1	82.50
003-171-012-000	423 ABBEY ST	RES	1	82.50
003-171-014-000	431 ABBEY ST	RES	1	82.50
003-171-015-000	433 ABBEY ST	RES	4	330.00
003-171-016-000	435 ABBEY ST	RES	1	82.50
003-171-017-000	425 ABBEY ST	RES	1	82.50
003-171-018-000	427 ABBEY ST	RES	1	82.50
003-171-019-000	422 EDWARDS ST	RES	1	82.50
003-171-020-000	424 EDWARDS ST	RES	1	82.50
003-171-021-000	428 EDWARDS ST	RES	1	82.50
003-171-022-000	426 EDWARDS ST	RES	1	82.50
003-172-001-000	439 MAIN ST	RES	1	82.50
003-172-005-000	430 ABBEY ST	RES	1	82.50
003-172-006-000	428 ABBEY ST	RES	1	82.50
003-172-007-000	424 ABBEY ST	RES	1	82.50
003-172-008-000	422 ABBEY ST	RES	2	165.00
003-172-009-000	318 HAVEN ST	RES	1	82.50
003-172-012-000	423 MAIN ST	RES	1	82.50
003-172-013-000	427 MAIN ST	RES	1	82.50
003-172-014-000	431 MAIN ST	RES	1	82.50
003-172-015-000	433 MAIN ST	RES	1	82.50
003-172-016-000	435 MAIN ST	RES	1	82.50
003-172-017-000	437 MAIN ST	RES	1	82.50
003-172-018-000	421 MAIN ST	RES	1	82.50
003-172-019-000	432 ABBEY ST	RES	1	82.50
003-172-022-000	434 ABBEY ST	RES	1	82.50
003-172-023-000	438 ABBEY ST	RES	1	82.50
003-173-003-000	400 EDWARDS ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-173-010-000	415 ABBEY ST	RES	1	82.50
003-173-012-000	407 ABBEY ST	RES	1	82.50
003-173-013-000	409 ABBEY ST	RES	1	82.50
003-173-014-000	413 ABBEY ST	RES	1	82.50
003-173-015-000	401 ABBEY ST	RES	1	82.50
003-173-018-000	405 W ABBEY ST	RES	1	82.50
003-173-019-000	410 EDWARDS ST	RES	1	82.50
003-173-020-000	414 EDWARDS ST	RES	1	82.50
003-173-021-000	412 EDWARDS ST	RES	1	82.50
003-173-022-000	406 EDWARDS ST	RES	1	82.50
003-173-023-000	403 ABBEY ST	RES	1	82.50
003-173-024-000	404 EDWARDS ST	RES	1	82.50
003-173-025-000	417 HAVEN AVE	RES	1	82.50
003-173-026-000	416 EDWARDS ST	RES	1	82.50
003-173-027-000	ABBEY ST	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	3	247.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-182-088-000	427 RUSSELL ST	RES	1	82.50
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
003-191-007-000	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
003-191-017-000	301 MAIN ST	RES	1	82.50
003-191-018-000	300 3RD ST	RES	2	165.00
003-191-019-000	301 3RD ST	RES	1	82.50
003-191-020-000	302 ABBEY ST	RES	1	82.50
003-192-001-000	201 4TH ST	RES	1	82.50
003-192-002-000	310 MAIN ST	RES	1	82.50
003-192-003-000	308 MAIN ST	RES	1	82.50
003-192-004-000	306 MAIN ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-192-005-000	304 MAIN ST	RES	1	82.50
003-192-006-000	302 MAIN ST	RES	1	82.50
003-192-007-000	300 MAIN ST	RES	1	82.50
003-192-008-000	301 RUSSELL ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-203-001-000	48 MAIN ST	COM	1	26.24
003-203-002-000	NO SITUS AVAILABLE	COM	1	26.24
003-203-003-000	211 1ST ST	COM	1	26.24
003-203-004-000	42 MAIN ST	COM	1	26.24
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-223-002-000	305 EAST ST	RES	1	82.50
003-223-003-000	307 EAST ST	RES	1	82.50
003-223-005-000	31 E MAIN ST	RES	1	82.50
003-223-007-000	29 E MAIN ST	RES	1	82.50
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
003-230-009-000	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
003-241-002-000	105 3RD ST	RES	1	82.50
003-241-003-000	107 3RD ST	RES	2	165.00
003-241-005-000	206 RUSSELL ST	RES	1	82.50
003-241-008-000	108 2ND ST	RES	1	82.50
003-241-009-000	102 SECOND ST	RES	1	82.50
003-241-012-000	100 WOLFSKILL ST	RES	1	82.50
003-241-013-000	WOLFSKILL ST	RES	1	82.50
003-241-015-000	NO SITUS AVAILABLE	RES	1	82.50
003-241-017-000	204 RUSSELL ST	RES	1	82.50
003-241-021-000	200 WOLFSKILL ST	RES	1	82.50
003-241-022-000	102 WOLFSKILL ST	RES	1	82.50
003-241-023-000	210 RUSSELL ST	RES	5	412.50
003-241-024-000	109 3RD ST	RES	1	82.50
003-241-027-000	110 2ND ST	RES	1	82.50
003-241-029-000	202 RUSSELL ST	RES	1	82.50
003-241-030-000	102 3RD ST	RES	1	82.50
003-241-032-000	101 3RD ST	RES	1	82.50
003-241-034-000	3RD 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 1ST ST	RES	2	165.00
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	2	165.00
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-243-003-000	8 RUSSELL ST	RES	1	82.50
003-243-005-000	12 RUSSELL ST	RES	2	165.00
003-243-006-000	14 RUSSELL ST	RES	2	165.00
003-243-007-000	6 RUSSELL ST	RES	1	82.50
003-243-008-000	2 RUSSELL ST	COM	1	26.24
003-271-002-000	802 HEMENWAY ST	RES	1	82.50
003-271-008-000	804 HEMENWAY ST	RES	1	82.50
003-271-009-000	800 HEMENWAY ST	RES	2	165.00
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-272-018-000	804 APRICOT AVE	RES	1	82.50
003-272-019-000	802 APRICOT AVE	RES	1	82.50
003-272-020-000	800 APRICOT AVE	RES	1	82.50
003-273-001-000	213 ROSA AVE	RES	1	82.50
003-273-002-000	211 ROSA AVE	RES	1	82.50
003-273-003-000	209 ROSA AVE	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-281-008-000	716 HEMENWAY ST	RES	1	82.50
003-281-009-000	714 HEMENWAY ST	RES	1	82.50
003-281-010-000	712 HEMENWAY ST	RES	1	82.50
003-281-011-000	710 HEMENWAY ST	RES	1	82.50
003-281-012-000	708 HEMENWAY ST	RES	1	82.50
003-281-013-000	700 HEMENWAY ST	RES	1	82.50
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	COM	1	26.24
003-321-004-000	15 E GRANT AVE	RES	1	82.50
003-322-003-000	710 DUTTON ST	COM	1	26.24
003-322-020-000	723 RAILROAD ST	COM	1	26.24
003-322-022-000	NO SITUS AVAILABLE	COM	1	26.24
003-322-024-000	723 RAILROAD ST	COM	1	26.24
003-330-007-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	NO SITUS AVAILABLE	RES	1	82.50
003-330-016-000	807 RAILROAD AVE	COM	1	26.24
003-330-017-000	RAILROAD AVE	COM	1	26.24
003-330-018-000	DUTTON ST	COM	1	26.24
003-330-019-000	812 WALNUT LN	RES	1	82.50
003-330-020-000	810 WALNUT LN	RES	1	82.50
003-330-021-000	808 WALNUT LN	RES	1	82.50
003-330-022-000	804 WALNUT LN	RES	1	82.50
003-330-023-000	800 WALNUT LN	RES	1	82.50
003-330-024-000	NO SITUS AVAILABLE	RES	1	82.50
003-341-001-000	401 PEAR PL	RES	1	82.50
003-341-002-000	403 PEAR PL	RES	1	82.50
003-341-005-000	406 PEAR PL	RES	1	82.50
003-341-006-000	404 PEAR PL	RES	1	82.50
003-341-007-000	402 PEAR PL	RES	1	82.50
003-341-008-000	724 APRICOT AVE	RES	1	82.50
003-341-009-000	720 APRICOT AVE	RES	1	82.50
003-341-010-000	716 APRICOT AVE	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-341-011-000	403 PLUM PL	RES	1	82.50
003-341-012-000	405 PLUM PL	RES	1	82.50
003-341-013-000	407 PLUM PL	RES	1	82.50
003-341-014-000	409 PLUM PL	RES	1	82.50
003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-350-004-000	711 WALNUT LN	RES	1	82.50
003-350-005-000	709 WALNUT LN	RES	1	82.50
003-350-017-000	121 E GRANT AVE	COM	1	26.24
003-350-018-000	111 E GRANT AVE	COM	1	26.24
003-350-019-000	115 E GRANT AVE	COM	1	26.24
003-350-020-000	101 E GRANT AVE	COM	1	26.24
003-350-021-000	E GRANT AVE	COM	1	26.24
003-360-001-000	844 WALNUT LN	RES	1	82.50
003-360-002-000	842 WALNUT LN	RES	1	82.50
003-360-010-000	1035 RAILROAD AVE	COM	1	26.24
003-360-012-000	836 WALNUT LN	RES	1	82.50
003-360-013-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-014-000	NO SITUS AVAILABLE	COM	1	26.24
003-360-015-000	1029 RAILROAD AVE	COM	1	26.24
003-360-016-000	1029 RAILROAD AVE	COM	1	26.24
003-360-019-000	840 WALNUT LN	RES	1	82.50
003-360-020-000	127 CARRION CT (PRIVAT CT	RES	2	165.00
003-360-021-000	125 CARRION CT	RES	1	82.50
003-360-022-000	126 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-023-000	128 CARRION CT (PRIVAT CT	RES	1	82.50
003-360-027-000	955 RAILROAD AVE	RES	74	6,105.00
003-370-006-000	400 MORGAN ST	RES	38	3,135.00
003-370-023-000	509 EAST ST	RES	1	82.50
003-370-024-000	507 EAST ST	RES	1	82.50
003-370-025-000	505 EAST ST	COM	1	26.24
003-370-026-000	511 EAST ST	RES	1	82.50
003-370-027-000	180-188 E GRANT AVE	COM	1	26.24
003-370-032-000	405 EAST ST	RES	1	82.50
003-370-033-000	403 EAST ST	RES	1	82.50
003-370-034-000	116 E BAKER ST	RES	44	3,630.00
003-370-038-000	110 E BAKER ST	RES	34	2,805.00
003-370-039-000	501 EAST ST	RES	1	82.50
003-370-042-000	176 E GRANT AVE	COM	1	26.24
003-370-044-000	168 E GRANT AVE	COM	1	26.24
003-370-048-000	NO SITUS AVAILABLE	RES	63	5,197.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-380-015-000	316 RUSSELL ST	RES	1	82.50
003-380-016-000	129 RIVERVIEW CT	RES	1	82.50
003-380-017-000	125 RIVERVIEW CT	RES	1	82.50
003-380-018-000	121 RIVERVIEW CT	RES	1	82.50
003-380-019-000	117 RIVERVIEW CT	RES	1	82.50
003-380-020-000	113 RIVERVIEW CT	RES	1	82.50
003-380-021-000	109 RIVERVIEW CT	RES	1	82.50
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
003-392-002-000	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
003-392-018-000	736 HEMENWAY ST	RES	1	82.50
003-392-019-000	726 HEMENWAY ST	RES	1	82.50
003-392-020-000	724 HEMENWAY ST	RES	1	82.50
003-392-021-000	722 HEMENWAY ST	RES	1	82.50
003-392-022-000	720 HEMENWAY ST	RES	1	82.50
003-392-023-000	NO SITUS AVAILABLE	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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-393-006-000	206 ANDERSON AVE	RES	1	82.50
003-393-007-000	734 MERMOD PL	RES	1	82.50
003-393-008-000	732 MERMOD PL	RES	1	82.50
003-393-009-000	207 MERMOD RD	RES	1	82.50
003-393-010-000	209 MERMOD RD	RES	1	82.50
003-393-011-000	211 MERMOD RD	RES	1	82.50
003-393-012-000	213 MERMOD RD	RES	1	82.50
003-394-001-000	113 MERMOD RD	RES	1	82.50
003-394-002-000	114 ANDERSON AVE	RES	1	82.50
003-395-001-000	729 HEMENWAY ST	RES	1	82.50
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-402-024-000	418 DRY CREEK LN	RES	1	82.50
003-403-001-000	508 MAIN ST	RES	1	82.50
003-403-002-000	504 MAIN ST	RES	1	82.50
003-403-003-000	500 MAIN ST	RES	1	82.50
003-403-004-000	488 MAIN ST	RES	1	82.50
003-403-005-000	484 MAIN ST	RES	1	82.50
003-403-006-000	480 MAIN ST	RES	1	82.50
003-403-007-000	476 MAIN ST	RES	1	82.50
003-403-008-000	472 MAIN ST	RES	1	82.50
003-403-009-000	501 ABBEY ST	RES	1	82.50
003-403-010-000	503 ABBEY ST	RES	1	82.50
003-403-011-000	505 ABBEY ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-410-005-000	808 CARRION CIR	RES	1	82.50
003-410-006-000	810 CARRION CIR	RES	1	82.50
003-410-007-000	812 CARRION CIR	RES	1	82.50
003-410-008-000	22 PRISCILLA CT	RES	1	82.50
003-410-009-000	20 PRISCILLA CT	RES	1	82.50
003-410-010-000	19 PRISCILLA CT	RES	1	82.50
003-410-011-000	17 PRISCILLA CT	RES	1	82.50
003-410-012-000	15 PRISCILLA CT	RES	1	82.50
003-410-013-000	816 CARRION CIR	RES	1	82.50
003-410-014-000	818 CARRION CIR	RES	1	82.50
003-410-015-000	820 CARRION CIR	RES	1	82.50
003-410-016-000	820 RAILROAD AVE	COM	1	26.24
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-422-001-000	1001 HEMENWAY ST	RES	1	82.50
003-422-002-000	1003 HEMENWAY ST	RES	1	82.50
003-422-003-000	1005 HEMENWAY ST	RES	1	82.50
003-422-004-000	1007 HEMENWAY ST	RES	1	82.50
003-422-005-000	1009 HEMENWAY ST	RES	1	82.50
003-422-006-000	1011 HEMENWAY ST	RES	1	82.50
003-422-007-000	1013 HEMENWAY ST	RES	1	82.50
003-422-008-000	1015 HEMENWAY ST	RES	1	82.50
003-422-009-000	1017 HEMENWAY ST	RES	1	82.50
003-422-010-000	1019 HEMENWAY ST	RES	1	82.50
003-422-011-000	1021 HEMENWAY ST	RES	1	82.50
003-422-012-000	1204 ALMERIA AVE	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-424-004-000	114 MARTINEZ WAY	RES	1	82.50
003-424-005-000	112 MARTINEZ WAY	RES	1	82.50
003-424-006-000	110 MARTINEZ WAY	RES	1	82.50
003-424-007-000	108 MARTINEZ WAY	RES	1	82.50
003-424-008-000	106 MARTINEZ WAY	RES	1	82.50
003-424-009-000	104 MARTINEZ WAY	RES	1	82.50
003-424-010-000	1104 MALAGA LN	RES	1	82.50
003-424-011-000	1102 MALAGA LN	RES	1	82.50
003-424-012-000	1100 MALAGA LN	RES	1	82.50
003-424-013-000	103 ALMERIA PL	RES	1	82.50
003-424-014-000	105 ALMERIA PL	RES	1	82.50
003-424-015-000	107 ALMERIA PL	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-441-018-000	1035 ADAMS LN	RES	1	82.50
003-441-019-000	1037 ADAMS LN	RES	1	82.50
003-441-020-000	1039 ADAMS LN	RES	1	82.50
003-441-021-000	901 VALLEY OAK DR	RES	1	82.50
003-442-001-000	1000 ADAMS LN	RES	1	82.50
003-442-002-000	1002 ADAMS LN	RES	1	82.50
003-442-003-000	1004 ADAMS LN	RES	1	82.50
003-442-004-000	1006 ADAMS LN	RES	1	82.50
003-442-005-000	1008 ADAMS LN	RES	1	82.50
003-442-006-000	1010 ADAMS LN	RES	1	82.50
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-450-005-000	108 QUAIL CT	RES	1	82.50
003-450-006-000	106 QUAIL CT	RES	1	82.50
003-450-007-000	104 QUAIL CT	RES	1	82.50
003-450-008-000	102 QUAIL CT	RES	1	82.50
003-450-009-000	100 QUAIL CT	RES	1	82.50
003-450-014-000	1123 W GRANT AVE	COM	1	26.24
003-450-015-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-016-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-017-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-018-000	NO SITUS AVAILABLE	COM	1	26.24
003-450-020-000	700 VALLEY OAK DR	COM	1	26.24
003-460-001-000	1001 MCARTHUR AVE	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-466-006-000	805 TAYLOR ST	RES	1	82.50
003-466-007-000	809 TAYLOR ST	RES	1	82.50
003-466-008-000	813 TAYLOR ST	RES	1	82.50
003-466-009-000	817 TAYLOR ST	RES	1	82.50
003-466-010-000	821 TAYLOR ST	RES	1	82.50
003-466-011-000	901 TAYLOR ST	RES	1	82.50
003-466-012-000	905 TAYLOR ST	RES	1	82.50
003-467-001-000	803 W GRANT AVE	RES	66	5,445.00
003-471-001-000	903 VALLEY OAK DR	RES	1	82.50
003-471-002-000	905 VALLEY OAK DR	RES	1	82.50
003-471-003-000	907 VALLEY OAK DR	RES	1	82.50
003-471-004-000	1038 KENNEDY DR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-473-003-000	1036 ROOSEVELT AVE	RES	1	82.50
003-473-004-000	1034 ROOSEVELT AVE	RES	1	82.50
003-473-005-000	1032 ROOSEVELT AVE	RES	1	82.50
003-473-006-000	1030 ROOSEVELT AVE	RES	1	82.50
003-473-007-000	1028 ROOSEVELT AVE	RES	1	82.50
003-473-008-000	1026 ROOSEVELT AVE	RES	1	82.50
003-473-009-000	1027 EISENHOWER WAY	RES	1	82.50
003-473-010-000	1029 EISENHOWER WAY	RES	1	82.50
003-473-011-000	1031 EISENHOWER WAY	RES	1	82.50
003-473-012-000	1033 EISENHOWER WAY	RES	1	82.50
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-475-012-000	1012 TAFT CT	RES	2	165.00
003-475-013-000	1014 TAFT CT	RES	1	82.50
003-475-014-000	1016 TAFT CT	RES	1	82.50
003-475-015-000	1018 TAFT CT	RES	1	82.50
003-475-016-000	1017 TAFT CT	RES	1	82.50
003-475-017-000	1015 TAFT CT	RES	1	82.50
003-475-018-000	1013 TAFT CT	RES	1	82.50
003-475-019-000	1011 TAFT CT	RES	1	82.50
003-475-020-000	1012 ROOSEVELT AVE	RES	1	82.50
003-475-021-000	1014 ROOSEVELT AVE	RES	1	82.50
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-480-061-000	33 E MAIN ST	RES	1	82.50
003-480-064-000	104 CASELLI CT	RES	1	82.50
003-480-066-000	106 CASELLI CT	RES	1	82.50
003-480-068-000	32 E MAIN ST	RES	32	2,640.00
003-491-001-000	841 WALNUT LN	RES	1	82.50
003-491-002-000	101 ORCHARD LN	RES	1	82.50
003-491-003-000	103 ORCHARD LN	RES	1	82.50
003-491-004-000	105 ORCHARD LN	RES	1	82.50
003-491-005-000	107 ORCHARD LN	RES	1	82.50
003-491-006-000	109 ORCHARD LN	RES	1	82.50
003-491-007-000	111 ORCHARD LN	RES	1	82.50
003-491-008-000	113 ORCHARD LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-019-000	121 BROADVIEW LN	RES	1	82.50
003-492-020-000	119 BROADVIEW LN	RES	1	82.50
003-492-021-000	117 BROADVIEW LN	RES	1	82.50
003-492-022-000	115 BROADVIEW LN	RES	1	82.50
003-492-023-000	113 BROADVIEW LN	RES	1	82.50
003-492-024-000	111 BROADVIEW LN	RES	1	82.50
003-492-025-000	109 BROADVIEW LN	RES	1	82.50
003-492-026-000	107 BROADVIEW LN	RES	1	82.50
003-492-027-000	105 BROADVIEW LN	RES	1	82.50
003-492-028-000	103 BROADVIEW LN	RES	1	82.50
003-492-029-000	101 BROADVIEW LN	RES	1	82.50
003-492-030-000	100 BROADVIEW LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-492-068-000	126 COLBY LN	RES	1	82.50
003-501-001-000	1033 VILLAGE CIR	RES	1	82.50
003-501-002-000	1031 VILLAGE CIR	RES	1	82.50
003-501-003-000	1029 VILLAGE CIR	RES	1	82.50
003-501-004-000	1027 VILLAGE CIR	RES	1	82.50
003-501-005-000	1025 VILLAGE CIR	RES	1	82.50
003-501-006-000	1023 VILLAGE CIR	RES	1	82.50
003-501-007-000	1008 BERRYESSA CT	RES	1	82.50
003-501-008-000	1010 BERRYESSA CT	RES	1	82.50
003-501-009-000	1012 BERRYESSA CT	RES	1	82.50
003-501-010-000	1014 BERRYESSA CT	RES	1	82.50
003-501-011-000	408 NIEMANN ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-502-012-000	317 VILLAGE CIR	RES	1	82.50
003-503-001-000	1032 VILLAGE CIR	RES	1	82.50
003-503-002-000	1030 VILLAGE CIR	RES	1	82.50
003-503-003-000	1028 VILLAGE CIR	RES	1	82.50
003-503-004-000	1026 VILLAGE CIR	RES	1	82.50
003-503-005-000	1024 VILLAGE CIR	RES	1	82.50
003-503-006-000	1022 VILLAGE CIR	RES	1	82.50
003-503-007-000	414 VILLAGE CIR	RES	1	82.50
003-503-008-000	412 VILLAGE CIR	RES	1	82.50
003-503-009-000	410 VILLAGE CIR	RES	1	82.50
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-511-006-000	733 MAIN ST	RES	1	82.50
003-511-007-000	732 FOXGLOVE CIR	RES	1	82.50
003-511-008-000	734 FOXGLOVE CIR	RES	1	82.50
003-511-009-000	736 FOXGLOVE CIR	RES	1	82.50
003-511-010-000	738 FOXGLOVE CIR	RES	1	82.50
003-511-011-000	713 FOXGLOVE CIR	RES	1	82.50
003-511-012-000	711 FOXGLOVE CIR	RES	1	82.50
003-511-013-000	709 FOXGLOVE CIR	RES	1	82.50
003-511-014-000	707 FOXGLOVE CIR	RES	1	82.50
003-511-015-000	620 FOXGLOVE CIR	RES	1	82.50
003-511-016-000	615 FOXGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOXGLOVE CIR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-515-002-000	627 SNAPDRAGON DR	RES	1	82.50
003-515-003-000	625 SNAPDRAGON DR	RES	1	82.50
003-515-004-000	623 SNAPDRAGON DR	RES	1	82.50
003-515-005-000	621 SNAPDRAGON DR	RES	1	82.50
003-515-006-000	611 SNAPDRAGON DR	RES	1	82.50
003-515-007-000	609 SNAPDRAGON DR	RES	1	82.50
003-515-008-000	607 SNAPDRAGON DR	RES	1	82.50
003-515-009-000	624 FICUS WAY	RES	1	82.50
003-515-010-000	626 FICUS WAY	RES	1	82.50
003-515-011-000	628 FICUS WAY	RES	1	82.50
003-515-012-000	630 FICUS WAY	RES	1	82.50
003-516-001-000	727 LUPINE WAY	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-523-017-000	708 ASTER ST	RES	1	82.50
003-523-018-000	710 ASTER ST	RES	1	82.50
003-523-019-000	712 ASTER ST	RES	1	82.50
003-523-020-000	714 ASTER ST	RES	1	82.50
003-523-021-000	716 ASTER ST	RES	1	82.50
003-524-001-000	715 LUPINE WAY	RES	1	82.50
003-524-002-000	713 LUPINE WAY	RES	1	82.50
003-524-003-000	711 LUPINE WAY	RES	1	82.50
003-524-004-000	709 LUPINE WAY	RES	1	82.50
003-524-005-000	707 LUPINE WAY	RES	1	82.50
003-524-006-000	705 LUPINE WAY	RES	1	82.50
003-524-007-000	618 SNAPDRAGON DR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-532-016-000	945 POTTER ST	RES	1	82.50
003-532-017-000	943 POTTER ST	RES	1	82.50
003-532-018-000	941 POTTER ST	RES	1	82.50
003-533-001-000	940 POTTER ST	RES	1	82.50
003-533-002-000	942 POTTER ST	RES	1	82.50
003-533-003-000	944 POTTER ST	RES	1	82.50
003-533-004-000	946 POTTER ST	RES	1	82.50
003-533-005-000	948 POTTER ST	RES	1	82.50
003-533-006-000	950 POTTER ST	RES	1	82.50
003-533-007-000	952 POTTER ST	RES	1	82.50
003-533-008-000	954 POTTER ST	RES	1	82.50
003-533-009-000	956 POTTER ST	RES	1	82.50
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	COM	1	26.24
030-220-008-000	111 NIEMANN ST	RES	1	82.50
030-220-009-000	105 NIEMANN ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-220-010-000	NO SITUS AVAILABLE	COM	1	26.24
030-220-027-000	NO SITUS AVAILABLE	RES	1	82.50
030-220-069-000	ANDERSON AVE	COM	1	26.24
030-220-070-000	435 ANDERSON AVE	COM	1	26.24
030-220-076-000	NO SITUS AVAILABLE	RES	1	82.50
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50
030-361-005-000	1202 VALLEY OAK DR	RES	1	82.50
030-361-006-000	1200 VALLEY OAK DR	RES	1	82.50
030-361-007-000	503 DORSET CT	RES	1	82.50
030-361-008-000	505 DORSET CT	RES	1	82.50
030-361-009-000	508 DORSET CT	RES	1	82.50
030-361-010-000	506 DORSET CT	RES	1	82.50
030-361-011-000	504 DORSET CT	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-371-013-000	907 SUFFOLK PL	RES	1	82.50
030-371-014-000	410 COLUMBIA WAY	RES	1	82.50
030-371-015-000	408 COLUMBIA WAY	RES	1	82.50
030-371-016-000	406 COLUMBIA WAY	RES	1	82.50
030-371-017-000	301 HAMPSHIRE CT	RES	1	82.50
030-371-018-000	303 HAMPSHIRE CT	RES	1	82.50
030-371-019-000	305 HAMPSHIRE CT	RES	1	82.50
030-371-020-000	307 HAMPSHIRE CT	RES	1	82.50
030-371-021-000	309 HAMPSHIRE CT	RES	1	82.50
030-371-022-000	311 HAMPSHIRE CT	RES	1	82.50
030-371-023-000	308 HAMPSHIRE CT	RES	1	82.50
030-371-024-000	306 HAMPSHIRE CT	RES	1	82.50
030-371-025-000	304 HAMPSHIRE CT	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-381-013-000	1104 GRIFFIN WAY	RES	1	82.50
030-381-015-000	1106 GRIFFIN WAY	RES	1	82.50
030-382-001-000	402 GRIFFIN WAY	RES	1	82.50
030-382-002-000	404 GRIFFIN WAY	RES	1	82.50
030-382-003-000	406 GRIFFIN WAY	RES	1	82.50
030-382-004-000	408 GRIFFIN WAY	RES	1	82.50
030-382-005-000	409 NIEMANN ST	RES	1	82.50
030-382-006-000	407 NIEMANN ST	RES	1	82.50
030-382-007-000	405 NIEMANN ST	RES	1	82.50
030-382-008-000	403 NIEMANN ST	RES	1	82.50
030-391-001-000	443 COTTAGE CIR	RES	1	82.50
030-391-002-000	439 COTTAGE CIR	RES	1	82.50
030-391-003-000	435 COTTAGE CIR	RES	1	82.50
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
030-392-007-000	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
030-392-015-000	454 COTTAGE CIR	RES	1	82.50
030-392-016-000	450 COTTAGE CIR	RES	1	82.50
030-392-017-000	446 COTTAGE CIR	RES	1	82.50
030-392-018-000	442 COTTAGE CIR	RES	1	82.50
030-392-019-000	438 COTTAGE CIR	RES	1	82.50
030-392-020-000	434 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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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	830 GRAF WAY	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-407-004-000	820 GRAF WAY	RES	1	82.50
030-408-005-000	962 CULTON ST	RES	1	82.50
030-408-006-000	810 GRAF WAY	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
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	887 WYATT LN	RES	1	82.50
030-412-013-000	891 WYATT LN	RES	1	82.50
030-412-014-000	895 WYATT LN	RES	1	82.50
030-412-015-000	899 WYATT LN	RES	1	82.50
030-412-016-000	903 WYATT LN	RES	1	82.50
030-412-017-000	907 WYATT LN	RES	1	82.50
030-412-018-000	911 WYATT LN	RES	1	82.50
030-412-019-000	915 WYATT LN	RES	1	82.50
030-412-020-000	919 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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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
030-421-011-000	881 FENLEY WAY	RES	1	82.50
030-421-012-000	877 FENLEY WAY	RES	1	82.50
030-421-013-000	873 FENLEY WAY	RES	1	82.50
030-421-014-000	869 FENLEY WAY	RES	1	82.50
030-421-015-000	865 FENLEY WAY	RES	1	82.50
030-421-016-000	861 FENLEY WAY	RES	1	82.50
030-421-017-000	857 FENLEY WAY	RES	1	82.50
030-421-018-000	853 FENLEY WAY	RES	1	82.50
030-421-019-000	849 FENLEY WAY	RES	1	82.50
030-421-020-000	845 FENLEY WAY	RES	1	82.50
030-421-021-000	841 FENLEY WAY	RES	1	82.50
030-421-032-000	936 MOODY SLOUGH RD	RES	1	82.50
030-421-033-000	932 MOODY SLOUGH RD	RES	1	82.50
030-421-034-000	928 MOODY SLOUGH RD	RES	1	82.50
030-421-035-000	924 MOODY SLOUGH RD	RES	1	82.50
030-421-036-000	920 MOODY SLOUGH RD	RES	1	82.50
030-421-037-000	916 MOODY SLOUGH RD	RES	1	82.50
030-421-038-000	912 MOODY SLOUGH RD	RES	1	82.50
030-421-039-000	908 MOODY SLOUGH RD	RES	1	82.50
030-421-040-000	904 MOODY SLOUGH RD	RES	1	82.50
030-421-041-000	900 MOODY SLOUGH RD	RES	1	82.50
030-422-001-000	825 FENLEY WAY	RES	1	82.50
030-422-002-000	821 FENLEY WAY	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-422-003-000	817 FENLEY WAY	RES	1	82.50
030-422-004-000	813 FENLEY WAY	RES	1	82.50
030-422-005-000	809 FENLEY WAY	RES	1	82.50
030-422-006-000	805 FENLEY WAY	RES	1	82.50
030-422-007-000	801 FENLEY WAY	RES	1	82.50
030-422-008-000	796 RICHIE WAY	RES	1	82.50
030-422-009-000	792 RICHIE WAY	RES	1	82.50
030-422-010-000	788 RICHIE WAY	RES	1	82.50
030-422-011-000	784 RICHIE WAY	RES	1	82.50
030-422-012-000	780 RICHIE WAY	RES	1	82.50
030-422-013-000	776 RICHIE WAY	RES	1	82.50
030-422-014-000	772 RICHIE WAY	RES	1	82.50
030-422-015-000	771 RICHIE WAY	RES	1	82.50
030-422-016-000	725 NIEMANN ST	RES	1	82.50
030-422-017-000	721 NIEMANN ST	RES	1	82.50
030-422-018-000	717 NIEMANN ST	RES	1	82.50
030-422-019-000	713 NIEMANN ST	RES	1	82.50
030-422-020-000	709 NIEMANN ST	RES	1	82.50
030-422-021-000	705 NIEMANN ST	RES	1	82.50
030-422-022-000	701 NIEMANN ST	RES	1	82.50
030-423-001-000	767 RICHIE WAY	RES	1	82.50
030-423-002-000	763 RICHIE WAY	RES	1	82.50
030-423-003-000	759 RICHIE WAY	RES	1	82.50
030-423-004-000	755 RICHIE WAY	RES	1	82.50
030-423-005-000	751 RICHIE WAY	RES	1	82.50
030-431-001-000	1230 MOODY SLOUGH RD	RES	1	82.50
030-431-002-000	1228 MOODY SLOUGH RD	RES	1	82.50
030-431-003-000	1226 MOODY SLOUGH RD	RES	1	82.50
030-431-004-000	1224 MOODY SLOUGH RD	RES	1	82.50
030-431-005-000	1222 MOODY SLOUGH RD	RES	1	82.50
030-431-006-000	1220 MOODY SLOUGH RD	RES	1	82.50
030-431-007-000	1218 MOODY SLOUGH RD	RES	1	82.50
030-431-008-000	1216 MOODY SLOUGH RD	RES	1	82.50
030-431-009-000	1214 MOODY SLOUGH RD	RES	1	82.50
030-431-010-000	1212 MOODY SLOUGH RD	RES	1	82.50
030-431-011-000	1210 MOODY SLOUGH RD	RES	1	82.50
030-431-012-000	1208 MOODY SLOUGH RD	RES	1	82.50
030-431-013-000	1206 MOODY SLOUGH RD	RES	1	82.50
030-431-014-000	1204 MOODY SLOUGH RD	RES	1	82.50
030-431-015-000	1202 MOODY SLOUGH RD	RES	1	82.50
030-431-016-000	1200 MOODY SLOUGH RD	RES	1	82.50
030-431-017-000	1231 ROJO ST	RES	1	82.50
030-431-018-000	1229 ROJO ST	RES	1	82.50
030-431-019-000	1227 ROJO ST	RES	1	82.50
030-431-020-000	1225 ROJO ST	RES	1	82.50
030-431-021-000	1223 ROJO ST	RES	1	82.50
030-431-022-000	1221 ROJO ST	RES	1	82.50
030-431-023-000	1219 ROJO ST	RES	1	82.50
030-431-024-000	1217 ROJO ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-431-025-000	1215 ROJO ST	RES	1	82.50
030-431-026-000	1213 ROJO ST	RES	1	82.50
030-431-027-000	1211 ROJO ST	RES	1	82.50
030-431-028-000	1209 ROJO ST	RES	1	82.50
030-431-029-000	1207 ROJO ST	RES	1	82.50
030-431-030-000	1205 ROJO ST	RES	1	82.50
030-431-031-000	1203 ROJO ST	RES	1	82.50
030-431-032-000	1201 ROJO ST	RES	1	82.50
030-441-001-000	1104 CHAPMAN ST	RES	1	82.50
030-441-002-000	1106 CHAPMAN ST	RES	1	82.50
030-441-003-000	1108 CHAPMAN ST	RES	1	82.50
030-441-004-000	1110 CHAPMAN ST	RES	1	82.50
030-441-005-000	1112 CHAPMAN ST	RES	1	82.50
030-441-006-000	1114 CHAPMAN ST	RES	1	82.50
030-441-007-000	1029 TAYLOR ST	RES	1	82.50
030-441-008-000	1025 TAYLOR ST	RES	1	82.50
030-441-009-000	843 GRAF WAY	RES	1	82.50
030-441-010-000	841 GRAF WAY	RES	1	82.50
030-441-011-000	839 GRAF WAY	RES	1	82.50
030-441-012-000	837 GRAF WAY	RES	1	82.50
030-441-013-000	835 GRAF WAY	RES	1	82.50
030-441-014-000	833 GRAF WAY	RES	1	82.50
030-451-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-451-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-452-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-001-000	NO SITUS AVAILABLE	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-453-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-017-000	NO SITUS AVAILABLE	RES	1	82.50
030-453-018-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-017-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-018-000	NO SITUS AVAILABLE	RES	1	82.50
030-454-019-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-013-000	NO SITUS AVAILABLE	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-455-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-017-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-018-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-019-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-020-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-021-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-022-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-023-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-024-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-025-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-026-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-027-000	NO SITUS AVAILABLE	RES	1	82.50
030-455-028-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-461-017-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-009-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-017-000	NO SITUS AVAILABLE	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-462-018-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-019-000	NO SITUS AVAILABLE	RES	1	82.50
030-462-020-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-001-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-002-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-003-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-004-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-005-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-006-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-007-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-008-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-010-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-011-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-012-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-013-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-014-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-015-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-016-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-017-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-018-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-019-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-020-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-021-000	NO SITUS AVAILABLE	RES	1	82.50
030-463-022-000	NO SITUS AVAILABLE	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.24
038-050-019-000	WALNUT LN	RES	1	82.50
038-050-021-000	no SITUS AVAILABLE	COM	1	26.24
038-050-027-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-029-000	901 E GRANT AVE	COM	1	26.24
038-050-051-000	27710 CR 90	COM	1	26.24
038-050-052-000	NO SITUS AVAILABLE	COM	1	26.24
038-050-072-000	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	RES	1	82.50
038-050-080-000	999 E GRANT AVE	COM	1	26.24
038-050-081-000	700 MATSUMOTO LN	COM	1	26.24
038-050-082-000	702 MATSUMOTO LN	COM	1	26.24
038-050-083-000	MATSUMOTO LN	COM	1	26.24
038-050-089-000	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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

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

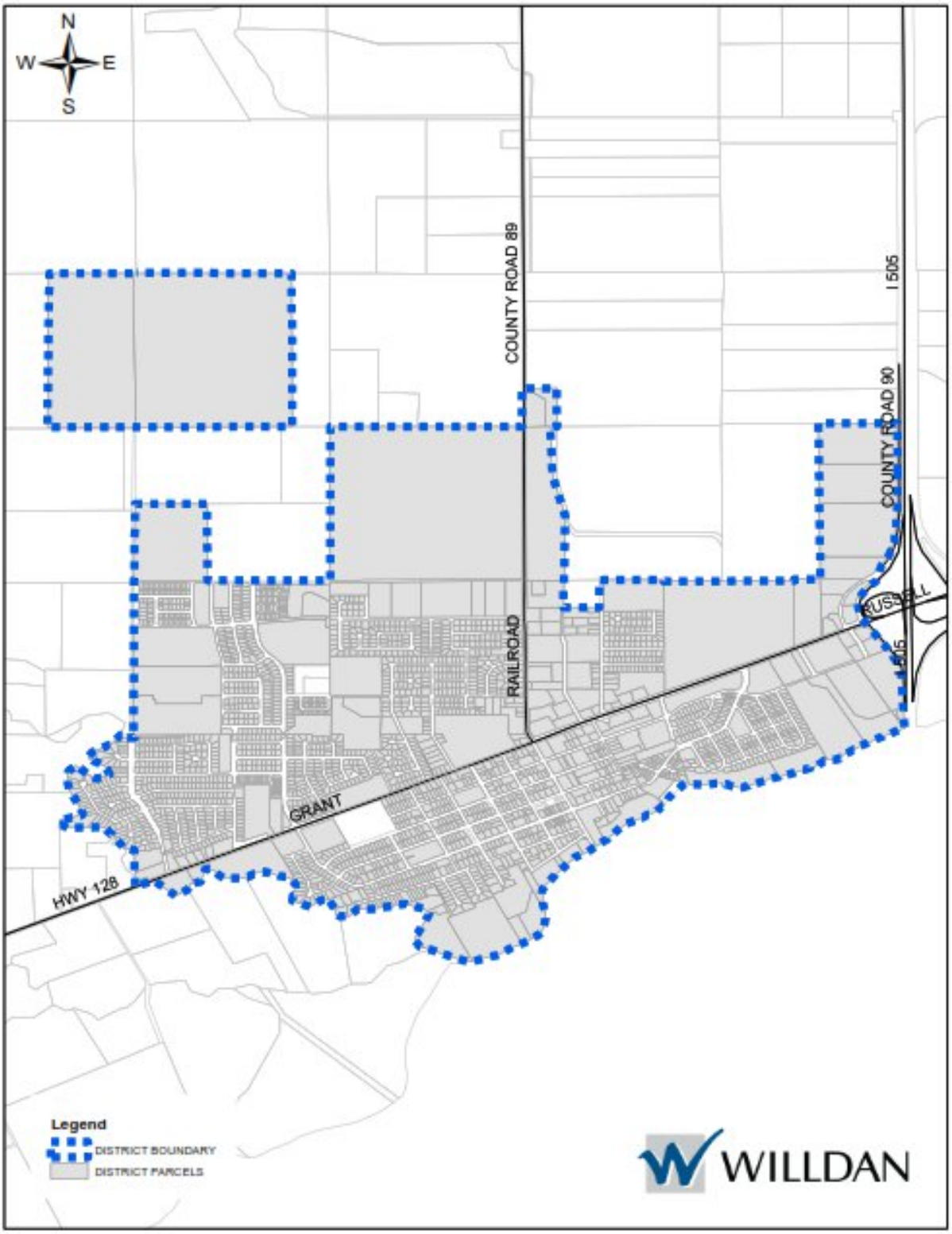
City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2023/24 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-210-001-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-002-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-004-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-005-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-006-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-007-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-008-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-009-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-010-000	NO SITUS AVAILABLE	RES	1	82.50
038-210-011-000	NO SITUS AVAILABLE	RES	1	82.50
038-220-008-000	504 E BAKER ST	RES	1	82.50
038-220-009-000	500 E BAKER ST	RES	1	82.50
038-220-010-000	516 E MAIN ST	RES	1	82.50
038-220-011-000	512 E MAIN ST	RES	1	82.50
038-220-012-000	508 E MAIN ST	RES	1	82.50
910-001-425-000	803 W GRANT AVE ##47	RES	1	82.50
910-004-496-000	803 W GRANT AVE ##50	RES	1	82.50
910-004-497-000	803 W GRANT AVE ##45	RES	1	82.50
910-004-498-000	803 W GRANT AVE ##37	RES	1	82.50
910-004-499-000	803 W GRANT AVE ##80	RES	1	82.50
910-004-500-000	803 W GRANT AVE ##52	RES	1	82.50
910-004-501-000	803 W GRANT AVE ##27	RES	1	82.50
910-004-502-000	803 W GRANT AVE ##10	RES	1	82.50
910-004-503-000	803 W GRANT AVE ##4	RES	1	82.50
910-004-504-000	803 W GRANT AVE ##8	RES	1	82.50
910-004-505-000	803 W GRANT AVE ##54	RES	1	82.50
910-004-506-000	803 W GRANT AVE ##60	RES	1	82.50
910-004-507-000	803 W GRANT AVE ##66	RES	1	82.50
910-004-508-000	803 W GRANT AVE ##69	RES	1	82.50
910-004-509-000	803 W GRANT AVE ##55	RES	1	82.50
910-004-510-000	803 W GRANT AVE ##65	RES	1	82.50
910-004-511-000	803 W GRANT AVE ##75	RES	1	82.50
910-004-512-000	803 W GRANT AVE ##81	RES	1	82.50
Totals			**3,012**	**$241,457.50**
Parcel Count				**2,483**

CITY OF WINTERS
CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT



CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE:June 6, 2023

FROM: Kathleen Salguero Trepa, City Manager

SUBJECT: FY 2023-2028 Capital Improvement Program Workshop

RECOMMENDATION:
Receive presentation and provide feedback.

BACKGROUND:
The principal tools used to plan and implement public infrastructure improvements are the City's General Plan, AB 1600 / Capital Infrastructure Plan, and a Capital Improvement Program (CIP). The General Plan contains goals, objectives, and policies that guide the City in addressing its short-term and long-term infrastructure needs and the AB 1600 Plan (or Capital Infrastructure Plan) establishes development impact fees (DIF) to collect fees from new development to pay for those improvements and other critical projects.

New last year for the City of Winters was a Capital Improvement Program (CIP) which brings that information together in a five-year plan that prioritizes and recommends funding for various infrastructure improvement projects. The CIP will help monitor project schedules and identify and manage funding sources. A CIP plan is critical for providing visibility and to documenting commitments and priorities. Only funds for Year 1 are appropriated as part of the annual CIP budget, while Years 2 – 5 are approved by the City Council on a planning basis only.

Generally, CIP projects are 1) multi-year efforts; 2) exceed $100,000 in value; and / or 3) extend, expand or contribute to an existing infrastructure asset, system or network. The annual CIP process reviews and resets the financial benchmarks of the overall capital program. Each year as the CIP budget is presented, projects are updated to reflect current expenditures as well as forecasted costs and updated schedules.

DISCUSSION:
Staff is pleased to provide the CIP for this upcoming fiscal year. The plan document is attached and is organized in the following categories.

General

- ADA Self-Evaluation and Transition Plan ($80,000): not yet initiated but expect to initiate in the next fiscal year.
- ADA Transition Plan Implementation ($200,000); not yet initiated but infill sidewalk and ramps will be prioritized in identified high need areas.
- City Hall Building Assessment ($20,000); first phase of a multi-phased effort to secure historic preservation and other grants to rehabilitate the building.

Technology

- A new Financial Management System ($400,000). The City's current system is DOS based and no longer supported. Depending the system requirements and selected, the project will cost $300,000 - $400,000.

Parks & Recreation

- New Restrooms at Three Oaks Park ($275,000); not yet initiated.
- Community Center Rehabilitation Phase I ($580,000); HVAC replaced. Staff is now recommending a condition assessment to assist with prioritizing investments and assist scoping.
- Paseo Park Phase I ($275,000); $124,000 expended, another $100,000 grant secured.
- Community Development Office Area Expansion ($340,000). 80% designed, need to complete designs and bid in coming year.
- Community Center Expanded Facilities ($202,000); not yet initiated.
- New Senior Center Construction ($4.516 million); need to redo plan set and move forward with bidding. Slowly moving forward.
- Bobbie Greenwood Pool Replastering ($300,000); evaluating timeline and costs.

Sewer System

- Wastewater Treatment Facility Automated Influent Screen ($1.168 million, Underway) Completed.
- Biosolids Removal: Ponds 1 & 3 ($180,000); will complete in FY 23-24.
- Biosolids Removal: Ponds 2 & 4 ($200,000); out year.
- East Street Pump Station Wet Well Resurfacing ($190,000); out year.

Storm Drain System

- Storm Drain Master Plan ($250,000); not yet initiated.

Transportation & Roadways

- I-505 Overpass Widening ($11.8 million); PA&ED phase underway.

- Annual Pavement Management Maintenance ($886,400); scheduled for July 2023.
- Traffic Signal: Grant Avenue & E. Main Street ($2 million
- Traffic Signal: Grant Avenue & I-505 SB Ramps ($2.4 million); out year, will also depend on design of the overpass project.
- Roundabout at Grant Avenue & Morgan Street ($2.28 million); out year.

Water System

- Water Master Plan Update ($178,600); nearing completion
- Rehabilitate Well 7 ($120,000); outyear.
- Rehabilitate Well 4 ($100,000); outyear.
- Rehabilitate Well 5 ($100,000); outyear.
- Water Main Replacement in Older Areas ($885,000); outyear.

A budget summary by project is included in the plan as well as a summary of projects by funding source to aid with managing these funds. Most projects are funded with Development Impact Fees (DIF), some grants as noted in the schedules, and American Rescue Plan Act (ARPA) funding.

Because ARPA has been utilized for a variety of different projects and purposes not just capital investment related, staff has attached a schedule for ARPA as Attachment 2. Of special note, and new this year, is the top priority to replace the City's antiquated financial system, which is DOS based and no longer supported. A new Tier 3 system will cost $200,000 - $300,000, including consultant support to determine technical requirements, the preparation of a Request for Proposal and contract negotiations. If the system requirements include upgrading to a Tier 2 software system to include capital budgeting and utility billing, reserving an extra $100,000 for that potential functionality would be prudent. As a result, staff recommends programming $400,000.

As a reminder, ARPA funding must be fully encumbered by December 31, 2024 and fully expended by year end 2026. Any remaining project balances can be utilized for a variety of different purposes by the noted deadlines.

The proposed CIP budget for FY 23-24 is $6,792,924, including carryover funding for projects initiated during FY 22-23. During the current year, the City has expended approximately $1.7 million to date on capital projects. Next year's budget includes the construction of the senior center project, a $4.2 million project, as staff anticipates completing the plans and awarding the construction contract in the next fiscal year. Actual construction will likely extend into FY 24-25; however, the construction contract will be encumbered with funding from FY 23-24.

Planning Commission Recommendation

On May 23, 2023, the Planning Commission considered the CIP at a public hearing. That agenda item is available at https://d3n9y02raazwpg.cloudfront.net/cityofwinters/32140e07-bf65-11ec-a5da-

0050569183fa-939161aa-a91e-47ce-a302-003b663a2c72-1684514074.pdf. The Planning Commission's role in the CIP program is to consider if the proposed projects for Year 1 conform with General Plan policies and stated goals. The Planning Commission adopted Resolution No. 2023-04 finding that the proposed CIP for FY 2023-24 conforms with the City's General Plan.

FISCAL IMPACT:

The total value of FY 23-24 projects is $6,792,924 and is fully funded by the various capital and grant funding sources.

ATTACHMENT:

1. FY 2023-28 Capital Improvement Program
2. ARPA Summary
3. DIF Funds Summary

City of Winters

Capital Improvement Program

Fiscal Years 2023-24 thru 2027-28

Budget Workshop June 6, 2023

6-2-2023

Table of Contents

1-2	Wastewater Treatment Facility Automated Influent Screen
3-4	ADA Self-Evaluation and Transition Plan
5-6	ADA Transition Plan Implementation: Phase I
7-8	New Restrooms at 3 Oaks Park
9-10	Community Center Rehabilitation Phase I
11-12	Paseo Park Phase I
13-14	Community Development Office Area Expansion
15-16	Community Center Expanded Facilities
17-18	New Senior Center Construction
19-20	Bobbie Greenwood Pool Replastering
21-22	Biosolids Removal: Ponds 1 & 3
23-24	Biosolids Removal: Ponds 2 & 4
25-26	East Street Pump Station Wet Well Resurfacing
27-28	Storm Drain Master Plan
29-30	I-505 Overpass Widening
31-32	Annual Pavement Management Maintenance
33-34	Traffic Signal: Grant Ave & E. Main St
35-36	Traffic Signal: Grant Ave & I-505 SB Ramps

37-38 Roundabout at Grant Ave and Morgan Street
39-40 Water Master Plan Update
41-42 Rehab Well 7
43-44 Rehab Well 4
45-46 Rehab Well 5
47-48 Water Main Replacement in Older Areas
49-50 City Hall Condition Assessment
51-52 New Financial Management System
53-54 Budget Summary by Funding Source
54-56 Budget Summary by Project

Public Works
Influent Screen- WWTF (Project S17)



Public Works
Influent Screen- WWTF (Project S17)

Description:	*Install a new influent bar screen at the wastewater treatment plant*		
Benefit/Core Value:	Improve the efficiency of the wastewater treatment plants ability to remove solids and debris before entering the aeration ponds. Help eliminate odors at East Street Pump Station. Reduce operations labor hours of cleaning the screen manually.		
Project Status:	FY 22-23 Update: Completed		
Category :	Sewer		
Total Cost:	$1,168,600	Estimated Annual Maintenance Costs:	$0

WWTP Influent Screen	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration	20,000							20,000
Testing and Inspection	55,000							55,000
Preliminary Eng/Design	97,000							97,000
Envirionmental	-							-
Construction	1,059,621							1,059,621
Total By Phase	1,231,621		-	-	-	-	-	1,231,621
Sewer Impact Fee	1,231,621							1,231,621
Total By Fund	1,231,621		-	-	-	-	-	1,231,621



Public Works
ADA Self-Evaluation / Transition Plan (Project #801)

Description:	Prepare an updated ADA self-evaluation and transition plan consistent with regulatory mandates		
Benefit/Core Value:	The plan is the first step toward improving accessibility to City facilities, programs, and infrastructure consistent with the Americans with Disabilities Act. Phased implementation will be scheduled following the plan's adoption.		
Project Status:	In process. Request for Proposal will be issued summer 2022 FY 22-23 Update: Will initiate project in FY 23-24.		
Category:	Facilities / Streets / Programmatic		
Total Cost:	$80,000	Estimated Annual Maintenance Costs:	$0

ADA Self-Evaluation and Transition Plan	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		80,000						80,000
Total By Phase		80,000	-	-	-	-	-	**80,000**
								-
ARPA		80,000						80,000
Total By Fund		80,000	-	-	-	-	-	**80,000**



Public Works
ADA Transition Plan Implementation: Phase I (Project #802)

Description:	15-20 ADA ramps in the downtown area (includes $5,000 in engineering costs)		
Benefit/Core Value:	Improves accessibility between public areas and facilities consistent with the Americans with Disabilities Act.		
Project Status:	FY 22-23 Update: Project is trailing with ADA Transition Plan. Will initiate in FY 23-24.		
Category:	General		
Total Cost:	$200,000	Estimated Annual Maintenance Costs:	$0

ADA Transition Plan Implementation	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Preliminary Eng/Design			5,000					
Construction			195,000					
Total By Phase			200,000	-	-	-	-	-
								-
ARPA			200,000					200,000
Total By Fund			200,000	-	-	-	-	**200,000**

Public Works
Restroom at Three Oaks Park (Project #803)



Public Works
Restroom at Three Oaks Park (Project #803)

Description:	Due to budget constraints, no restroom was incorporated into the design of the new Three Oaks Park. This project is to purchase a prefab restroom for the park to be located adjacent to more intensive uses. This project will need to be bid out.		
Benefit/Core Value:	The City's reservable shelter program attracts a significant number of out of town users. Sanitary facilities are necessary for a park of this scale with the level of intensive use anticipated for the robust amenities.		
Project Status:	FY 23-24 Update: Will initiate project.		
Category:	Parks & Recreation		
Total Cost:	$275,000	Estimated Annual Maintenance Costs:	$3,500

Restroom at Three Oaks Park	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		5,000						5,000
Preliminary Eng/Design		20,000						20,000
Construction			250,000					250,000
Total By Phase		25,000	250,000	-	-	-	-	275,000
Park and Recreation Impact			250,000					250,000
Park & Recreation Capital		25,000						25,000
Total By Fund		25,000	250,000	-	-	-	-	275,000

Public Works
Community Center Rehabilitation Phase I (Project #804)





Public Works
Community Center Rehabilitation Phase I (Project #804)

Description:	Phase I of capital repairs and re-investment into the Community Center. Identified projects include a new roof, replacement beams due to dry rot, replacement flooring, new exterior doors, ADA compliant restrooms, and a new energy efficient, programmable HVAC system, which was completed in FY 22/23. Work may also include a building condition assessment to prioritize projects and estimate costs.		
Benefit/Core Value:	Extended life of the facility, improve energy efficiency, and enhance the overall look of the building		
Project Status:	FY 22-23: HVAC replacement completed. Next step is to conduct a building condition assessment to secure estimates and assist with prioritizing & bidding next project.		
Category:	City Facilities / Environmental Sustainability		
Total Cost:	*$400,000*	Estimated Annual Maintenance Costs:	TBD

Kst updated

Community Center Rehab Phase 1	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		3,000						3,000
Preliminary Eng/Design			15,000					15,000
Envirionmental		30,000	30,000					60,000
Construction	36,470		285,530					322,000
Total By Phase	36,470	33,000	330,530	.	-	-	-	400,000
								-
ARPA		33,000						33,000
Park and Recreation Capital	36,470		330,530					367,000
Total By Fund	**36,470**	33,000	330,530	-	-	-	-	400,000

Community Development
Downtown Paseo Park (Project #805)



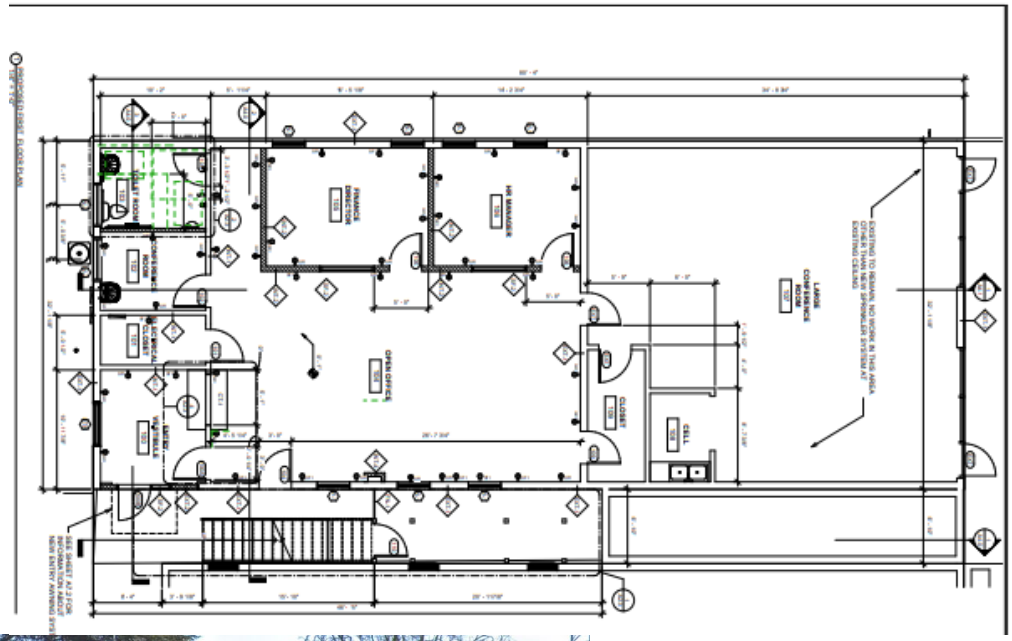


Community Development
Downtown Paseo Park (Project #805)

Description:	Phased improvements of the downtown paseo park between Newt's Expressway and Main Street, which is already owned by the City.		
Benefit/Core Value:	Phase I will include an ADA accessible connection between Main Street and Newt's Expressway as well as beautification of the area. With additional funding, the park is intended to incorporate public art opportunities and gathering space.		
Project Status:	$100,000 in SACOG grant funding has been secured and will expire December 31, 2022, and the Council has earmarked $75,000 in American Rescue Plan funding to support initial improvements. As additional funding is secured, additional improvements can be designed and implemented. FY 22-23 Update: $125,000 was expended to grade the site for better drainage, construct an ADA walkway, and install decomposed granite to clean up the site. Vehicle access has been prohibited. Staff has also applied for an additional $100,000 SACOG grant. Council appointed an ad hoc committee to assist with overseeing community engagement and recommending the next phase of improvements.		
Category:	Economic Development & Community Placemaking		
Total Cost:	$275,000	Estimated Annual Maintenance Costs:	$1,000

Paseo Park	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		-						-
Preliminary Eng/Design	23,410	51,590						75,000
Construction	100,000	100,000						200,000
Total By Phase	123,410	151,590	-	-	-	-	-	275,000
								-
ARPA	23,410	51,590						75,000
SACOG Grant	100,000	100,000						200,000
Total By Fund	**123,410**	151,590	-	-	-	-	-	275,000

Public Works
Community Development Expansion (Project #806)





Public Works
Community Development Expansion (Project #806)

Description:	Remodel old police station to house the community development team, which will facilitate staff growth due to increasing community service needs. Project includes the installation of sprinkler systems, a new roof, and emergency exit stairs for the second floor of City Hall.		
Benefit/Core Value:	Better layout of space for departments, co-locating the community development team in the former police station and the finance team downstairs at City Hall, allowing for the expansion of staff as the community grows. Co-location will improve department efficiencies and customer service.		
Project Status:	Design nearly complete; will be bid out summer 2022. FY 22-23 Update: Bidding was put on hold during the pandemic with the hope that escalating construction would settle, which they did not. Will finalize designs to initiate construction in FY 23-24.		
Category:	Facilities		
Total Cost:	$340,000	Estimated Annual Maintenance Costs:	$5,000

Community Development Office Expansion	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Design		20,000						20,000
Construction		320,000						320,000
Total By Phase		340,000	-	-	-	-	-	340,000
								-
General Facilities Impact Fee		340,000						340,000
Total By Fund		340,000	-	-	-	-	-	340,000

City Administration
Community Center Expansion (Project #807)





City Administration
Community Center Expansion (Project #807)

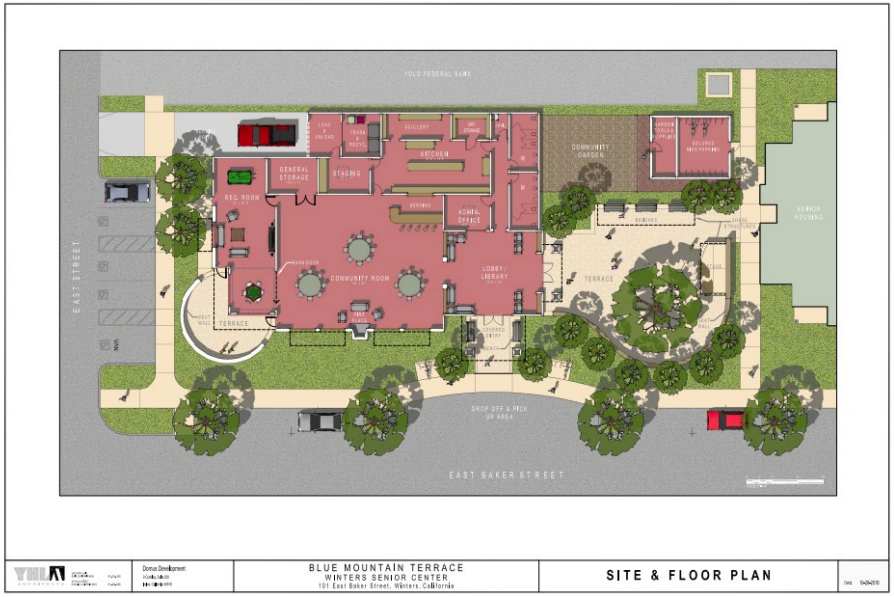
Description:	Two projects for consideration. 1) Expand the back patio area to incorporate access to the trestle bridge and amphitheater to create a new reservable space to support community programming and rental opportunities, and 2) replace the outdated kitchen with a commercial grade kitchen to support community cottage industries, recreational programming, and catered events.		
Benefit/Core Value:	New reservable facilities to support increasing population, additional revenue opportunities, local cottage industries, and recreation programming.		
Project Status:	Conceptual FY 22-23 Update: Will initiate in FY 23-24 by securing a project planner to evaluate use as special event venue and assist with developing project scope for kitchen and exterior improvements.		
Category:	Park & Recreation		
Total Cost:	$200,000	Estimated Annual Maintenance Costs:	$TBD

Community Center Expansion	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration			5,000					5,000
Preliminary Eng/Design			25,000					25,000
Construction			170,000					170,000
Total By Phase			200,000	-	-	-	-	200,000
								-
Park and Recreation Impact			200,000					200,000
Total By Fund			200,000		-	-	-	200,000

City Administration
New Senior Center Construction (Project #808)



WINTERS SENIOR CENTER: 137 EAST BAKER STREET **(APN:)**
BLUE MOUNTAIN TERRACE SENIOR APARTMENTS: 147 EAST BAKER ST **(APN:)**



City Administration
New Senior Center Construction (Project #808)

Description:	Construction of a new 6,000 square foot senior center at the corner of E. Baker and East Street & installation of a backup generator		
Benefit/Core Value:	The new center will provide a space for those 55+ in age to gather, socialize, and receive services as part of a healthy community for aging adults. The backup generator will provide a location for the community and Blue Mountain Terrace residents to gather in the event of an extended power interruption.		
Project Status:	In process. Staff is working to obtain rights to the construction plans and to contract with the original architect in order to proceed with the preparation of bid documents. The Center has received $4.2 million in CDBG funding for construction of the building and fundraising is underway to fund outfitting the building and initial start-up and operating costs. The grant agreement was signed Summer of 2021 and funds must be expended within three years (June 2024). Staff expects to go out to bid and begin construction in FY 22-23. Construction is anticipated to take one year. An additional $180,000 is earmarked from Park & Recreation Development Impact Fees to replace $180,000 in OES grant funds that were obtained to fund the generator, which were reallocated to the Community Center due to grant timeline issues. Should these funds not be necessary, the Park DIF allocation will be cancelled). $136,000 is also allocated in Park & Recreation DIF to cover the cost of acquiring the plans, which may be necessary. Outfitting of the Center will be scheduled separately and funded with contributions. FY 22-23 Update: The original design firm refused to sign a release for the construction plans so the project will need to be redrawn and updated for new energy code requirements and to include an emergency generator. Work continues to retain an architect.		
Category	City Facilities / Community Placemaking		
Total Cost:	$4,516,000	Estimated Annual Maintenance Costs:	$TBD

Senior Center		FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration	2,875	147,125						150,000
Design		136,000						136,000
Machinery/Equipment		180,000						180,000
Construction		4,050,000						4,050,000
Total By Phase	2,875	4,513,125			-	-	-	4,516,000
								-
Park & Recreation Impact Fee		316,000						316,000
CDBG Grant	2,875	4,197,125						4,200,000
Total By Fund	**2,875**	4,513,125			-	-	-	4,516,000

Public Works
Replaster The Pool (Project #809)



Public Works
Replaster The Pool (Project #809)

Description:	Replaster the Bobbie Greenwood Pool		
Benefit/Core Value:	The pool is now 15 years old and consistent with Environmental Health standards must be replastered in the next couple years. Costs will be split with the Winters Unified School District. Gathering estimates and specifications. Project will need to be bid. $400,000 is a guestimate.		
Project Status:	Pending funding; project will need to be expedited.		
Category:	Parks & Recreation		
Total Cost:	$400,000	Estimated Annual Maintenance Costs:	$TBD

Replaster Pool	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		10,000						10,000
Engineering		10,000						10,000
Construction		380,000						380,000
Total By Phase		400,000	-		-	-	-	400,000
								-
WJUSD		200,000						200,000
ARPA		200,000						200,000
Total By Fund		400,000	-		-	-	-	400,000

Public Works

Remove Bio Solids from Aeration Pond 1 & 3 (Project #810)



Public Works

Remove Bio Solids from Aeration Pond 1 & 3 (Project #810)

Description:	Remove bio solids from Aeration Pond 1		
Benefit/Core Value:	Every 5-7 years the bio solids need to be removed to increase capacity and improve efficiency (less detention time) of the system		
Project Status:	Will be initiated in FY 23-24.		
Category:	Sewer		
Total Cost:	$180,000	Estimated Annual Maintenance Costs:	$0

Remove Bio Solids Aeration Ponds 1-3	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Construction		180,000						180,000
Total By Phase		180,000	-	-	-	-	-	180,000
Sewer Operating Fund		180,000						180,000
Total By Fund		180,000	-	-	-	-	-	180,000

Public Works

Remove Bio Solids from Aeration Pond 2 & 4 (Project #811)



Public Works
Remove Bio Solids from Aeration Pond 2 & 4 (Project #811)

Description:	Remove bio solids from Aeration Pond 1		
Benefit/Core Value:	Every 5-7 years the bio solids need to be removed to increase capacity and improve efficiency (less detention time) of the system		
Project Status:	Estimates		
Category:	Sewer		
Total Cost:	$*200,000*	Estimated Annual Maintenance Costs:	$0

Remove Bio Solids Aeration Ponds 2-4	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Construction				200,000				100,000
Total By Phase		-		200,000	-	-	-	100,000
Sewer Operating Fund				200,000				200,000
Total By Fund		-	-	200,000	-	-	-	200,000

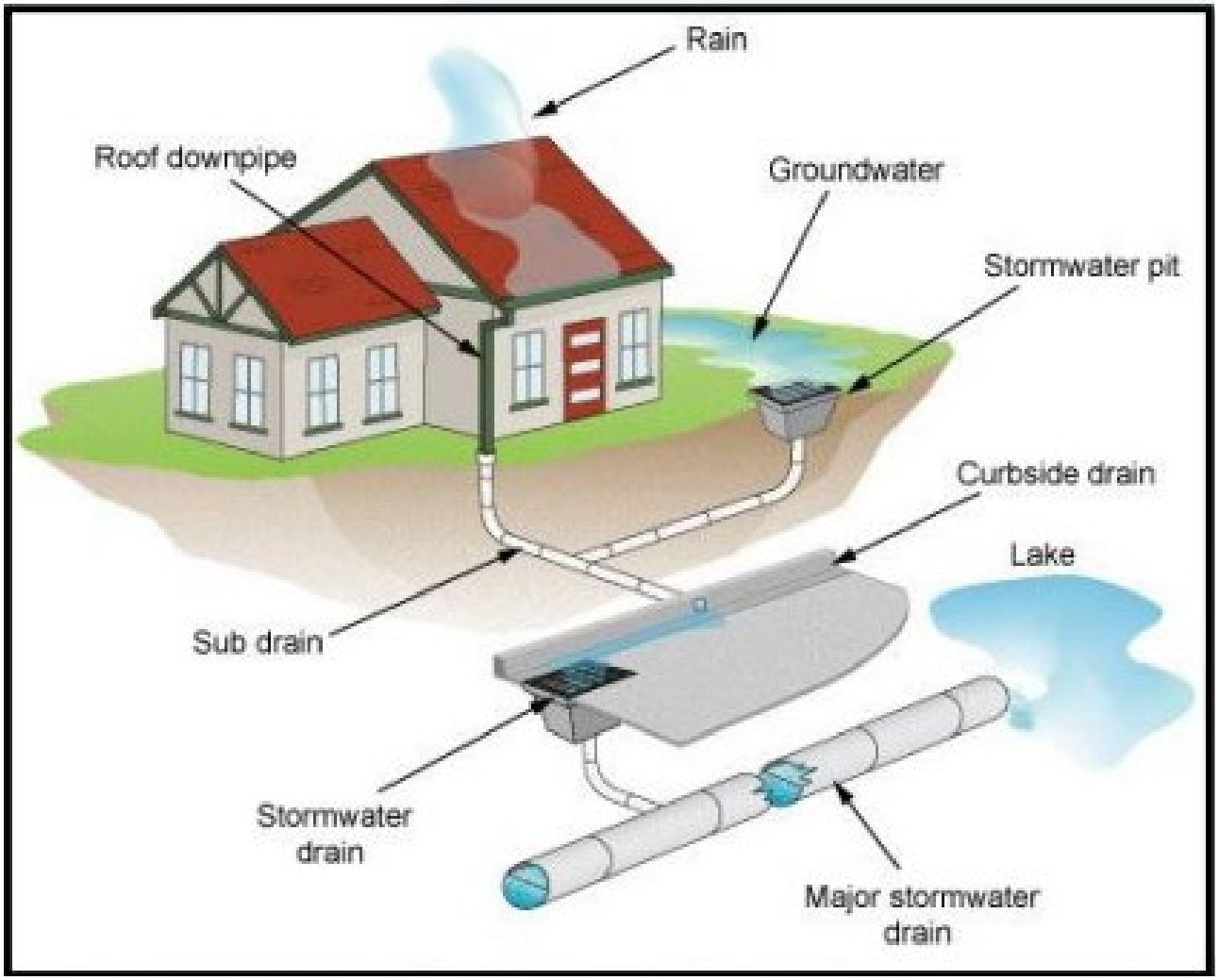
Public Works
Resurface Wet Well and Influent Channel at East Street Pump Station (Project #812)



Public Works
Resurface Wet Well and Influent Channel at East Street Pump Station (Project #812)

Description:	Resurface the wet well and the influent channel at the East Streat Pump Station. This project will need to be bid out.		
Benefit/Core Value:	Improve the longevity of the infrastructure		
Project Status:	Estimates		
Category:	Infrastructure - Sewer		
Total Cost:	$190,000	Estimated Annual Maintenance Costs:	$0

Resurface Wet Well at ESPS	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Construction					190,000			190,000
Total By Phase		-		-	190,000	-	-	190,000
Sewer Operating Fund					190,000			190,000
Total By Fund		-	-	-	190,000	-	-	190,000


Rain
Roof downpipe
Groundwater
Stormwater pit
Curbside drain
Lake
Sub drain
Stormwater drain
Major stormwater drain

Public Works
Storm Drain Master Plan (Project #813)

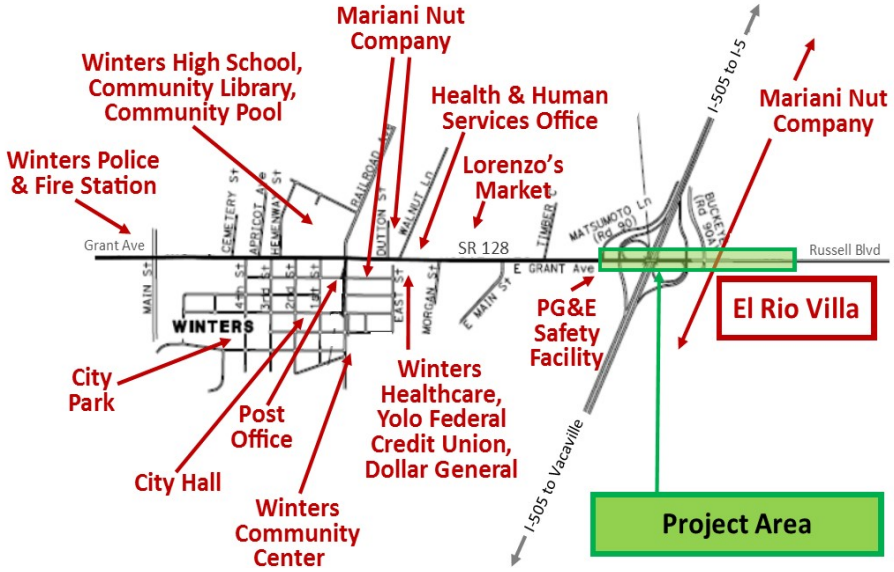
Description:	Storm Drain Master Plan: This project will collect data, evaluate and prepare a master plan for citywide drainage facilities in a cohesive and effective manner. This planning document will allow for system improvements to maximize existing features and land for necessary storm water drainage, in compliance with Federal, State and Local laws. As growth occurs, this will also allow for specific improvements to be installed with new development in an efficient manner. Through a comprehensive and complete Storm Drain Master Plan and implementation, this will reduce potential flooding hazards and limit necessary system maintenance to the minimal amount possible. Because some of this accounts for new growth and some accounts for existing conditions, a portion of the project costs can be utilized with Development Impact Fee (DIF) program funds. The remaining portion (for existing features) will have to utilize a separate funding source. This effort will also allow for advance planning to incorporate NPDES / MS4 permit requirements when the City's population reaches 10,000.		
Benefit/Core Value:	Evaluation and Planning Document to analyze system wide deficiencies and future demands of the drainage network and future MS4 compliance		
Project Status:	Future Project (not yet started)		
Category:			
Total Cost:	$ 250,000	Estimated Annual Maintenance Costs:	$0

Storm Drain Master Plan Update	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Preliminary Eng/Design			250,000					250,000
Total By Phase		-	250,000	-	-	-	-	250,000
Storm Drain Impact			250,000					250,000
Total By Fund		-	250,000		-	-	-	250,000

I-505 Overpass Project: Bike & Pedestrian Improvements (Project #814)



PROJECT AREA & SERVICE MAP



El Rio Villa to:

- Lorenzo's Market, Winters Healthcare, Yolo Federal Credit Union, Health & Human Services Office, Dollar General: 1.5 miles
- Winters High School, Library, Pool, Post Office: 1.8 miles
- Winters City Hall: 2 miles
- Winters City Park: 2.3 miles
- Winters Police & Fire Station: 2.5 miles

Engineering

I-505 Overpass Project: Bike & Pedestrian Improvements (Project #814)

Description:	Construction of bicycle and pedestrian improvements on Grant Avenue/SR 128 from Morgan Street in the City of Winters to El Rio Villa in unincorporated Yolo County to provide a direct and safe connection between Winters and El Rio Villa for El Rio Villa residents and regional travelers using active transportation modes.		
Benefit/Core Value:	Safer crossings for pedestrians and bicyclists for both local residents and regional travelers		
Project Status:	FY 22-23: Design agreement awarded to Wood Rodgers for PA&ED. The City also received a commitment of $2M in federal earmark funding to cover PA&ED, with the balance for PS&E phase.		
Category:	Infrastructure		
Total Cost:	$12,000,000	Estimated Annual Maintenance Costs:	$0 / Caltrans maintained

Kst edits

I-505 Overpasss	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Land Acquisition/ROW								-
Preliminary Eng/Design	184,442	815,558						1,000,000
Envirionmental				800,000				800,000
Machinery/Equipment				200,000				200,000
Construction				1,000,000	9,000,000			10,000,000
Total By Phase	**184,442**	**815,558**	**-**	**2,000,000**	**9,000,000**	**-**	**-**	**12,000,000**
TDA	9,787	326,213						336,000
SACOG RATP/RSTP	174,655	489,345						664,000
Federal Earmark Funding				2,000,000				2,000,000
Unfunded					9,000,000			9,000,000
Total By Fund	**184,442**	**815,558**	**-**	**2,000,000**	**9,000,000**	**-**	**-**	**12,000,000**

Public Works
Pavement Management Project (Project #815)



Public Works
Pavement Management Project (Project #815)

Description:	Repave or Slurry Seal various streets		
Benefit/Core Value:	Increase the PCI throughout the city giving the residents and much smoother and safer path of travel. Allow for new traffic calming measures to be implemented.		
Project Status:	FY 22-23 Update: Contract awarded to Vintage Pavement; work will be completed summer 2023.		
Category :	Streets		
Total Cost:	$3,4*86,369*	Estimated Annual Maintenance Costs:	$0

Pavement Management	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration	2,000		2,400		2,880		3,456	10,736
Preliminary Eng/Design	5,000		6,000		7,200		8,640	26,840
Construction	879,369		791,600		889,920		887,904	3,448,793
Total By Phase	**886,369**	**-**	**800,000**	**-**	**900,000**	**-**	**900,000**	3,486,369
								-
TDA	541,117		600,000		700,000		700,000	2,541,117
RMRA	305,252		200,000		200,000		200,000	905,252
Gas Tax	40,000							40,000
Total By Fund	886,369	-	800,000	-	900,000	-	900,000	3,486,369

Public Works
Traffic Signal – Grant Ave. (SR128) and E. Main St. (Project #816)



Public Works
Traffic Signal – Grant Ave. (SR128) and E. Main St. (Project #816)

Description:	New Traffic Signal at Grant Avenue (SR128) & East Main Street: This project will install a new traffic signal at the intersection of Grant Avenue (SR128) and East Main Street. This project is identified in the City of Winters General Plan, needed to accommodate future traffic demands based on increased vehicular trips associated with new development. Therefore, it is included in the City of Winters Development Impact Fee (DIF) program, which proportionately collects fees from new development in order to pay their fair share of costs for the entirety of the project. This project will likely be triggered when the adjacent vacant property develops, adding a fourth (4th) leg to the intersection. The new traffic signal will provide safe and efficient vehicular flow for all four directions of traffic.		
Benefit/Core Value:	Future traffic control device to mitigate future growth and increased traffic demands		
Project Status:	Future Project (not yet started)		
Category:			
Total Cost:	$ 2,014,625	Estimated Annual Maintenance Costs:	Caltrans/City Cost Share

Traffic Signal at Grant Ave and East Main St	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration				2,000		2,000		4,000
Preliminary Eng/Design				150,000				150,000
Environmental				40,000				40,000
Construction						1,820,625		1,820,625
Total By Phase		-	-	192,000	-	1,822,625	-	2,014,625
								-
Street Impact Fee		-		192,000		1,114,260		1,306,260
Unfunded						708,365		708,365
Total By Fund		-	-	192,000	-	1,822,625	-	2,014,625

Public Works
Traffic Signal – Grant Ave. (SR128) and I-505 Southbound Ramps (Project #816)



Public Works
Traffic Signal – Grant Ave. (SR128) and I-505 Southbound Ramps (Project #816)

Description:	New Traffic Signal at Grant Avenue (SR128) & I-505 Southbound Ramp: This project will install a new traffic signal at the Grant Avenue (SR128) and I-505 Southbound Ramps. This project is identified in the City of Winters General Plan, needed to accommodate future traffic demands based on increased vehicular trips associated with new development. Therefore, it is included in the City of Winters Development Impact Fee (DIF) program, which proportionately collects fees from new development in order to pay their fair share of costs for the entirety of the project. This new traffic signal will ensure safe and efficient movement of vehicles based on traffic forecasting demands of future growth.		
Benefit/Core Value:	Future traffic control device to mitigate future growth and increased traffic demands		
Project Status:	Future Project (not yet started)		
Category:			
Total Cost:	$ 2,386,750	Estimated Annual Maintenance Costs:	Caltrans/City Cost Share

Traffic SignaL at Grant Ave and I-505 Southbound Ramps	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration				2,000				2,000
Preliminary Eng/Design				150,000				150,000
Environmental				40,000				40,000
Construction							2,194,750	2,194,750
Total By Phase	-	-	-	192,000		-	2,194,750	2,386,750
								-
Street Impact Fee		-		192,000				192,000
Unfunded							2,194,750	2,194,750
Total By Fund		-	-	192,000		-	2,194,750	2,386,750

Public Works

Roundabout - Grant Ave. (SR128) and Morgan St. (Project #818)



Public Works

Roundabout - Grant Ave. (SR128) and Morgan St. (Project #818)

Description:	New Roundabout at Grant Avenue (SR128) and Morgan Street: This project will construct a new roundabout at the intersection of Grant Avenue (SR128) and Morgan Street. This project is identified in the City of Winters General Plan, needed to accommodate future traffic demands based on increased vehicular trips associated with new development. Therefore, it is included in the City of Winters Development Impact Fee (DIF) program, which proportionately collects fees from new development in order to pay their fair share of costs for the entirety of the project.		
Benefit/Core Value:	Future traffic control device to mitigate future growth and increased traffic demands		
Project Status:	Future Project (not yet started)		
Category:			
Total Cost:	$ 2,282,000	Estimated Annual Maintenance Costs:	$

Roundabout at Grant Ave and Morgan Street	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration						7,000		7,000
Preliminary Eng/Design						200,000		200,000
Envirionmental						40,000		40,000
Construction						2,035,000		2,035,000
Total By Phase		-	-	-	-	2,282,000	-	2,282,000
								-
Street Impact Fee						240,000		240,000
Unfunded						2,042,000		2,042,000
Total By Fund		-	-	-	-	2,282,000	-	2,282,000


WINTERS
california
Est. 1875

Public Works

Water Master Plan Update / Drought Contingency Plan (Project # 819)

Description:	Update the 2007 Water Master Plan, compile condition assessment information for the City's water production and distribution system, and prepare a drought contingency plan consistent with AB 1668		
Benefit/Core Value:	This effort will update the existing water master plan consistent with current development and groundwater capacity management efforts as well as undertake a Drought Contingency Plan consistent with State requirements. It will also include using cameras to document current well conditions and compile available network distribution condition for capital investment planning.		
Project Status:	$178,618 Contract awarded to Woodard & Curran in April 2022; kick off will commence upon contract execution. Estimated timeline is nine months. FY 22-23: Draft completed. Public engagement and final approval will occur in FY 23-24. Project budget adjusted to include engineering project management.		
Category:	Infrastructure / Environmental Sustainability		
Total Cost:	$200,000	Estimated Annual Maintenance Costs:	$0

Water Management Plan	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration	116,497	62,121						178,618
Total By Phase	116,497	62,121	-	-	-	-		178,618
								-
Water Impact Fees	76,823	40,965						117,788
Water Operating Fund	39,674	21,156						60,830
Total By Fund	116,497	62,121	-	-	-	-	-	178,618

Public Works
Rehabilitate Well 7 (Project #820)

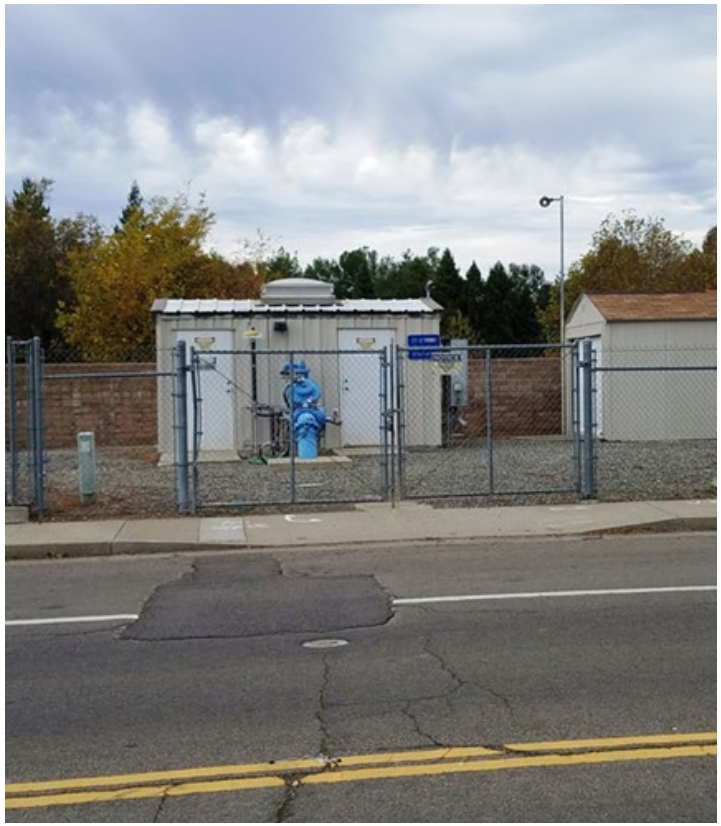


Public Works
Rehabilitate Well 7 (Project #820)

Description:	Rehabilitate Well 7, which includes videotaping the well casing to determine what parts need to be replaced, refurbishing the motor and mechanical parts, and re-pressuring the line.		
Benefit/Core Value:	This will increase the wells efficiency and productivity throughout the distribution system		
Project Status:	Estimates		
Category:	Water		
Total Cost:	$120,000	Estimated Annual Maintenance Costs:	$0

Rehab Well 7	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration						5,000		5,000
Construction						100,000		100,000
Total By Phase	-		-	-		105,000		105,000
								-
Water Operating Fund						120,000		120,000
Total By Fund	-		-	-		120,000		120,000

Public Works
Rehabilitate Well 4 (Project #821)



Public Works
Rehabilitate Well 4 (Project #821)

Description:	Rehabilitate Well 4, which includes videotaping the well casing to determine what parts need to be replaced, refurbishing the motor and mechanical parts, and re-pressuring the line.		
Benefit/Core Value:	This work will increase the well's efficiency and productivity throughout the distribution system		
Project Status:	Scheduled		
Category:	Water		
Total Cost:	$100,000	Estimated Annual Maintenance Costs:	$0

Rehab Well 4	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration							5,000	5,000
Construction							95,000	95,000
Total By Phase	-			-	-		100,000	100,000
								-
Water Operating Fund							100,000	100,000
Total By Fund	-	-		-	-		100,000	100,000

Public Works
Rehabilitate Well 5 (Project #822)

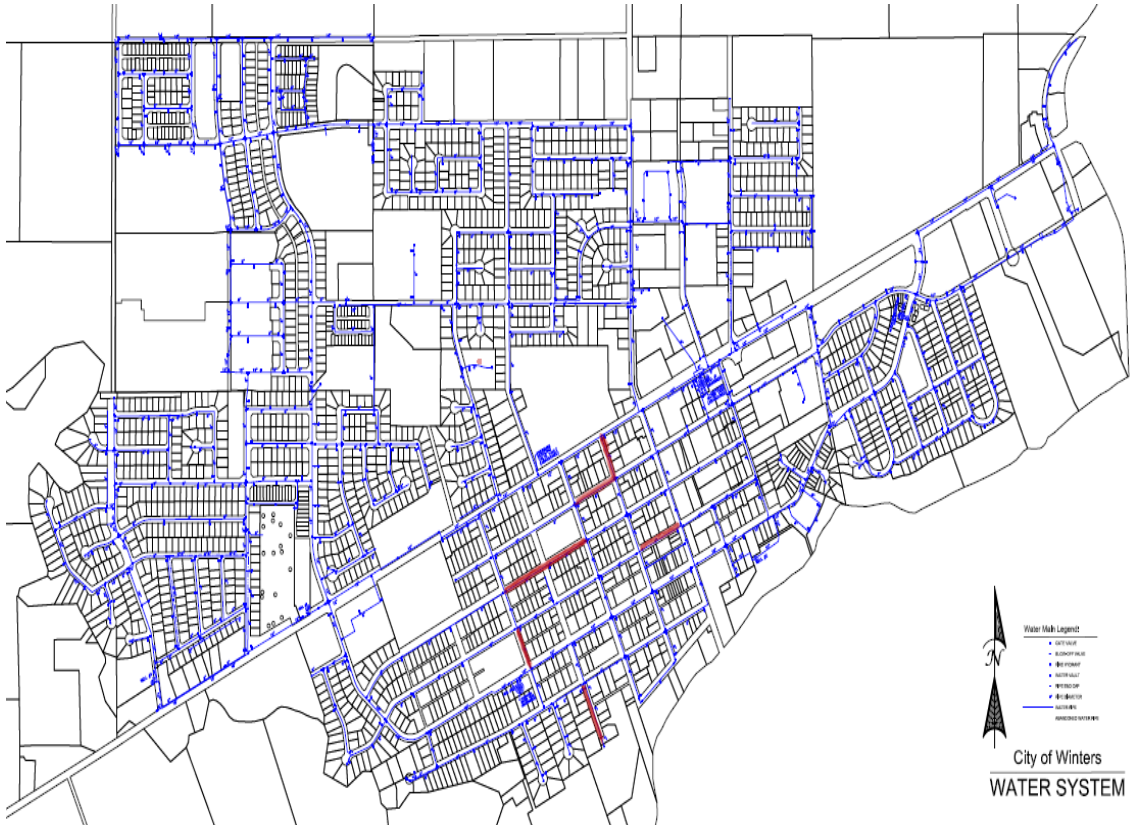


Public Works
Rehabilitate Well 5 (Project #822)

Description:	Rehabilitate Well 5, which includes videotaping the well casing to determine what parts need to be replaced, refurbishing the motor and mechanical parts, and re-pressuring the line.		
Benefit/Core Value:	This will increase the well's efficiency and productivity throughout the distribution system		
Project Status:	Estimates		
Category:	Water		
Total Cost:	$100,000	Estimated Annual Maintenance Costs:	$0

Rehab Well 5	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration			5,000					5,000
Construction			95,000					95,000
Total By Phase	-		100,000		-	-		100,000
								-
Water Operating Fund			100,000					100,000
Total By Fund	-		100,000		-	-		100,000

Public Works
Water Main Replacement (Project #823)



Public Works
Water Main Replacement (Project #823)

Description:	Replace 3,000 feet of undersized water mains in six different streets south of Grant and west of Railroad.		
Benefit/Core Value:	Upsizing the lines is necessary due to population growth and will help balance the distribution system to maintain water pressure and accommodate additional flows.		
Project Status:	Anticipated / Not yet started		
Category:	Water Infrastructure		
Total Cost:	$885,000	Estimated Annual Maintenance Costs:	$TBD

Water Main Upgrade	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration								-
Preliminary Eng/Design			40,000					40,000
Construction				200,000	210,000	215,000	220,000	845,000
Total By Phase	-		40,000	200,000	210,000	215,000	220,000	885,000
Water Impact			40,000	200,000	210,000	215,000	220,000	885,000
Total By Fund	-		40,000	200,000	210,000	215,000	220,000	885,000

Public Works

City Hall Building Evaluation & Condition Assessment: Phase I (Project #824)



Public Works

City Hall Building Evaluation & Condition Assessment: Phase I (Project #824)

Description:	Conduct a building evaluation and condition assessment of the historic City Hall structure to identify priority projects and historic preservation funding opportunities for seismic retrofitting, to address deferred maintenance, and upgrade the interior space to reflect current office standards and to increase staff occupancy opportunities as the City grows. This phase is for the assessment phase only to assist with identifying projects and preparing grant applications.		
Benefit/Core Value:	Historic Preservation, building renovation, better utilization of space for staff and the community		
Project Status:	Concept		
Category :	Facilities		
Total Cost:	$20,000	Estimated Annual Maintenance Costs:	$

City Hall Bldg Evaluation and Assessment	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
Administration		20,000						20,000
Design								-
Construction								-
Total By Phase		20,000	-	-	-	-	-	20,000
								-
ARPA		20,000						20,000
Total By Fund	-	20,000	-	-	-	-	-	20,000

City Wide
New Finance System

XXX



City Wide
New Finance System XXX

Description:	The City's current financial management system is DOS based and no longer supported. A new system needs to be selected and implemented as a top priority. Phase 1 of this project is to determine technical system requirements, a technical Request for Proposal, Proof of Capability schedule, and contract negotiations = $90,000. Implementing a Tier 3 system will provide a new financial system but no capital reporting or integrated utility billing, estimated turnkey implementation is $200,000. A Tier 2 system will provide greater functionality at a higher cost. To provide funding capacity, $400,000 has been programmed for this project.		
Benefit/Core Value:	A current finance system that is supported, with greater functionality, easier use.		
Project Status:	Concept		
Category:	Technology		
Total Cost:	$300,000 - $400,000	Estimated Annual Maintenance Costs:	$TBD

	New Finance System	Estimated Prior Year(s)	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	Future Years	Total
	Administration		100,000						100,000
	Design								-
	Construction			100,000	100,000	100,000			300,000
	Total By Phase		100,000	100,000	100,000	100,000	-	-	400,000
									-
xxx	ARPA								-
	Total By Fund		**100,000**	**100,000**	**100,000**	**100,000**	**-**	**-**	400,000

Fund	Funding Source	Project Name by Category	Project Code	FY 21-22 Actuals	FY 22-23 Budget	FY 22-23 Projected	FY 22-23 Remaining	FY 23-24 Budget	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
221	Gas Tax	Pavement Management Rehab	815		40,000	40,000	-			-	-	-	-	-	40,000
226	RMRA	Pavement Management Rehab	815		305,252	305,252	-			300,000	-	350,000	-	350,000	1,305,252
294	TDA	I-505 Overpasss	814		136,000	9,787	126,213	326,213	326,213	-	-	-	-	-	336,000
294	TDA	Pavement Management Rehab	815		541,117	541,117	-			500,000	-	550,000	-	550,000	2,141,117
294	TDA TOTAL				677,117	550,904	126,213	326,213	326,213	500,000	-	550,000	-	550,000	2,477,117
347	ARPA	ADA Self-Evaluation and Transition Plan	801		70,000		70,000	80,000	80,000	-	-	-	-	-	80,000
347	ARPA	ADA Transition Plan Implementation	802		200,000		200,000			200,000	-	-	-	-	200,000
347	ARPA	Paseo Park	805		75,000	23,410	51,590	51,590	51,590						75,000
347	ARPA	Community Center Rehab Phase	804		-		-	33,000	33,000		-	-	-	-	33,000
347	ARPA	City Hall Bldg Evaluation & Assessment	824					20,000	20,000		-	-	-	-	20,000
347	ARPA	Replaster Pool	809					200,000	200,000						200,000
347	ARPA	New Finance System	XXX					100,000	100,000	100,000	100,000	100,000			400,000
347	ARPA TOTAL				345,000	23,410	321,590	484,590	484,590	300,000	100,000	100,000	-	-	1,008,000
411	Street Impact Fee	Traffic Signal Grant Ave and East Main St			-		-		-	-	192,000	-	1,114,260	-	1,306,260
411	Street Impact Fee	Traffic Signal Grant Ave and I-505 SB Ramps			-		-		-	-	192,000	-	-	-	192,000
411	Street Impact Fee	Roundabout at Grant Ave and Morgan Street			-		-		-	-	-	-	240,000	-	240,000
411	Street Impact Fee TOTAL				-	-	-		-	-	384,000	-	1,354,260	-	1,738,260
							-								
413	Park & Recreation Impact	Restrooms at 3 Oaks Park	803				-			250,000					250,000
413	Park & Recreation Impact	Community Center Expansion	807		72,000		72,000			200,000	-	-	-	-	200,000
413	Park & Recreation Impact	Senior Center	808		316,000		316,000	316,000	316,000	-	-	-	-	-	316,000
413	Park & Recreation Impact TOTAL				388,000	-	388,000	316,000	316,000	450,000	-	-	-	-	766,000
416	General Facilities Impact Fee	Community Development Area Expansion			340,000		340,000	340,000	340,000		-	-	-	-	340,000
417	Water Impact Fee	Water Master Plan Update			117,788	76,823	40,965	40,965	40,965	-	-	-	-	-	117,788
417	Water Impact Fee	Water Main Replacement	823		-		-		-	40,000	200,000	210,000	215,000	220,000	885,000
417	Water Impact Fee TOTAL				117,788	76,823	40,965	40,965	40,965	40,000	200,000	210,000	215,000	220,000	1,002,788
							-								
418	Storm Drain Impact Fee	Influent Screen -WWTF	complete	847,120	321,480	384,501	(63,021)			-	-	-	-	-	1,231,621
418	Storm Drain Impact Fee	Storm Drain Master Plan Update	813		-		-		-	250,000	-	-	-	-	250,000
418	Storm Drain Impact Fee TOTAL			847,120	321,480	384,501	(63,021)	-	-	250,000	-	-	-	-	1,481,621
424	Park and Rec Capital	Community Center Rehab	804		209,000	36,470	172,530			330,530					367,000
424	Park and Rec Capital	Restrooms at 3 Oaks Park	803		25,000		25,000	25,000	25,000		-	-	-	-	25,000
424	Park and Rec Capital TOTAL				234,000	36,470	197,530	25,000	25,000	330,530	-	-	-	-	392,000
428	Park Grant (2023 & 2024)	Paseo Park	805		100,000	100,000	-	100,000	100,000	-	-	-	-	-	200,000
428	WJUSD	Replaster Pool	809		-		-	200,000	200,000			-	-	-	200,000
428	CDBG Grant	Senior Center	808		2,175,000	2,875	2,172,125	4,197,125	4,197,125		-	-	-	-	4,200,000
428	SACOG RATP/RSTP	I-505 Overpasss	814		664,000	174,655	489,345	489,345	489,345	-	-	-	-	-	664,000
428	Federal Earmark Funding	I-505 Overpasss	814								2,000,000				2,000,000
428	MISC CAPITAL FUNDS TOTAL				2,939,000	277,530	2,661,470	4,986,470	4,986,470	-	2,000,000	-	-	-	7,264,000

Fund	Funding Source	Project Name by Category	Project Code	FY 21-22 Actuals	FY 22-23 Budget	FY 22-23 Projected	FY 22-23 Remaining	FY 23-24 Budget	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
611	Water Operating Fund	Water Master Plan Update			60,830	39,674	21,156	21,156	21,156	-	-	-	-	-	60,830
611	Water Operating Fund	Rehab Well 7			-		-		-	-	-	-	120,000	-	120,000
611	Water Operating Fund	Rehab Well 4	821		-		-		-	-	-	-	-	100,000	100,000
611	Water Operating Fund	Rehab Well 5	822		-		-		-	100,000	-	-	-	-	100,000
611	Water Operating Fund TOTAL				60,830	39,674	21,156	21,156	21,156	100,000	-	-	120,000	100,000	380,830
621	Sewer Operating Fund	Remove Biosolids Ponds 1-3	810		180,000		180,000	180,000	180,000	-	-	-	-	-	180,000
621	Sewer Operating Fund	Remove Biosolids Ponds 2-4	811		-		-		-	-	200,000	-	-	-	200,000
621	Sewer Operating Fund	Resurface Wet Well-East St Pump Station	812		-		-		-	-	-	190,000	-	-	190,000
621	Sewer Operating Fund TOTAL				180,000	-	180,000	180,000	180,000	-	200,000	190,000	-	-	570,000
	Unfunded	I-505 Overpasss	814		-		-		-	-		9,000,000	-	-	9,000,000
	Unfunded	Traffic Signal Grant Ave and East Main St	816		-		-		-	-	-	-	708,365	-	708,365
	Unfunded	Traffic Signal Grant Ave and I-505 SB Ramps	817		-		-		-	-	-	-	-	2,194,750	2,194,750
	Unfunded	Roundabout at Grant Ave and Morgan Street	818		-		-		-	-	-	-	2,042,000	-	2,042,000
	OES Grant	Community Center Rehab Phase 1	804		180,000										-
	Unfunded TOTAL				180,000	-	-	-	-	-	-	9,000,000	2,750,365	2,194,750	13,945,115
		GRAND TOTAL		**847,120**	**6,128,467**	**1,734,565**	**4,213,903**	**6,720,394**	**6,720,394**	**2,270,530**	**2,884,000**	**10,400,000**	**4,439,625**	**3,414,750**	**32,710,983**

	Project Name by Category	Project Code	Prior Year Actuals	FY 22-23	22/23 Actuals	Remaining	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
Park and City Facility Projects													
	ADA Self-Evaluation and Transition Plan	**801**											
347	*ARPA*			70,000		70,000	80,000	-	-	-	-	-	80,000
													-
	ADA Transition Plan Implementation	**802**				-							-
347	*ARPA*			200,000		200,000		200,000	-	-	-	-	200,000
													-
	Restrooms at 3 Oaks Park	**803**											-
413	*Park and Recreaton Impact*					-		250,000					250,000
424	*Park and Rec Capital*			25,000		25,000	25,000		-	-	-	-	25,000
				25,000	-	25,000	25,000	250,000	-	-	-	-	275,000
													-
	Community Center Rehab Phase 1	**804**											-
347	*ARPA*			-		-	33,000		-	-	-	-	33,000
	2022 OES Grant Repurposed			180,000									-
413	*Park & Recreation Capital*			209,000	36,470	172,530		330,530		-	-	-	367,000
				389,000	36,470	172,530	33,000	330,530	-	-	-	-	400,000
	Paseo Park	**805**											-
347	*ARPA*			75,000	23,410	51,590	51,590						75,000
428	*Park Grant (2023 & 2024 100K ea)*			100,000	100,000	-	100,000	-	-	-	-	-	200,000
				175,000	123,410	51,590	151,590	-	-	-	-	-	275,000
													-
	Community Development Area Expansion	**806**				-							-
416	*General Facilities Impact Fee*			340,000		340,000	340,000		-	-	-	-	340,000
						-							-
	City Hall Bldg Evaluation & Assessment	**824**				-							-
347	*ARPA*						20,000		-	-	-	-	20,000
						-							-
	Community Center Expansion	**807**				-							-
413	*Park and Recreation Impact Fee*			72,000		72,000		200,000	-	-	-	-	200,000
						-							-
	Senior Center	**808**				-							-
413	*Park and Recreation Impact*			316,000		316,000	316,000	-	-	-	-	-	316,000
428	*CDBG Grant*			2,175,000	2,875	2,172,125	4,197,125		-	-	-	-	4,200,000
				2,491,000	2,875	2,488,125	4,513,125	-	-	-	-	-	4,516,000
						-							

	Project Name by Category	Project Code	Prior Year Actuals	FY 22-23	22/23 Actuals	Remaining	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
	Replaster Pool	**809**				-							-
347	ARPA						200,000						200,000
428	WJUSD			-		-	200,000			-	-	-	200,000
							400,000	-	-	-	-	-	400,000
	New Finacial System	**XXX**											
347	ARPA						100,000	100,000	100,000	100,000			400,000
													-
	Total Park and City Facility Projects			**3,762,000**	**162,755**	**3,419,245**	**5,662,715**	**1,080,530**	**100,000**	**100,000**	**-**	**-**	7,106,000
						-							-
Sewer Projects						-							-
418	Influent Screen -WWTF		847,120	321,480	384,501	(63,021)		-	-	-	-	-	1,231,621
						-							-
	Remove Biosolids Ponds 1-3	810				-							-
621	*Sewer Operating Fund*			180,000		180,000	180,000	-	-	-	-	-	180,000
						-							-
	Remove Biosolids Ponds 2-4	811				-							-
621	*Sewer Operating Fund*			-		-	-	-	200,000	-	-	-	200,000
						-							-
	Resurface Wet Well-East St Pump Station	812				-							-
621	*Sewer Operating Fund*			-		-	-	-	-	190,000	-	-	190,000
						-							-
	Total Sewer Projects		**847,120**	**501,480**	**384,501**	**116,979**	**180,000**	**-**	**200,000**	**190,000**	**-**	**-**	**1,801,621**
						-							-
	Storm Drain	**813**				-							-
	Storm Drain Master Plan Update					-							-
418	*Storm Drain Impact Fee*			-		-	-	250,000	-	-	-	-	250,000
						-							-
	Total Storm Drain		**-**	**-**		-	**-**	**250,000**	**-**	**-**	**-**	**-**	**250,000**
						-							-
Transportation Projects						-							-
	I-505 Overpasss	**814**				-							-
294	*TDA*			136,000	9,787	126,213	326,213	-	-	-	-	-	336,000
428	*SACOG RATP/RSTP*			664,000	174,655	489,345	489,345	-	-	-	-	-	664,000
	Federal Earmark Funding								2,000,000				2,000,000
	Unfunded			-		-	-	-		9,000,000	-	-	9,000,000
				800,000	184,442	615,558	815,558	-	2,000,000	9,000,000	-	-	12,000,000
						56 -							

	Project Name by Category	Project Code	Prior Year Actuals	FY 22-23	22/23 Actuals	Remaining	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
	Pavement Management Rehab	**815**			in process	-							
294	*TDA*			541,117	541,117	-		500,000	-	550,000	-	550,000	2,141,117
226	*RMRA*			305,252	305,252	-		300,000	-	350,000	-	350,000	1,305,252
221	*Gas Tax*			40,000	40,000	-		-	-	-	-	-	40,000
				886,369	886,369	-	-	800,000	-	900,000	-	900,000	3,486,369
						-							-
	Traffic Signal Grant Ave and East Main St	**816**				-							-
411	*Street Impact Fee*			-		-	-	-	192,000	-	1,114,260	-	1,306,260
	Unfunded			-		-	-	-	-	-	708,365	-	708,365
				-		-	-	-	192,000	-	1,822,625	-	2,014,625
						-							-
	Traffic Signal Grant Ave and I-505 SB Ramps	**817**				-							-
411	*Street Impact Fee*			-		-	-	-	192,000	-	-	-	192,000
	Unfunded			-		-	-	-	-	-	-	2,194,750	2,194,750
				-		-	-	-	192,000	-	-	2,194,750	2,386,750
						-							-
	Roundabout at Grant Ave and Morgan Street	**818**				-							-
411	*Street Impact Fee*			-		-	-	-	-	-	240,000	-	240,000
	Unfunded			-		-	-	-	-	-	2,042,000	-	2,042,000
				-		-	-	-	-	-	2,282,000	-	2,282,000
						-							-
	Total Transportation Projects		**-**	**1,686,369**	**1,070,811**	**615,558**	**815,558**	**800,000**	**2,384,000**	**9,900,000**	**4,104,625**	**3,094,750**	**22,169,744**
						-							-
Water Projects		819				-							-
	Water Master Plan Update					-							-
417	*Water Impact Fee*			117,788	76,823	40,965	40,965	-	-	-	-	-	117,788
611	*Water Operating Fund*			60,830	39,674	21,156	21,156	-	-	-	-	-	60,830
				178,618	116,497	62,121	62,121	-	-	-	-	-	178,618
	Rehab Well 7	**820**				-							-
611	*Water Operating Fund*			-		-	-	-	-	-	120,000	-	120,000
						-							-
	Rehab Well 4	**821**				-							-
611	*Water Operating Fund*			-		-	-	-	-	-	-	100,000	100,000
						-							-
	Rehab Well 5	**822**				-							-
611	*Water Operating Fund*			-		-	-	100,000	-	-	-	-	100,000
						-							-

	Project Name by Category	Project Code	Prior Year Actuals	FY 22-23	22/23 Actuals	Remaining	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28	Future Years	Total
	Water Main Replacement	**823**				-							-
417	*Water Impact Fee*			-		-	-	40,000	200,000	210,000	215,000	220,000	885,000
						-							-
	Total Water Projects		**-**	**178,618**	**116,497**	**62,121**	**62,121**	**140,000**	**200,000**	**210,000**	**335,000**	**320,000**	**1,383,618**
	Total All Projects		**847,120**	**6,128,467**	**1,734,564**	**4,213,903**	**6,720,394**	**2,270,530**	**2,884,000**	**10,400,000**	**4,439,625**	**3,414,750**	**32,710,983**

	American Rescue Plan Act (ARPA)	Council Action	Original Amount	Proposed Amount
	ARPA Funds Received	2021-64	874,952	874,952
	ARPA Funds Received	2022-57	874,952	874,952
	Total Revenues	Received	1,749,904	1,749,904
	Appropriated Projects:			
	Deferred Employee COLA Recreation	2021-64	5,005	5,005
	Online Business License	2021-70	47,188	47,188
	Downtown Visioning	2022-38	75,000	75,000
	ADA Transition Plan	2022-57	70,000	80,000
	ADA Implementation - Sidewalks / Ramps	2022-57	200,000	200,000
	Paseo Park	2022-57	75,000	75,000
	Pool Heater	2022-93	74,500	74,500
	2% MOU Negotiated Stipend POA Fire	2022-100	30,396	30,396
	2% MOU Negotiated Dept Head and Mgmt	2023-16	36,478	36,478
		Appropriated Funds	613,567	623,567
		Fund Balance	1,136,337	1,126,337
^	Proposed/Committed Projects			
	2% MOU Estimated Mid Mgmt & Misc	in nego, 1x	39,052	39,052
	Council Chamber Hybrid	completed	5,000	5,000
	Class and Compensation Study	Need to do	40,000	80,000
	Digital Governance - IT Assessment	Proposal Rec'd	50,000	35,000
	Digital Governance - Website	POs issued	40,000	40,000
	Community Center Rehab FY 23/34	Started	33,000	33,000
	Pool plaster	Need to do	300,000	200,000
	Commercial Cannabis	Applied for Grant	100,000	100,000
	Financial Management System	Need to do		400,000
	City Hall Evaluation	New		20,000
*	City Manager Recruitment	1x		28,000
*	Retirement Cashouts Sick & Vacation	1x		65,000
*	PR Accural Balance Audit	1x		20,000
		Total Proposed/Committed	607,052	1,065,052

	ARPA Remaining	61,285

**ARPA to balance the G/F Budget*	$	113,000
^*Directly budgetted in ARPA*	$	39,052
One time $		

CAPITAL FUNDS SUMMARY FOR 2023-24 BUDGET

TYPE	FUND	2021-22 Actual	2021-22 Budget	2022-23 Budget	2022-23 Actual	2023-24 Budget	BY FUND OVER/UNDER
Revenue	(411) Street Impact Fee Capital	322,914	404,684	342,647	184,005	246,706	
Revenue	(412) Storm Impact Fee Capital(Non-Flood)	649	0	44,600	14,015	32,112	
Revenue	(413) Parks & Recreation Impact Fee Capital	206,773	569,021	126,369	16,925	90,986	
Revenue	(414) Public Saftey Impact Fee Capital	93,501	134,643	105,516	32,383	75,972	
Revenue	(415) Fire Impact Fee Capital	204,945	272,516	213,563	66,018	153,765	
Revenue	(416) General Facilities Impact Fee	161,638	228,010	178,685	74,118	128,653	
Revenue	(417) Water Impact Fee	262,113	381,022	430,390	100,191	309,881	
Revenue	(418) Sewer Impact Fee	295,895	400,722	331,677	150,773	238,807	
Revenue	(419) Flood Overlay Fees	753	0	0	3,212	0	
	Total Revenue	**1,549,181**	**2,390,618**	**1,773,447**	**641,640**	**1,276,882**	
Expense	(411) Street Impact Fee Capital	212	212	197	160	197	246,509
Expense	(412) Storm Impact Fee Capital(Non-Flood)	385	385	365	300	365	31,747
Expense	(413) Parks & Recreation Impact Fee Capital	227	227	388,214	180	316,214	(225,228)
Expense	(414) Public Saftey Impact Fee Capital	201	36,201	191	160	191	75,781
Expense	(415) Fire Impact Fee Capital	89,066	90,623	95,712	63,709	201	153,564
Expense	(416) General Facilities Impact Fee	-16,510	13,038	344,390	3,660	344,390	(215,737)
Expense	(417) Water Impact Fee	8,646	302	118,071	77,063	41,248	268,633
Expense	(418) Sewer Impact Fee	715,152	1,168,796	321,665	388,199	185	238,622
Expense	(419) Flood Overlay Fees	4,202	0	0	778	0	-
	Total Expense	**801,581**	**1,309,784**	**1,268,805**	**534,209**	**702,991**	
		747,600	**1,080,834**	**504,642**	**107,431**	**573,891**	**573,891**