CITY COUNCIL
Albert Vallecillo, Mayor
Bill Biasi, Mayor Pro-Tempore
Councilmembers: Richard Casavecchia,
Jesse Loren, and Carol Scianna

REGULAR CITY COUNCIL MEETING

City Hall, Council Chamber
318 First Street, Winters, CA 95695
May 19, 2026
6:30 PM

Meeting Information
Winters City Council meetings are conducted in person at City Hall Council Chambers accessible via the Abbey St. side entrance. As a courtesy, and technology permitting, members of the public may continue to participate virtually. However, the City cannot guarantee that the public's access to teleconferencing technology will be uninterrupted, and technical difficulties may occur from time to time. Unless required by the Brown Act, City Council meetings will continue despite technical difficulties for participants using the teleconferencing option.

Zoom: +16699006833 US Meeting ID: 894 1787 5076

Passcode: 889851

https://us02web.zoom.us/j/89417875076?pwd=f1YIhOJNbiZbZbHXWQbYqI7sNh3S8w.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.

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.

General Information: If you have questions about this agenda please call the City Clerk's office at 530-794-6702. View City Council meetings, obtain agendas and agenda packets 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.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an

alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 530-794-6702 or cityclerk@cityofwinters.org as soon as possible. Providing at least 72 hours notice will help ensure that reasonable arrangements can be made.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF THE AGENDA
The Mayor and Council may change the order of the Agenda or request discussion of a Consent Item.

1. SPECIAL PRESENTATIONS

A. Proclamation - Memorial Day
Memorial Day Proclamation
B. Youth Empowerment Summit Presentation to Council
Youth Empowerment Summit Presentation.pptx
C. Presentation of the Impacts of HR 1

2. PUBLIC COMMENT (Items not on the agenda)
This time is reserved for members of the public to address the City Council on items that are not on the Agenda and are within the subject matter jurisdiction of the City Council. Comments are limited to 3 minutes. Comments for items on the Open Session agenda will be taken when the item is called in Open Session. City Council is prohibited by law from taking any action on matters discussed that are not on the agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time.

3. CONSENT CALENDAR
All items listed under the Consent Calendar are considered and acted upon by one Motion.
Anyone may request an item be removed for separate consideration.

A. Minutes of the Regular City Council Meeting Held on May 5, 2026
City Council Minutes May 5, 2026.docx
B. Warrant Register and Payment of Claims for the Month Ending March 31, 2026
Staff Report - Warrant Register Reports for March.docx
Attachment 1 - Affidavit of Administrative Services Director.pdf
Attachment 2 - A/P Registers.pdf
Attachment 3 - Payroll Summary Redacted 3.6.26.pdf
Attachment 3, Exhibit A - Payroll Summary Redacted 3.20.26.pdf
C. Task Order #26-01 for the On-call Transportation Engineering Services Contract with Fehr & Peers
Staff Report - Fehr & Peers Oncall Contract for Tranportation Engineering Services.docx
Attachment 1 - Resolution 2026-23 Fehr & Peers Oncall Contract for Tranportation Engineering Services.docx

Attachment 2 - Task Order #26-01.pdf

D. Resolution authorizing the City Manager to approve a Durable Encroachment Agreement for Maintenance of Private Irrigation Pipeline within Public Right-of-Way and authorizing the City Clerk to record the Agreement with the County Recorder.
Staff Report - Durable Encroachment Agreement Hostetler Investments.docx
Attachment 1 - Resolution 2026-24 Durable Encroachment Agreement.docx
Attachment 2 - Hostetler Investments Agreement.pdf

E. Resolution 2026-25 Approving the Engineer's Report for the Annual Levy of Assessments for FY 2026-2027 for the City of Winters City-Wide Maintenance Assessment District and Resolution No. 2026-25 Declaring the City's Intention to Levy and Collect Annual Assessments for FY 2026-2027
Staff Report - Levy Engineers Report Intent.docx
Attachment 1 - Resolution 2026-25 Declaration of Intention.docx
Attachment 2 - Engineerâ€™s Report.pdf
Attachment 3 - Resolution 2026-26 Approving Engineers Report.docx

F. Resolution 2026-27 – A Resolution of Intention to Continue Assessments for Fiscal Year 2026-27, Preliminarily Approving the Engineer's Report, and Providing Notice of Public Hearing for the City of Winters' Fire Protection and Emergency Response Services Assessment
Staff Report - Fire Levy Engineers Report Intent.docx
Attachment 1 - Resolution 2026-27 Fire Levy Declaration of Intention.docx
Attachment 2 - City of Winters Engineer's Report 26-27.pdf

G. Second Amendment to Agreement for Hearing Officer Services between City of Winters and Ryan Raftery
Staff Report - Second Amendment to Agreement for Hearing Officer Services between City of Winters and Ryan Raftery.docx
Attachment 1 - Original Agreement.pdf
Attachment 2 - Second Amendment to Agreement with Ryan Raftery.docx
Attachment 3, Exhibit A - Hearing Officer.docx

4. PUBLIC HEARINGS

5. DISCUSSION ITEMS

A. 2024 Annual Progress Report: General Plan & Housing Element
Staff Report - 2024 Annual Progress Report.docx
Attachment 1 - Resolution PC2026-01 Annual Progress Report.docx
Attachment 2 - 2024 General Plan Annual Progress Report .docx
Attachment 3 - Annual Element Progress Report, Housing Element Implementation.docx

B. 2023-2025 Housing Element Progress Report
Staff Report - Annual Housing Element Progress Report.docx
Attachment 1 - Resolution PC2026-04 Housing Element Annual Report.docx
Attachment 2 - 2025 Housing Element Annual Progress Report.pdf
Attachment 3 - 2025 Winters2025 Excel in PDF.pdf
Exhibit - Deed Restricted Properties .pdf

6. CITY MANAGER'S REPORT

7. COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS
This item is for information only and is not eligible for action at this time.

ADJOURNMENT

I declare under penalty of perjury that the foregoing agenda for the regular meeting of the Winters City Council was posted on the public bulletin board at City Hall, 318 First Street and posted to the City of Winters website at cityofwinters.org.

_____

Zorina Treat, Deputy City Clerk

A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF WINTERS PROCLAIMING MAY 25, 2026, AS MEMORIAL DAY

WHEREAS, since the founding of the United States of America, courageous individuals have laid down their lives in service to our nation, protecting the unalienable freedoms we hold dear; and,

WHEREAS, our country has strived to honor the courage, patriotism, and sacrifice of our fallen heroes through historic burial grounds, battlefields, memorials, and other tributes; and,

WHEREAS, in 1971, the United States Congress established a national observance of Memorial Day as the last Monday of May, making it a federal holiday honoring those who died while serving our country; and,

WHEREAS, Memorial Day grants Americans the opportunity to honor the men and women who paid the ultimate sacrifice to guarantee the freedoms and liberties we cherish and those who build the foundation of our proud country; and,

WHEREAS, we are forever indebted to the millions of individuals who were committed to protecting the liberties, safety, and quality of life in America. It is fitting and proper that we express our gratitude for the dedicated service, courageous deeds, and sacrifice of our Soldiers, Sailors, Marines, Airmen, and Coast Guard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Winters hereby **PASSED AND ADOPTED, this 19 Day of May 2026.**

Council Member Richard Casavecchia

Council Member Jesse Loren

Council Member Carol Scianna

Mayor Pro Tem Bill Biassi

Mayor Albert Vallecillo

2025 Youth Empowerment Summit (YES!)

Winters City Council Meeting - Tuesday May 19, 2026

What is the Youth Empowerment Summit (YES!)?

- YES! is a nationally award-winning youth development program for Yolo County high school students.
- Established in 2018, the 9th annual Summit will be held on Thursday, September 24, 2026.
- Held at UC Davis since 2022 to allow for larger number of participants.
- From 2018 to 2025, YES! has hosted more than 700 high school students from Yolo County, with 2025 being our record high: 141 students (10 students from Winters High School).
- The goal: to empower Yolo County's future leaders by educating them about the importance of local government, voting, and civic and community engagement.

Review of YES! 2025 Activities

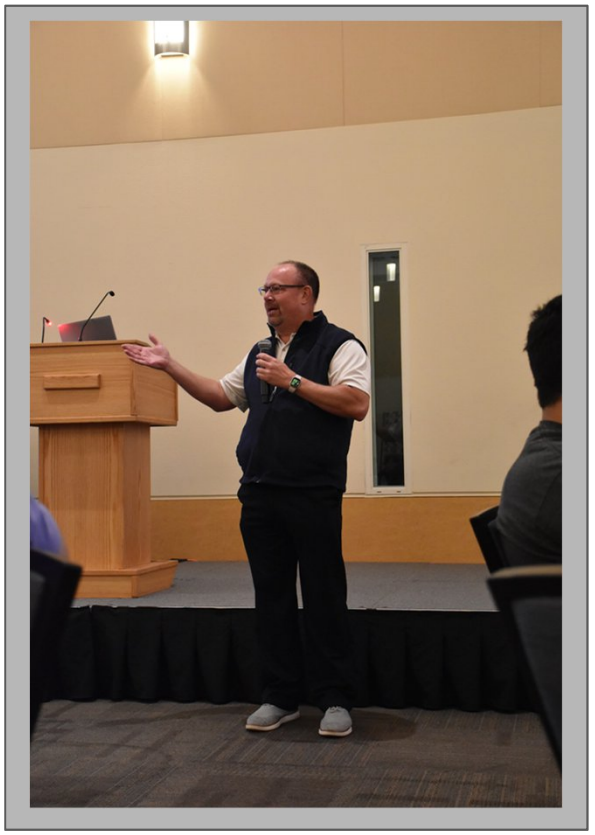
Local Government 101 – a short presentation about how local government works and how it affects citizens.

Round Table Discussions with local elected & city officials - the highlight of the Summit. Students get to meet with local elected & city officials and talk to them about issues that are important to today's youth.

Mock Election - Using a mock ballot and real voting booths and equipment, we give the students an opportunity to simulate a real voting experience. Later, we compare the results from the students to how the general public feels about those same issues.

Afternoon of Engagement - a new activity in 2025, we invited 9 local & regional community organizations to share the work they do for the community, and provide students with avenues and pathways to get involved.

Photos from YES! 2025



YES! Student Survey Data

"I understand how the voting process works"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	17	12%	63	46%	**284%**
Agree	91	65%	63	46%	**-28%**
Disagree	17	12.%	3	2%	**-82%**
Strongly Disagree	0	0%	1	1%	**100%**
I don't know	16	11%	6	4%	**-61%**
TOTAL	**141**	**100%**	**136**	**100%**	

YES! Student Survey Data

"I understand how local government functions"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	6	4%	38	28%	**557%**
Agree	87	62%	78	58%	**-7%**
Disagree	25	18%	9	7%	**-63%**
Strongly Disagree	0	0%	0	0%	**0%**
I don't know	22	16%	10	7%	**-53%**
TOTAL	**140**	**100%**	**135**	**100%**	

YES! Student Survey Data

"I understand the role of elected officials in government"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	17	12%	42	32%	**160%**
Agree	85	61%	75	56%	**-7%**
Disagree	24	17%	6	5%	**-74%**
Strongly Disagree	0	0%	0	0%	**0%**
I don't know	14	10%	10	8%	**-25%**
TOTAL	**140**	**100%**	**133**	**100%**	

YES! Student Survey Data

"I feel comfortable contacting and talking to elected officials about community issues"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	16	12%	50	38%	**229%**
Agree	53	38%	59	45%	**17%**
Disagree	33	24%	9	7%	**-71%**
Strongly Disagree	4	3%	1	1%	**-74%**
I don't know	32	23%	12	9%	**-60%**
TOTAL	**138**	**100%**	**131**	**100.%**	

YES! Student Survey Data

"I feel confident that elected officials would respect my opinion"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	15	11%	51	39%	**256%**
Agree	62	45%	59	45%	**0%**
Disagree	26	19%	9	5%	**-76%**
Strongly Disagree	3	2%	0	0%	**-100%**
I don't know	31	23%	15	11%	**-49%**
TOTAL	**137**	**100%**	**131**	**100%**	

YES! Student Survey Data

"I feel empowered to make positive changes in my community"					
	Pre-Event Survey		Post-Event Survey		
	COUNT	PERCENTAGE	COUNT	PERCENTAGE	% CHANGE
Strongly Agree	27	20%	47	36%	**83%**
Agree	75	54%	63	48%	**-12%**
Disagree	15	11%	4	3%	**-72%**
Strongly Disagree	2	1%	0	0%	**-100%**
I don't know	19	14%	17	13%	**-6%**
TOTAL	**138**	**100%**	**131**	**100%**	

YES! Participants Voters vs Statewide average

March 5, 2024 - California Presidential Primary Election

YES! Participants (Registered Voters): 25%

California Registered Voters (18-25yo): 15.45%

November 5, 2024 - California Presidential General Election

YES! Participants (Registered Voters): 67%

California Registered Voters (18-25yo): 60.37%

YES! Student Survey Data - “If you could summarize today’s event in one word, what would you choose?”

Thank you for your support of the Yolo County Youth Empowerment Summit!

The 2026 9th annual Youth Empowerment Summit will be held at UC Davis on Thursday, September 24, 2026.

We hope to see you there!

www.yolosaysyes.com

Youth Empowerment Summit

Youth Empowerment Summit

Youth Empowerment Summit

Minutes of the Regular Council Meeting Held May 5, 2026

Mayor Albert Vallecillo called the meeting to order at 6:30 PM

ROLL CALL

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

Absent: None

Staff: City Manager Jeremy Craig, Assistant City Attorney Brian Hughes, Director of Administrative Services Cathy Matthews, Police Chief John Miller, Senior Contract Planner Kelly Mumper, Deputy City Clerk Zorina Treat.

PLEDGE OF ALLEGIANCE

Joe Tramontana led the Pledge of Allegiance

APPROVAL OF THE AGENDA

Motion by Council Member Loren, seconded by Scianna, to approve the agenda as presented. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Bill Biasi, Mayor Albert Vallecillo
NOES: None
ABSENT: None

SPECIAL PRESENTATIONS

1.A. Proclamation - National Mental Health Awareness Month

Council Member Loren presented the Proclamation designating May as National Mental Health Awareness Month to Lou Enge, Executive Director of NAMI.

1.B. Proclamation - Recognizing May 2026 as Older Americans Month

Mayor Vallecillo presented the Proclamation recognizing May 2026 as Older Americans Month to the Winters Senior Foundation, represented by board members Joe Tramontana and Ed Garcia.

PUBLIC COMMENT (Items not on the agenda)

Valerie Whitworth provided public comment

CONSENT CALENDAR

3.A. Minutes of the Regular City Council Meeting Held April 21, 2026

3.B. Adopt and waive (Second Reading) of Ordinance No. 2026-05 adopting regulations required by Assembly Bill 1236 pertaining to the streamlining and ministerial approval of Electric Vehicle Charging Systems & Stations in the City of Winters.

3.C. Second Reading of Ordinance 2026-03 amending Chapter 17.98, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) to comply with recent changes in State Law; and finding the action to be statutorily exempt from CEQA under Section 21080.17 of the Public Resources Code.

Motion by Council Member Scianna, seconded by Council Member Casavecchia to approve the Consent Calendar as presented. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Bill Biasi, Mayor Albert Vallecillo
NOES: None
ABSENT: None

PUBLIC HEARINGS

None

DISCUSSION ITEMS

5.A. Conduct Second Reading and Adopt Ordinance 2026-02 Establishing the Winters Downtown Entertainment Zone (Social District) and Approval of Management Plan

City Manager Jeremy Craig presented Ordinance 2026-02 establishing the Winters Downtown Entertainment Zone/Social District, including proposed operational guidelines, boundary updates, and management requirements for downtown events and activities.

Public comments regarding the proposed Downtown Entertainment Zone/Social District were provided by:

Susan Hamilton
Valerie Whitworth
Kelli Villanueva
Gar House
Guysell Geter
Dan Mickel
Chris Turkovich
Lyndia Hinds
Emarie VanGalio
Meika Ogado
Courtney Stocking
Kaitlyn Keele
Teresa Pisani
Dillan Rivas
Jeff TemPas
John Pickerel
Corrine Martinez
Kate Laddish
Carla Wroten

Motion by Council Member Casavecchia to adopt Ordinance 26-02, establishing the Winters Downtown Entertainment Social Zone, seconded by Mayor Pro Tem Biasi. The motion carried by the following vote:

AYES: Council Members Richard Casavecchia, Jesse Loren, Carol Scianna, Mayor Pro Tem Bill Biasi, Mayor Albert Vallecillo
NOES: None
ABSENT: None

5.B.
Animal Services Community Survey – Results Update and Request for Direction

City Manager Jeremy Craig provided an update on the Yolo County Animal Services JPA and reviewed community survey results regarding animal service priorities. Survey feedback reflected strong support for maintaining core services and expanding access to low-cost spay and neuter programs.

Sharon Montooth, Lisa Gaynes, Teresa Pisan, Emarie VanGalio, and Kate Laddish Provided public comment

Council directed the City Manager to prepare a letter supporting continued discussions and regional collaboration efforts.

CITY MANAGER'S REPORT

City Manager Jeremy Craig provided departmental, project, and administrative updates, including progress on the Fire Department training center, Public Works weed abatement efforts, Police Department grant-funded equipment and training, and implementation of the City's new utility billing and financial system.

COUNCIL COMMENTS-IDEAS, QUESTIONS, AB1234 REPORTS

Verbal updates were provided by Council Members.

No Reportable action out of Closed Session

ADJOURNMENT

The meeting adjourned at 9:05 PM.

CITY COUNCIL
STAFF REPORT

TO:	Honorable Mayor and Councilmembers
DATE:	May 19, 2026
THROUGH:	Jeremy Craig, City Manager
FROM:	Shery Reyes, Senior Accountant
SUBJECT:	Payment of Claims for the month ending March 31, 2026

RECOMMENDATION:
Approve payments made in accordance with the adopted City of Winters budget.

BACKGROUND:
The Administrative Services Department is responsible for ensuring the financial obligations of the City are met in a timely and accurate manner. Accounts Payable processes payments to external vendors on a weekly basis and employee payroll is processed biweekly while any payment requiring remittance by wire transfer is paid on an as-needed basis.
Pursuant to California Government Code Section 37208, payments drawn in accordance with the City's approved budget need not be ratified by the legislative body prior to payment. The warrant registers (accounts payable and payroll) shall be presented to the legislative body for ratification and approval at the first meeting after payments have been processed. The Administrative Services Director has submitted the register(s) showing the payments processed within the timeframe above for approval by the City Council.

FISCAL IMPACT:
Total of payments processed for the reporting period: $1,027,306.26

ATTACHMENTS:
1. Affidavit of Administrative Services Director
2. A/P Registers
3. Payroll Registers

Check Register Totals for Month Ending March 31, 2026

Accounts Payable	$	645,354.02
Payroll	$	381,952.24
Grand Total	$	1,027,306.26

Prepared by:

Shery Reyes

Shery Reyes, Senior Accountant

Certified by:

Cathy Mathews, Director of Administrative Services

City of Winters
Month End Cash Disbursements Report
Prior Period Report for 03-26 BANK ACCOUNT 10100

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
03-26	062188	03/30/26	\P005 (PARROTT, JOSEPH & BILLIE		(100.00)	.00	(100.00)	Ck# 062188 Reversed
	064639	03/06/26	PEA04 (PEARCE HEATING & AIR CONDITI		(375.00)	.00	(375.00)	Ck# 064639 Reversed
	064933	03/03/26	CUE01 (MARTHA MARTINEZ)		(600.00)	.00	(600.00)	Ck# 064933 Reversed
	064961	03/06/26	ABA02 (ASSOCIATION OF BAY AREA GOVE		777.99	.00	777.99	Automatic Generated Check
	064962	03/06/26	AFL01 (AFLAC TRADITIONAL AND DIRECT		1,535.36	.00	1,535.36	Automatic Generated Check
	064963	03/06/26	AIR01 (AIRGAS-N.CALIF & NEVADA)		81.34	.00	81.34	Automatic Generated Check
	064964	03/06/26	APP00 (AP PLUMBING & FIRE, INC.)		3,894.00	.00	3,894.00	Automatic Generated Check
	064965	03/06/26	BAD01 (BADGER METER INC.)		1,299.40	.00	1,299.40	Automatic Generated Check
	064966	03/06/26	BAY06 (BAY CITY ELECTRIC WORKS)		1,500.00	.00	1,500.00	Automatic Generated Check
	064967	03/06/26	BIG02 (BIG BELLY SOLAR LLC.)		347.20	.00	347.20	Automatic Generated Check
	064968	03/06/26	BRE02 (BRET WILLIAMS WATER TRUCK SE		1,400.00	.00	1,400.00	Automatic Generated Check
	064969	03/06/26	BSK00 (BSK ASSOCIATES)		1,411.51	.00	1,411.51	Automatic Generated Check
	064970	03/06/26	CAL25 (CRWA)		1,504.00	.00	1,504.00	Automatic Generated Check
	064971	03/06/26	CIN03 (CINTAS CORPORATION #622)		3,463.27	.00	3,463.27	Automatic Generated Check
	064972	03/06/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	064973	03/06/26	COM12 (COMDATA)		8,553.16	.00	8,553.16	Automatic Generated Check
	064974	03/06/26	CON07 (WASHINGTON NATIONAL INS)		214.50	.00	214.50	Automatic Generated Check
	064975	03/06/26	CUE01 (MARTHA MARTINEZ)		600.00	.00	600.00	Automatic Generated Check
	064976	03/06/26	DAV12 (DAVIDS ENGINEERING,INC.)		37,401.95	.00	37,401.95	Automatic Generated Check
	064977	03/06/26	DEV01 (DEVELOPMENT COMPLIRNCE SOLUT		50,297.50	.00	50,297.50	Automatic Generated Check
	064978	03/06/26	GAR29 (ADRIAN GARCIA)		404.00	.00	404.00	Automatic Generated Check
	064979	03/06/26	GRO01 (FERGUSON WATERWORKS)		13,251.91	.00	13,251.91	Automatic Generated Check
	064980	03/06/26	INT03 (INTERSTATE OIL COMPANY)		3,974.08	.00	3,974.08	Automatic Generated Check
	064981	03/06/26	JER01 (JEREMY, CRAIG)		186.96	.00	186.96	Automatic Generated Check
	064982	03/06/26	LIF01 (LIFE-ASSIST, INC)		267.38	.00	267.38	Automatic Generated Check
	064983	03/06/26	LUH00 (LUHDORFF & SCALMANINI)		4,835.99	.00	4,835.99	Automatic Generated Check
	064984	03/06/26	MOS04 (MOST DEPENDABLE FOUNTAINS IN		6,783.55	.00	6,783.55	Automatic Generated Check
	064985	03/06/26	MUN07 (MUN CPAs)		32,500.00	.00	32,500.00	Automatic Generated Check
	064986	03/06/26	MUT01 (MUTUAL OF OMAHA)		4,101.66	.00	4,101.66	Automatic Generated Check
	064987	03/06/26	NEO01 (NEOGOV)		600.00	.00	600.00	Automatic Generated Check
	064988	03/06/26	PAC02 (PACE SUPPLY CORP.)		138.44	2.77	135.67	Automatic Generated Check
	064989	03/06/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	064990	03/06/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	064991	03/06/26	VOID (Voided Check)		.00	.00	.00	Automatic Generated Check
	064992	03/06/26	PAC07 (PACIFIC ACE HARDWARE)		2,827.87	.00	2,827.87	Automatic Generated Check
	064993	03/06/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		56,857.43	.00	56,857.43	Automatic Generated Check
	064994	03/06/26	PIS01 (PISANIS AUTO PARTS)		889.74	.00	889.74	Automatic Generated Check
	064995	03/06/26	PIT01 (PITNEY BOWES INC)		2,085.76	.00	2,085.76	Automatic Generated Check
	064996	03/06/26	PRO07 (PROFESSIONAL POOLS)		4,300.00	.00	4,300.00	Automatic Generated Check
	064997	03/06/26	PSO01 (PSOMAS)		1,697.50	.00	1,697.50	Automatic Generated Check
	064998	03/06/26	QUI01 (QUILL CORPORATION)		562.88	.00	562.88	Automatic Generated Check
	064999	03/06/26	SCO03 (SCOTT'S PPE RECON, INC)		458.50	.00	458.50	Automatic Generated Check
	065000	03/06/26	SIG02 (SIGNS OF OUR TIMES)		337.52	.00	337.52	Automatic Generated Check
	065001	03/06/26	STA22 (STATE WATER RESOURCES CONTRO		190.00	.00	190.00	Automatic Generated Check
	065002	03/06/26	SUI00 (SUISUN VALLEY FRUIT GROWER)		876.41	.00	876.41	Automatic Generated Check
	065003	03/06/26	SWI01 (SWITZER ENTERPRISES)		16,475.79	.00	16,475.79	Automatic Generated Check
	065004	03/06/26	TEL01 (TELSTAR INSTRUMENTS)		9,914.62	.00	9,914.62	Automatic Generated Check
	065005	03/06/26	VUL01 (VULCAN CONSTRUCTION MATERIAL		837.43	.00	837.43	Automatic Generated Check
	065006	03/06/26	WAL04 (UNIVERSAL ENGINEERING SCIENC		3,753.55	.00	3,753.55	Automatic Generated Check
	065007	03/06/26	WIN01 (DAVIS ENTERPRISE INC.)		125.80	.00	125.80	Automatic Generated Check
	065008	03/06/26	WIN0A (CITY OF WINTERS-UTILITIES)		4,047.64	.00	4,047.64	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
03-26	065009	03/06/26	YOL03 (YOLO-SOLANO AIR QUALITY)		742.00	.00	742.00	Automatic Generated Check
	065010	03/06/26	YOL0U (YOLO COUNTY ANIMAL SVCS)		31,826.75	.00	31,826.75	Automatic Generated Check
	065011	03/06/26	\A004 (ACCARDI, FRANCESCA		45.65	.00	45.65	Automatic Generated Check
	065012	03/06/26	VOID (Reversed Check)		.00	.00	.00	Ck# 065012 Reversed
	065013	03/06/26	\D043 (DUCH, MICHAEL KRAMER & BRIAN		167.84	.00	167.84	Automatic Generated Check
	065014	03/06/26	\H058 (HAGUE, VIONA		257.00	.00	257.00	Automatic Generated Check
	065015	03/06/26	\H059 (HAGAR, PRESTLIE & TAYLOR		195.26	.00	195.26	Automatic Generated Check
	065016	03/06/26	\N007 (NAVARRO JR, SILVINO & URSULA		106.13	.00	106.13	Automatic Generated Check
	065017	03/06/26	\R013 (723 RAILROAD LLC,		233.92	.00	233.92	Automatic Generated Check
	065018	03/06/26	\R014 (BOEHM, WILLIAM		23.10	.00	23.10	Automatic Generated Check
	065019	03/06/26	\R015 (DRAPER, JANICE		100.05	.00	100.05	Automatic Generated Check
	065020	03/06/26	\T026 (TAYLOR, DAVID		98.04	.00	98.04	Automatic Generated Check
	065021	03/19/26	ADA02 (ADAMARIS ZAMUDIO)		962.00	.00	962.00	Automatic Generated Check
	065022	03/19/26	AIR01 (AIRGAS-N.CALIF & NEVADA)		75.67	.00	75.67	Automatic Generated Check
	065023	03/19/26	AK&00 (AK & COMPANY)		2,500.00	.00	2,500.00	Automatic Generated Check
	065024	03/19/26	AMA01 (AMAZON CAPITAL SERVICES)		744.71	.00	744.71	Automatic Generated Check
	065025	03/19/26	AMR00 (AMERICAN RIVER COLLEGE)		320.00	.00	320.00	Automatic Generated Check
	065026	03/19/26	ANA01 (ANA P. CARRILLO)		7,600.00	.00	7,600.00	Automatic Generated Check
	065027	03/19/26	ANT04 (ANTONIO MATAMOROS)		700.00	.00	700.00	Automatic Generated Check
	065028	03/19/26	AUS01 (VESTIS SERVICES,LLC)		795.90	.00	795.90	Automatic Generated Check
	065029	03/19/26	AUS02 (ANGEL, AUSENCIO)		800.00	.00	800.00	Automatic Generated Check
	065030	03/19/26	BAY03 (BAY ALARM COMPANY)		6,295.54	.00	6,295.54	Automatic Generated Check
	065031	03/19/26	BER02 (BERRYESSA SPORTING GOODS)		127.08	.00	127.08	Automatic Generated Check
	065032	03/19/26	BIG02 (BIG BELLY SOLAR LLC.)		8,853.85	.00	8,853.85	Automatic Generated Check
	065033	03/19/26	BPS01 (BPS TACTICAL, INC.)		1,728.46	.00	1,728.46	Automatic Generated Check
	065034	03/19/26	BRE05 (BRETT BENNETT)		54.00	.00	54.00	Automatic Generated Check
	065035	03/19/26	BSK00 (BSK ASSOCIATES)		1,445.05	.00	1,445.05	Automatic Generated Check
	065036	03/19/26	CIN03 (CINTAS CORPORATION #622)		713.41	.00	713.41	Automatic Generated Check
	065037	03/19/26	CLA01 (CLARK PEST CONTROL)		255.00	.00	255.00	Automatic Generated Check
	065038	03/19/26	DEP07 (DEPARTMENT OF JUSTICE)		443.00	.00	443.00	Automatic Generated Check
	065039	03/19/26	DIV03 (DIVISION OF THE STATE ARCHIT		2,435.40	.00	2,435.40	Automatic Generated Check
	065040	03/19/26	EAG02 (EAGLE EYE ENGRAVING)		164.24	.00	164.24	Automatic Generated Check
	065041	03/19/26	FAS03 (FAST & EASY WINTERS)		72.00	.00	72.00	Automatic Generated Check
	065042	03/19/26	GEC01 (TOSHIBA FINANCIAL SERVICES)		3,032.38	.00	3,032.38	Automatic Generated Check
	065043	03/19/26	GEO02 (GEOTECH ENVIRONMENTAL EQUIPM		810.43	.00	810.43	Automatic Generated Check
	065044	03/19/26	HER15 (MARIA HERNANDEZ)		600.00	.00	600.00	Automatic Generated Check
	065045	03/19/26	HOB01 (HOBLIT CHRYSLER DODGE INC.)		5,569.10	.00	5,569.10	Automatic Generated Check
	065046	03/19/26	HOM01 (HOMEWOOD HOLDINGS, LLC)		209.67	.00	209.67	Automatic Generated Check
	065047	03/19/26	INL01 (XEROX BUSINESS SOLUTIONS)		1,164.17	.00	1,164.17	Automatic Generated Check
	065048	03/19/26	INT09 (INTERSTATE SALES)		1,087.87	.00	1,087.87	Automatic Generated Check
	065049	03/19/26	JAY02 (JAYDEN S. CLIFFORD)		800.00	.00	800.00	Automatic Generated Check
	065050	03/19/26	LAN05 (LANE BROWN)		733.32	.00	733.32	Automatic Generated Check
	065051	03/19/26	LEG01 (LEGALSHIELD)		201.50	.00	201.50	Automatic Generated Check
	065052	03/19/26	LIL01 (LILLIANA MCCABE-BORCHARD)		700.00	.00	700.00	Automatic Generated Check
	065053	03/19/26	LNCUR (LN CURTIS & SONS)		360.88	.00	360.88	Automatic Generated Check
	065054	03/19/26	LOR02 (JESSE LOREN)		1,076.64	.00	1,076.64	Automatic Generated Check
	065055	03/19/26	LUK01 (LUKE FELSEN)		849.98	.00	849.98	Automatic Generated Check
	065056	03/19/26	MAC01 (MACI JANE DODIC)		650.00	.00	650.00	Automatic Generated Check
	065057	03/19/26	MAN03 (MANUEL CARDOZA)		54.00	.00	54.00	Automatic Generated Check
	065058	03/19/26	MAT09 (MATT SCHECHLA)		135.00	.00	135.00	Automatic Generated Check
	065059	03/19/26	MIA01 (MIA, MARIANI)		749.95	.00	749.95	Automatic Generated Check

Period	Check Number	Check Date	Vendor # (Name)	Disc. Terms	Gross Amount	Disc Amount	Net Amount	Check Description
03-26	065060	03/19/26	MRG01 (MRG,LLC)		1,267.40	.00	1,267.40	Automatic Generated Check
	065061	03/19/26	N&S01 (N&S TRACTOR)		747.57	.00	747.57	Automatic Generated Check
	065062	03/19/26	NIC08 (NICHOLAS MORGAN)		939.74	.00	939.74	Automatic Generated Check
	065063	03/19/26	NJA01 (NJA ARCHITECTURE)		23,575.20	.00	23,575.20	Automatic Generated Check
	065064	03/19/26	NOR04 (NORTHBAY HEALTHCARE GROUP)		365.00	.00	365.00	Automatic Generated Check
	065065	03/19/26	OWE01 (OWEN EQUIPMENT COMPANY)		100.69	.00	100.69	Automatic Generated Check
	065066	03/19/26	PAC07 (PACIFIC ACE HARDWARE)		209.30	.00	209.30	Automatic Generated Check
	065067	03/19/26	PAY01 (PAYMENTUS GROUP INC.)		2,528.07	.00	2,528.07	Automatic Generated Check
	065068	03/19/26	PGE00 (PACIFIC GAS & ELECTRIC CO)		11,842.16	.00	11,842.16	Automatic Generated Check
	065069	03/19/26	PIS01 (PISANIS AUTO PARTS)		851.21	.00	851.21	Automatic Generated Check
	065070	03/19/26	PIS02 (PISANI'S SERVICE)		3,378.65	.00	3,378.65	Automatic Generated Check
	065071	03/19/26	PON01 (PONTICELLO ENTERPRISES)		32,297.13	.00	32,297.13	Automatic Generated Check
	065072	03/19/26	QUI01 (QUILL CORPORATION)		2,531.33	.00	2,531.33	Automatic Generated Check
	065073	03/19/26	REL01 (RELIABLE TIRE SERVICE)		368.73	.00	368.73	Automatic Generated Check
	065074	03/19/26	ROB11 (ROBYN WALES)		800.00	.00	800.00	Automatic Generated Check
	065075	03/19/26	SHR01 (STERICYCLE INC)		146.47	.00	146.47	Automatic Generated Check
	065076	03/19/26	SIE02 (PRIMOS BRANDS)		304.13	.00	304.13	Automatic Generated Check
	065077	03/19/26	SKY02 (SKYLER NEAL)		800.00	.00	800.00	Automatic Generated Check
	065078	03/19/26	SON01 (SONCO HEATING & A/C)		280.00	.00	280.00	Automatic Generated Check
	065079	03/19/26	STA03 (STATE FIRE TRAINING)		100.00	.00	100.00	Automatic Generated Check
	065080	03/19/26	SWI01 (SWITZER ENTERPRISES)		2,513.66	.00	2,513.66	Automatic Generated Check
	065081	03/19/26	T-M01 (T-MOBLE)		528.76	.00	528.76	Automatic Generated Check
	065082	03/19/26	THE02 (THE RADIO GUYS)		16.00	.00	16.00	Automatic Generated Check
	065083	03/19/26	THE16 (THE GUMSHOE GROUP,LLC)		400.00	.00	400.00	Automatic Generated Check
	065084	03/19/26	TOS02 (TOSHIBA FINANCIAL SERVICES)		1,762.74	.00	1,762.74	Automatic Generated Check
	065085	03/19/26	TRI01 (TRINIDAD BATAD)		1,054.00	.00	1,054.00	Automatic Generated Check
	065086	03/19/26	TYL00 (TYLER TECHNOLOGIES, INC)		7,975.00	.00	7,975.00	Automatic Generated Check
	065087	03/19/26	TYM01 (TY MARIANI)		783.30	.00	783.30	Automatic Generated Check
	065088	03/19/26	VER02 (VERIZON WIRELESS)		2,650.58	.00	2,650.58	Automatic Generated Check
	065089	03/19/26	WAV01 (WAVE BROADBAND)		4,536.10	.00	4,536.10	Automatic Generated Check
	065090	03/19/26	WIL01 (WILLIAM KEKON BRANCO)		800.00	.00	800.00	Automatic Generated Check
	065091	03/19/26	WIN01 (DAVIS ENTERPRISE INC.)		396.70	.00	396.70	Automatic Generated Check
	065092	03/19/26	WIN04 (WINTERS PRINTING)		216.50	.00	216.50	Automatic Generated Check
	065093	03/19/26	WIN29 (WINTERS LITTLE LEAGUE)		600.00	.00	600.00	Automatic Generated Check
	065094	03/19/26	WOO02 (WOODLAND FORD)		267.54	.00	267.54	Automatic Generated Check
	065095	03/19/26	WOO13 (WOODARD & CURRAN)		9,427.29	.00	9,427.29	Automatic Generated Check
	065096	03/19/26	YOL01 (YOLO COUNTY ENVIRONMENTAL)		1,436.00	.00	1,436.00	Automatic Generated Check
	065097	03/19/26	YOL0R (YOLO COUNTY MDIC)		13,000.00	.00	13,000.00	Automatic Generated Check
	065098	03/19/26	YOL30 (YOL0 DIESEL REPAIR LLC.)		1,322.49	.00	1,322.49	Automatic Generated Check
	065099	03/19/26	YOL31 (YOLO 365 ARTISAN MARKET)		1,000.00	.00	1,000.00	Automatic Generated Check
	065100	03/19/26	YOU01 (YOUTH DAY COMMITTEE)		2,500.00	.00	2,500.00	Automatic Generated Check
	065101	03/19/26	ZAC02 (ZACHARY DAVIS)		300.00	.00	300.00	Automatic Generated Check
	065102	03/19/26	ATK01 (ATKINSON,ANDERSON,LOYA,RUUD		7,465.50	.00	7,465.50	Automatic Generated Check
	065103	03/19/26	STA03 (STATE FIRE TRAINING)		100.00	.00	100.00	Automatic Generated Check
	EFT141	03/03/26	PER01 (PERS)		50,486.73	.00	50,486.73	PERS MARCH HEALTH
	EFT142	02/15/26	PER01 (PERS)		36,554.88	.00	36,554.88	PERS ALLOCATION PPE 02/15
	EFT143	03/01/26	PER01 (PERS)		37,675.71	.00	37,675.71	PERS PPE 03/01/26 ALLOCAT
			Total for Bank Account 10100 ----->		645,356.79	2.77	645,354.02	
			Grand Total of all Bank Accounts ----->		645,356.79	2.77	645,354.02	

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 3/6/2026
Run Date: 3/3/2026 Run Number: 35

PAYROLL SUMMARY

CITY OF WINTERS

Period Begin Date: 2/16/2026
Period End Date: 3/1/2026
Pay Period: 5
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		3	$2,050.89	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			65	$0.00	$132,250.03
Totals:				**68**	**$2,050.89**	**$132,250.03**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$62,405.47
Third Party Checks	FIRST NORTHERN BANK OF DIXON			4	$7,408.50	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,552.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$522.07
Totals:				**9**	**$7,408.50**	**$68,480.30**

Total ACH Debit:	**Impound Date: 3/5/2026**	**$200,730.33**
Total Payroll Funding (all items):		**$210,189.72**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$2,050.89	Total Live Checks	$2,050.89	Total Live Checks	3	Active Employees Paid	59
Direct Deposits	$132,250.03	Additional Checks	$8,698.91	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$134,300.92**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	59
Total Taxes	$62,405.47	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	81
****** Total Payroll**	**$196,706.39**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	2
		Direct Deposits (65)	$132,250.03	Vouchers (Direct Deposit)	61	Terminated Employee Count	26
Payroll Adjustments	$0.00	Total Third Party Pays	$12,961.26	Total Third Party Payments	9	Total Employee Count	109
****** Adjusted Total**	**$196,706.39**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	59
				Zero Net Checks	0	Active Employees this Month	81
						Employees with W2 Data	74
						Active Employees Not Paid	22
						Active (Hired) EEs Not Paid	22

Client ID: 80466 - CITY OF WINTERS
Pay Group: Bi-Weekly
Check Date: 3/20/2026
Run Date: 3/17/2026 Run Number: 36

PAYROLL SUMMARY
CITY OF WINTERS

Period Begin Date: 3/2/2026
Period End Date: 3/15/2026
Pay Period: 6
Payroll Type: Regular Payroll

*** PAYROLL FUNDING ***

Debit Type	Bank Name	Transit Routing #	Bank Account #	Counts	Amount	ACH Debit
Checks	FIRST NORTHERN BANK OF DIXON	[redacted]		4	$2,013.54	$0.00
Direct Deposits	FIRST NORTHERN BANK OF DIXON			76	$0.00	$125,513.80
Totals:				**80**	**$2,013.54**	**$125,513.80**
Tax Liabilities	FIRST NORTHERN BANK OF DIXON	[redacted]			$0.00	$57,718.51
Third Party Checks	FIRST NORTHERN BANK OF DIXON			4	$7,448.34	$0.00
Third Party Electronic Payment	FIRST NORTHERN BANK OF DIXON			5	$0.00	$5,552.76
Payroll Billing	FIRST NORTHERN BANK OF DIXON				$0.00	$328.64
Totals:				**9**	**$7,448.34**	**$63,599.91**

Total ACH Debit:	**Impound Date: 3/19/2026**	**$189,113.71**
Total Payroll Funding (all items):		**$198,575.59**

*** PAYROLL TOTALS ***

Payroll Totals		Totals By Check Type		Counts By Check Type		Employee Counts	
Net Pay Checks	$2,013.54	Total Live Checks	$2,013.54	Total Live Checks	4	Active Employees Paid	65
Direct Deposits	$125,513.80	Additional Checks	$2,790.03	Additional Checks	0	Inactive Employees Paid	0
****** Total Net Payroll**	**$127,527.34**	Manual Checks	$0.00	Manual Checks	0	Terminated Employees Paid	0
		Void Checks/Direct Deposits	$0.00	Void Checks	0	Total Employees Paid	65
Total Taxes	$57,718.51	Third Party Sick Checks	$0.00	Third Party Sick Checks	0	Active Employee Count	81
****** Total Payroll**	**$185,245.85**	Adjustments	$0.00	Adjustments	0	Inactive Employee Count	2
		Direct Deposits (76)	$125,513.80	Vouchers (Direct Deposit)	72	Terminated Employee Count	26
Payroll Adjustments	$0.00	Total Third Party Pays	$13,001.10	Total Third Party Payments	9	Total Employee Count	109
****** Adjusted Total**	**$185,245.85**	Total Third Party Void Checks	$0.00	Total Third Party Voids	0	Employees Paid this Month	67
				Zero Net Checks	0	Active Employees this Month	81
						Employees with W2 Data	74
						Active Employees Not Paid	16
						Active (Hired) EEs Not Paid	16

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: May 19, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Alan Mitchell, P.E., Contract City Engineer

SUBJECT: Task Order #26-01 for the On-call Transportation Engineering Services Contract with Fehr & Peers

RECOMMENDATION:
Staff recommends the City Council approve Resolution No. 2026-23, authorizing the City Manager to execute Task Order #26-01 in the not-to-exceed amount of Thirty-Eight-Thousand dollars ($38,500) under the on-call contract with Fehr & Peers, for transportation engineering services associated with the New Grocery Store and Quick-Service Restaurant at E. Main and Grant.

BACKGROUND:
A potential new development project is under review by the city, which would replace the previous Grocery Outlet project. That project was withdrawn by the applicant.

The new project will include a grocery store and a separate drive-thru element, on the southeast corner of E. Main St. and Grant Ave. The project differs from the previous project with a larger grocery store, a quick-service drive-thru, and an extension of E. Baker to tie into PG&E Way. These changes require a new traffic analysis to augment the one prepared for Grocery Outlet.

On March 17, 2026, City Council approved Resolution 2026-23 authorizing the City Manager to execute Task Order #26-01 in the not-to-exceed amount of Twenty-Seven-Thousand dollars ($27,000) under the on-call contract with F&Ps, for transportation engineering services.

DISCUSSION:
On April 22, 2026, the developer received numerous comments from Caltrans regarding traffic analysis for the proposed project. After reviewing the comments, F&Ps revised their scope and fee, which is now included with the updated Task Order #26-01, which is attached for approval and replaces the previous version.

The additional scope includes developing cumulative forecasts at study intersections, developing cumulative level of service and a queue analysis/table, developing a drive-through queue analysis and added documentation and meeting for above new items.

The analysis is required for the project to comply with CEQA, and to address Caltrans comments. Therefore, staff recommends the City Council approve the Task Order.

FISCAL IMPACT:
The estimated not-to-exceed fee for Task Order #26-01 is $38,500, which will be funded by the applicant. The Task Order will not be executed until the city has received the applicant's deposit. No general fund money will be used.

ATTACHMENTS:

1. Exhibit A - Resolution No. 2026-23
2. Exhibit B – Task Order #26-01

EXHIBIT A

RESOLUTION NO. 2026-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AUTHORIZING THE CITY MANAGER TO EXECUTE TASK ORDER #26-01 IN THE AMOUNT OF $38,500 UNDER THE ON-CALL CONTRACT WITH FEHR & PEERS

WHEREAS the City's General Plan requires that project level engineering studies for transportation be performed to confirm existing conditions and to identify infrastructure improvements required; and

WHEREAS a potential new development project (grocery) is under review by the city, which would replace the previous Grocery Outlet project, on the southeast corner of E. Main and Grant; and

WHEREAS the grocery project differs from what was previously analyzed and a new traffic analysis is required to augment the one prepared for Grocery Outlet; and

WHEREAS on March 17, 2026, City Council approved Resolution 2026-XX authorizing the City Manager to execute Task Order #26-01 in the not-to-exceed amount of Twenty-Seven-Thousand dollars ($27,000) under the on-call contract with Fehr & Peers (F&Ps), for transportation engineering services; and

WHEREAS on April 22, 2026, the developer received numerous comments from Caltrans regarding traffic analysis for the proposed project, which necessitated F&Ps to revise their scope and fee; and

WHEREAS the new F&Ps scope and fee is included with the updated Task Order #26-01, which is attached for approval and replaces the previous version.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Winters authorizes the City Manager to execute Task Order #26-01 in the amount of $38,500, under the on-call contract with Fehr & Peers, for transportation engineering services.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 19th day of May 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Albert Vallecillo, Mayor

ATTEST:

_____
Jeremy Craig, City Clerk

EXHIBIT B

City of Winters
On-Call Transportation Engineering Services
(Fehr & Peers)

TASK ORDER

Date: May 19, 2026

Consultant: Fehr & Peers **Task Order #26-01**

Project: New Grocery and Quick-Serve Restaurant at E Main and Grant

---

To: David Manciati, Fehr & Peers

From: City Engineer, City of Winters

Fehr & Peers (F&P) is hereby authorized to proceed with the services described in the attached Proposal, dated May 7, 2026 in accordance with the executed Consultant Services Agreement, dated January 20, 2026, and this Task Order.

Scope and Cost: Services shall be in accordance with the attached Proposal dated May 7, 2026. The fee shall not exceed Thirty-Eight-Thousand Five-Hundred dollars ($38,500) without written approval by the City.

Authorized By: _____
City of Winters Representative

Accepted By: _____
Consultant

Fehr & Peers

May 7, 2026

Alan Mitchell
City of Winters
318 First Street
Winters, CA 95694

Subject: **Revised Proposal to Prepare a Traffic Operations Study for the Proposed Grocery Store Project in the City of Winters, CA**

Dear Mr. Mitchell:

This revised proposal to prepare a Traffic Operations Study incorporates changes to the work plan in our February 23 proposal based on Caltrans comments and our April 30, 2026, call with City staff and the project applicant team. The following changes are incorporated in the work plan.

- Add Cumulative plus Project Level of Service (LOS) analysis for nine intersections
- Delete analysis of E. Grant Avenue/McClish Lane intersection
- Conduct Existing, Existing plus Approved, and Existing plus Approved plus Project LOS analysis only for six intersections along E. Grant Avenue (SR 128)
- Prepare a queue table for left turn lanes at the six intersections along E. Grant Avenue (SR 128) and the two I-505 off-ramps
- Prepare a queue analysis for the fast-food drive through based on occupancy by Dutch Bros Coffee

Laugenour and Meikle will separately address Caltrans comments that requested truck turn templates at the project driveways and a sight distance triangle at the north project driveway.

Our revised scope of work is described beginning on the following page. We will complete the revised work plan for a budget of $38,500 within eight weeks of receiving notice to proceed and traffic counts.

We appreciate the opportunity to submit this proposal. Please email or call me at 916-379-7020 if you have any questions or need additional information.

Sincerely,

FEHR & PEERS

Bob Grandy

Bob Grandy, TE
Regional Principal-in-Charge

SCOPE OF WORK

Task 1 – Travel Demand Forecasting

Fehr & Peers will obtain the latest project description and site plan (preferably in CAD) from the applicant.

Fehr & Peers will prepare AM and PM peak hour intersection turning movement forecasts for the following study intersections under Existing Plus Approved Projects (EPAP), EPAP Plus Project, and Cumulative plus Project conditions:

1. E. Grant Avenue / Morgan Street
2. E. Grant Avenue / E. Main Street
3. E. Grant Avenue / Timber Crest Road / PG&E Way
4. E. Grant Avenue / Matsumoto Lane / County Road 90
5. E. Grant Avenue / I-505 Southbound Ramps
6. E. Grant Avenue / I-505 Northbound Ramps

Fehr & Peers will prepare AM and PM peak hour intersection turning movement forecasts for the following study intersections under Cumulative plus Project conditions:

7. E. Grant Avenue / North Project Driveway
8. E. Main Street / West Project Driveway
9. S. Baker Street / South Project Driveway

The 2021 *Grocery Outlet* study did not include data collection on E. Baker Street since the extension of E. Baker Street was not previously proposed. Therefore, to improve the accuracy of the operations analysis, Fehr & Peers will retain a third-party data vendor to collect weekday turn movement traffic counts at the E. Grant Avenue/E. Main Street and E. Main Street/E. Baker Street intersections. The traffic data will be collected on a single weekday during the AM (6-9) and PM (3-6) peak periods, and will include vehicles, bicyclists, pedestrians, and trucks. Additionally, Fehr & Peers will reuse 2023 traffic data at intersections #1 and 3 from the Farmstead project traffic study and 2025 traffic data at intersections #4-6 from the Kiewit project traffic study to develop forecasts for intersection #7.

Fehr & Peers recently developed EPAP forecasts for the proposed Kiewit project. We will use those travel demand model runs to develop EPAP forecasts for the study intersections. We will confirm with City staff if any additional approved pending or under construction development projects elsewhere in the City (i.e., "Approved Projects") should be included in the EPAP scenario.

EPAP Plus Project forecasts will be developed by incorporating the proposed project land use and driveways into the EPAP version of the travel demand model. The forecasts at driveway intersections will be adjusted to account for pass-by trips to each of the proposed uses (i.e., the quick-service drive-through restaurant and grocery store).

Cumulative plus Project forecasts will build on prior forecasts for the nine study intersections as conducted for the Homestead Traffic Study and updated for the Kiewit Traffic Study.

Task 2 – Traffic Operations Analysis

Fehr & Peers will conduct AM and PM peak hour intersection LOS operations analysis at intersections #1-6 for the following scenarios:

- EPAP No Project conditions
- EPAP Plus Project conditions
- Cumulative Plus Project conditions

Intersection LOS will be prepared for intersections #7-9 for Cumulative plus Project conditions only.

Intersection capacity will be analyzed using the Synchro traffic analysis software, which provides average control delay and level of service performance measures consistent with the Highway Capacity Manual, 7th Edition procedures. Fehr & Peers will conduct a peak hour site visit to observe travel behavior and to observe queuing for critical turn movements. We will also confirm posted speed limits, lane configurations, traffic control devices, and record other relevant roadway and land use conditions. We will use the project analysis files developed for the previous *Grocery Outlet* study as a starting point and revise lane geometrics and signal timings based on field observations and changes implemented since 2021. Fehr & Peers will request signal timing plans from City staff and Caltrans for the signalized study intersections (i.e., intersections #3-5).

Peak hour operations for each study intersection will be reported in terms of delay and LOS. Intersection LOS will be compared to the adopted City LOS standard (maintain LOS D or better).

Peak hour signal warrant analysis will be conducted for each unsignalized study intersection.

A queue table will be prepared that shows estimated 95th percentile queues for left turn lanes at the six intersections along E. Grant Avenue (SR 128) and the two I-505 off-ramps for all peak hours and scenarios.

Task 3 – Site Access & Circulation

Fehr & Peers will evaluate proposed site access and circulation, including the following:

- Project driveway placement relative to planned E. Grant Avenue/E. Main Street signal
- Project driveway width, throat depth, and permitted turning movements
- Eastbound left-turn ingress from E. Baker Street
- Right-turn ingress at three project driveways
- Westbound left-turn queuing at E. Grant Avenue/PG&E Way
- Adequacy of vehicle sight distance at project driveways
- Delivery truck access and circulation
- General on-site circulation and pedestrian/bicycle linkages

A queue analysis will be conducted for the drive-through lane of the fast-food restaurant based on occupancy by Dutch Bros Coffee. We will use queue data collected at other existing Dutch Bros Coffee sites for previous studies. We will compare queue length estimates to the proposed drive-through storage length to assess adequacy.

Fehr & Peers will identify potential on- and off-site transportation modifications needed to address project-related effects to traffic operations and/or access and circulation, as well as improvement timing.

Task 4 – Documentation & Meetings

Fehr & Peers will prepare a draft technical memorandum summarizing Tasks 1 through 3 above. After receipt of one consolidated set of comments on the draft technical memorandum, Fehr & Peers will prepare a final technical memorandum.

Fehr & Peers has budgeted to participate in up to two conference calls over the course of this study. Additional meetings will be charged for an additional fee on a time and materials basis.

Excluded from this Scope of Work:

- Any CEQA-related analysis.
- Parking supply/demand analysis.
- Safety analysis
- Any study facilities beyond those listed herein.
- Analysis of potential uses on and reciprocal access to adjacent property.

SCHEDULE AND FEE

Fehr & Peers will perform this work on a time and materials basis for a fee not to exceed $38,500 as shown in the table below. We will submit the draft technical memorandum within eight weeks of receiving written notice-to-proceed and traffic counts.

Tasks	Principal	Project Manager	Senior Engineer/ Planner	Engineer/ Planner	Graphics	Admin.	Labor Hours	Total
1. Travel Demand Forecasting	3	12	2	40	12	8	77	$12,600
2. Traffic Operations Analysis	2	14	2	32		8	58	$9,440
3. Site Access & Circulation	2	8	1	28		5	44	$7,135
4. Documentation & Meetings	2	20	1	2	4	2	31	$5,700
Total Hours and Labor Cost	**9**	**54**	**6**	**102**	**16**	**23**	**210**	**$34,875**
							Expenses: Traffic counts and Travel	**$835**
							Security & Technology Fee	**$2,790**
							Total Cost	**$38,500**

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: May 19, 2026

THROUGH: Jeremy Craig, City Manager

FROM: Alan Mitchell, Contract City Engineer

SUBJECT: Resolution authorizing the City Manager to approve a Durable Encroachment Agreement for Maintenance of Private Irrigation Pipeline within Public Right-of-Way and authorizing the City Clerk to record the Agreement with the County Recorder.

RECOMMENDATION:
Staff recommends the City Council approve Resolution No. 2026-24 authorizing the City Manager to approve a Durable Encroachment Agreement for Maintenance of Private Irrigation Pipeline within Public Right-of-Way between the City and Hostetler Investment, LLC, and authorizing the City Clerk to record the Agreement with the County Recorder.

BACKGROUND:
An Encroachment Permit (EP) was issued to Ranchwood Contractors, to extend an 18" irrigation pipeline in a 24" steel casing, across Railroad Avenue, to provide irrigation water to crops on the western side of the roadway. One of the conditions of the EP was that the owner of the pipeline entered into an agreement with the city to establish responsibilities for future maintenance, replacement, and removal of the pipeline. The City Attorney prepared a Durable Encroachment Agreement for Maintenance of Private Irrigation Pipeline within Public Right-of-Way (Agreement).

DISCUSSION:
The underlying fee ownership of that portion of Railroad Avenue is the landowner (Hostetler). The city has a right of way over the landowner's property. The Agreement provides terms for maintenance, replacement, and removal of the irrigation pipe within the road right of way, laying out the responsibilities, cost sharing, and other requirements.

The city's on-call Land Surveyor prepared a legal description and exhibit which defined location of the pipeline and are attached to the Agreement. An as-built sketch showing the installation was prepared by the city's inspector and is attached to the Agreement.

The Agreement will be signed by the owner and returned to the city; therefore, staff recommends council authorization for the City Manager to approve the Agreement and authorization for the City Clerk to record the Agreement with the County Recorder.

FISCAL IMPACT:

The costs associated with the Agreement for maintenance, replacement, and removal of the irrigation pipeline will be funded by the owner. No city funds are allocated.

ATTACHMENTS:

1. Exhibit A - Resolution No. 2026-24
2. Exhibit B - Agreement

EXHIBIT A

RESOLUTION NO. 2026-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS AUTHORIZING THE CITY MANAGER TO APPROVE A DURABLE ENCROACHMENT AGREEMENT FOR MAINTENANCE OF PRIVATE IRRIGATION PIPELINE WITHIN PUBLIC RIGHT-OF-WAY AND AUTHORIZING THE CITY CLERK TO RECORD THE AGREEMENT WITH THE COUNTY RECORDER.

WHEREAS an Encroachment Permit (EP) was issued to Ranchwood Contractors, to extend an 18" irrigation pipeline in a 24" steel casing, across Railroad Avenue, to provide irrigation water to crops on the western side of the roadway.; and

WHEREAS the underlying fee ownership of that portion of Railroad Avenue is the landowner (Hostetler) and the city has a right of way over the landowner's property; and

WHEREAS one of the conditions of the EP was that the owner of the pipeline entered into an agreement with the city to establish responsibilities for future maintenance, replacement, and removal of the pipeline; and

WHEREAS the City Attorney prepared a Durable Encroachment Agreement for Maintenance of Private Irrigation Pipeline within Public Right-of-Way (Agreement); and

WHEREAS the Agreement provides terms for maintenance, replacement, and removal of the irrigation pipe within the road right of way, laying out the responsibilities, cost sharing, and other requirements; and

WHEREAS the Agreement will be signed by the owner and returned to the city for approval and recording.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Winters authorizes the City Manager to approve the Agreement and authorizes the City Clerk to record the Agreement with the County Recorder.

PASSED AND ADOPTED by the City Council of the City of Winters, on this 19th day of May 2026, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

_____
Albert Vallecillo, Mayor

ATTEST:

_____
Jeremy Craig, City Clerk

Recording Requested By
And When Recorded Mail To:
City of Winters
318 First Street
Winters, CA 95694
Attn: City Clerk

(Space Above This Line for Recorder's Use Only)
[Exempt from recording fee per Gov. Code § 27383]

DURABLE ENCROACHMENT AGREEMENT FOR MAINTENANCE OF PRIVATE IRRIGATION PIPELINE WITHIN PUBLIC RIGHT-OF-WAY

(City of Winters/Hostetler Investments, LLC)

THIS DURABLE ENCROACHMENT AGREEMENT ("Agreement") is entered into and effective the 28 day of APRIL, 2026 ("Effective Date") by and between the CITY OF WINTERS, a California municipal corporation ("City") and Hostetler Investments, LLC, a California limited liability company ("Owner") (collectively, the "Parties"), who agree as follows:

ARTICLE 1 RECITALS.

1.1 Owner has installed a private 18" plastic irrigation pipeline within a 24" steel casing. The pipeline and casing run diagonally across the full width of County Road 89, in Winters, CA. (the "Pipeline"). The pipeline crossing area is10-foot-wide along the centerline of the pipeline and the full width of the roadway, or 641 square feet as more particularly described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by this reference (the "Property").

1.2 The City allowed the Owner to install the Pipeline, as shown and described on the plan (Exhibit C), on the condition that the Owner takes on all ownership and maintenance responsibilities of the Pipeline.

1.3 The Owner desires to maintain the Pipeline owned by the Owner and transmit irrigation water across Owner's land as more specifically depicted in Exhibit B, attached hereto and incorporated herein by reference (the "Pipeline Route") within the Public Right-of-Way of the City specifically along the Pipeline Route (as defined herein).

1.4 City has the authority to permit encroachment into the Public Right-of-Way for the repair and maintenance of pipeline and similar utilities to carry out the delivery of water for irrigation, subject to terms and conditions as deemed necessary and appropriate by the City.

1.5 City and Owner desire to enter into this Encroachment Agreement to establish the terms and conditions pursuant to which the Owner may encroach on the City's Public Right-

of-Way for the operation, maintenance and repair of the Pipeline along the Pipeline Route to allow for the delivery of water for irrigation to Owner's property.

ARTICLE 2 TERMS OF ENCROACHMENT

2.1 Public Right-of-Way Defined. Public Right-of-Way means the surface, the air space above the surface and the area below the surface of any public street, highway, lane, path, alley, sidewalk, boulevard, drive, easement or similar property in which City now or hereafter holds any property interest.

2.2 Pipeline Route Defined. The Pipeline Route is the route where Owner is authorized to install the Pipeline within the City's Public Right-of-Way and is more specifically shown in the depiction of the Pipeline Route attached hereto as Exhibit B and incorporated by this reference.

2.3 Grant of Encroachment Right. City hereby grants a durable right of encroachment to Owner, subject to the reservations, covenants and conditions contained in this Agreement, to maintain and operate, relocate and remove the Pipeline along the Pipeline Route within the Public Right-of-Way, subject to obtaining all required ministerial permits and approvals required for such activities in the City, including but not limited to limited duration encroachment permits for any disturbance or use of the Public Right-of-Way for specific maintenance activities of Owner in connection with the Pipeline, as are normally required by the City in connection with such activities. City and Owner acknowledge and agree that this right of encroachment is being granted in furtherance of the use of the Public Right-of-Way for delivery of water for the benefit of the Owner's facilities.

2.4 Maintaining Property Rights for Pipeline. Owner may maintain the Pipeline and any equipment associated with the Pipeline, as shown on the plan for the Pipeline as reviewed and approved by the City Engineer and depicted in Exhibit C. In the event that any portion of the Property currently owned by Owner is subdivided and a portion thereof that includes a portion of the Pipeline and/or any associated equipment is conveyed to another entity, Owner shall ensure that it retains all easements across such portion of the Property as necessary to maintain the Pipeline in accordance with this Agreement.

2.5 Pipeline Right Subject to Use of Right-of-Way. This Agreement is not a grant by City of any property interest but is made subject and subordinate to the prior and continuing right of City to use all the Public Right-of-Way, including but not limited to, public use as a street and for the purpose of laying, installing, maintaining, repairing, protecting, replacing and removing sanitary sewers, water mains, storm drains, gas mains, poles, overhead and underground electric and telephone wires, cable television, telecommunications facilities and other utility and municipal uses together with appurtenances thereof and with right of ingress and egress, along, over, across and in said Public Right-of-Way.

ARTICLE 3 PIPELINE CONSTRUCTION, OPERATION, REPAIR AND MAINTENANCE

3.1 Compliance with Laws and City Maintenance Requirements. The construction, operation or repair and maintenance of the Pipeline shall be in accordance with all applicable federal, state and local laws, including, without limitation, zoning laws, construction codes and City's Standard Plans and Specifications. The Owner shall at all times employ reasonable care and shall install, maintain and use commonly accepted industry methods and devices for preventing failures and accidents that are likely to cause damage, injury or nuisance to the public.

3.2 Work at Owner's Cost. The operation, maintenance, including any emergency maintenance, and removal of the Pipeline shall be accomplished at Owner's sole expense and without cost or expense to City and in such a manner as not to endanger personnel or property, or unreasonably obstruct travel on any road, walk or other access thereon within said Public Right-of-Way, except as may be reasonably necessary for such purposes (and then, in accordance with City rules and all permits).

3.3 No Interference with City Improvements or Utilities. Owner shall operate and maintain and repair the Pipeline so as not to endanger or interfere with improvements City makes or to otherwise interfere in any manner with the Public Right-of-Way or legal rights of any property owner or to unnecessarily hinder or obstruct pedestrian or vehicular traffic. The Owner shall not place facilities, equipment or fixtures where they will interfere with any gas, electric, telephone, telecommunications, water, sewer or other utility facilities or obstruct or hinder in any manner such entity's use of any Public Right-of-Way and shall provide the minimum distance or separation for sewer, storm, water, electrical and gas lines. Any and all Public Rights-of-Way, public property or private property that is disturbed or damaged by Owner during the construction, repair, replacement, relocation, operation, or maintenance of the Pipeline shall be promptly repaired by Owner.

3.4 City's Right to Make Required Repairs. If, upon reasonable notice from the City or where emergency action is required, the Owner fails to make necessary repairs, City crews will perform the work at the Owner's cost. The Owner shall reimburse the City for all labor and materials associated with any work performed, and Owner consents to such costs being billed to Owner together with Owner's water and sewer bill for the Property.

ARTICLE 4 PIPELINE RELOCATION OR ABANDONMENT

4.1 Temporary Relocation. Owner shall, at its sole expense and without cost or expense to City, upon reasonable notice from City and by a time reasonably specified by City, protect, support, or temporarily relocate the Pipeline (and remove any of its property from the prior location) if required by City or any other governmental entity or utility by reason of traffic conditions; public safety; Public Rights-of-Way construction, maintenance or repair (including resurfacing or widening); change of Public Rights-of-Way grade; construction, installation or repair of sewers, drains, water pipes, power lines, signal lines, other utility lines, tracks or any other type of government-owned communication system, public work or improvement or any

government-owned utility; Public Rights-of-Way vacation; or for any related public purpose where the work involved would be materially aided by the relocation of the Pipeline.

4.2 Emergency Relocation. In the event of an emergency, or where the Pipeline creates or is contributing to an imminent danger to health, safety or property, City may remove, relay or relocate any or all parts of that Pipeline without prior notice; however, City shall make reasonable efforts to provide prior notice to Owner. Owner shall be responsible for all costs reasonably incurred in connection with such emergency relocation.

4.3 Permanent Relocation. Owner shall permanently relocate, without cost or expense to City, the Pipeline or any portion thereof installed, used and maintained under this Agreement (including the removal of property from the existing location) if and when made necessary by any lawful change of grade, alignment or width of any street, including the construction, maintenance or operation of any other City underground or aboveground facilities. In the event all or any portion of the Public Right-of-Way occupied by the Pipeline shall be needed by City for governmental purposes or in the event the existence of the Pipeline shall be considered detrimental to governmental activities, including but not limited to, interference with City construction projects, or is in conflict vertically and/or horizontally with any proposed City installation, Owner shall, following direction from the City Engineer, relocate the Pipeline or applicable portion thereof to such other location or locations on said Public Right-of-Way as may be designated by City. Said removal or relocation shall be completed within ninety (90) days of written notification by City (or if such relocation would reasonably take more than 90 days, then Owner shall have commenced relocation during such 90-day period and shall promptly and diligently complete same); provided Owner can timely obtain any needed permits from City. In the event the Pipeline or applicable portion thereof are not relocated within the time periods specified above after said notification, City may cause the same to be done at the sole expense of Owner.

4.4 Repair to Public Right-of-Way. When relocation is required under this Agreement, Owner shall, after the relocation of the Pipeline, at its own cost, repair and return the Public Right-of-Way or public utility or service easements on which the facilities were located to a safe and satisfactory condition in accordance with the construction-related conditions and specifications as established by City according to its standard practice. Should Owner remove the Pipeline from the Public Right-of-Way, Owner shall, within ten (10) days after such removal, give notice thereof to City specifying the Public Right-of-Way affected and the location thereof as well as the date of removal. Before proceeding with removal or relocation work, Owner shall obtain and City shall issue a street excavation permit from the City.

4.5 Abandonment of Pipeline. If any portions of the Pipeline covered under this Agreement are no longer used by Owner or are abandoned for a period in excess of three (3) years, Owner shall notify City and shall either promptly vacate and remove the facilities at its own expense or, at City's discretion, may abandon some or all of the Pipeline facilities in place.

ARTICLE 5 DAMAGE TO FACILITIES IN PUBLIC RIGHT-OF-WAY

5.1 Damage to City Facilities. Owner shall be responsible for any damage to City street pavements, existing utilities, curbs, gutters, or sidewalks due to its installation, maintenance,

operation, repair or removal of its Pipeline in Public Right-of-Way and public utility or service easements, and shall promptly repair, replace and restore in kind the said damaged facilities at its sole expense.

5.2 Damage to Preexisting Installations. If Public Right-of-Way to be used by Owner has preexisting installation(s) placed in the said Right-of-Way, Owner shall assume the responsibility to verify the location of the preexisting installation(s) and notify City and any third party of Owner's proposed installation. The cost of any work required of such third party or City to provide adequate space or required clearance to accommodate Owner's installation shall be borne solely by Owner.

ARTICLE 6 RECORDS AND FIELD LOCATIONS

6.1 Maintenance of Maps and Improvement Plans. Owner shall maintain accurate maps and improvement plans of the Pipeline located within the City of Winters. Owner shall, upon demand of the Public Works Director, deliver to the office of the Public Works Department free of charge, and to other third parties interested in performing work within Public Right-of-Way for a reasonable charge upon request, within thirty (30) days after such demand, such maps and plans as may be required to show in detail the exact location, size, depth and description of all or any portion of the Pipeline installed within said Public Right-of-Way. Owner shall, at its sole cost and expense, expose by potholing to a depth of one-foot (1') below the bottom of the Pipeline, within thirty (30) days of receipt of a written request from City to do so.

6.2 Membership in Underground Services Alert. Owner shall be a member of the regional notification center for subsurface installations (Underground Services Alert) and shall field mark, at its sole expense, the locations of the Pipeline facilities upon notification in accordance with the requirements of California Government Code Section 4216 *et seq.*, as it now reads or may herein after be amended.

ARTICLE 7 HOLD HARMLESS AND INDEMNIFICATION

7.1 Owner, jointly and severally, for itself, its successors, agents, and employees, agrees to indemnify, defend (with counsel reasonably acceptable to City) and hold harmless City, its officers, consultants, employees and agents and any successors to City's interest from and against any and all claims, demands, losses, damages, liabilities, fines, penalties, charges, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and cleanup actions of any kind, all costs and expenses incurred in connection therewith, including, without limitation, reasonable attorneys' fees and costs of defense (collectively, the "Losses") arising directly or indirectly out of the activities or Pipeline described in this Agreement and/or the installation, operation, removal and/or repair of the improvement and facilities thereto. In addition, the City shall not be responsible for any damage, losses or liability of any kind occurring by reason of any third party, including, without limitation, damages, losses or liability arising from the issuance by the City of a permit or approval to any third party or any interruption in service. However, Owner shall not indemnify the City, its officers, employees and agents and any successors to City's interest for

Losses arising directly or indirectly, from the City's sole acts of negligence, omissions or willful misconduct.

7.2 Owner, for itself and its successors and assigns, hereby waives all claims and causes of action, whether now existing or hereafter arising, against City or its officers, agents or employees, for damages, physical or otherwise, to any of the facilities covered by this Agreement from any cause whatsoever. Under no circumstances shall either party be liable to the other party or otherwise responsible for any loss of service downtime, lost revenue or profits.

ARTICLE 8 INSURANCE

8.1 Owner shall obtain and maintain at its own cost during the term of this Agreement policies of insurances, or programs of self-insurance, covering its liability under this Agreement as follows:

8.1.1 Workers' Compensation Insurance: Owner shall obtain statutory Workers' Compensation insurance and Employer's Liability insurance in the amount of One Million Dollars ($1,000,000) per accident.

8.1.2 Commercial General Liability/Automobile Liability Insurance: Owner shall obtain Commercial General Liability insurance and Automobile Liability insurance in the amount of One Million Dollars ($1,000,000) per occurrence. If a general aggregate limit is used, either the general aggregate limit shall apply separately to the contract or the general aggregate limit shall be twice the required occurrence limit. Owner's insurance coverage shall be written on an occurrence basis.

8.2 Acceptability of Insurers: Insurance is to be placed with insurers with a current *Best Rating* of A-: VII unless otherwise acceptable to City.

8.3 Verification of Coverage: Insurance, deductibles or self-insurance retentions shall be subject to City's approval. Original Certificates of Insurance with endorsements shall be received and approved by City before work commences, and insurance must be in effect for the duration of the contract.

8.4 Other Insurance Provisions

8.4.1 City of Winters, its officers, officials, employees and volunteers are to be covered as additional insureds with respect to the indemnity of City set forth herein.

8.4.2 For any claims related to the Pipeline, Owner's insurance coverage shall be primary.

8.4.3 Each insurance policy required shall be endorsed that a thirty (30) day notice be given to City in the event of cancellation or modification to the stipulated insurance coverage.

8.4.4 It shall be the responsibility of Owner to ensure that all subcontractors comply with the same insurance requirements that are stated in this Agreement.

ARTICLE 9 GENERAL PROVISIONS.

9.1 Integration. This Agreement constitutes the sole, final, complete, exclusive and integrated expression and statement of the terms of this contract among the parties concerning the subject matter addressed herein, and supersedes all prior negotiations, representations or agreements, either oral or written, that may be related to the subject matter of this Agreement.

9.2 Construction and Interpretation. The parties agree that this Agreement has been arrived at through negotiation, and that each party has had a full and fair opportunity to revise the terms of this Agreement. Consequently, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

9.3 Waiver. The failure of either party hereto to enforce any of the provisions of this Agreement, or to enforce any right or option which is herein provided, shall in no way be construed to be a waiver of such provision(s) as to the future, nor in any way to affect the validity of this Agreement or any part hereof, or the right of either party to thereafter enforce each and every such provision and to exercise any such right or option. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

9.4 Severability. In the event that any of the provisions of this Agreement are held by a court or other tribunal of competent jurisdiction to be invalid or unenforceable, the remaining portions hereof shall remain in full force and effect and any invalid or unenforceable provisions shall be enforced to the maximum extent possible so as to effect the intent of the parties and shall be reformed to the extent necessary to make such provisions valid and enforceable.

9.5 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

9.6 Attorneys' Fees. In any action brought to declare the rights granted herein or to enforce or to interpret any of the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees in an amount determined by the court.

9.7 No Third-Party Beneficiaries. This Agreement shall not be construed to create any third-party beneficiaries. This Agreement is for the sole benefit of the parties, and their permitted successors, transferees and assignees, and no other person or entity shall be entitled to rely upon or receive any benefit from this Agreement or any of its terms.

9.8 Amendment. This Agreement may be modified or amended only by a subsequent written agreement approved and executed by both parties.

9.9 Notice. Any notice, invoice or other communication that is required or permitted to be given under this Agreement shall be in writing and either served personally or sent by prepaid, first class U.S. mail addressed as follows:

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

Owner: Hostetler Investments, LLC
923 E. Pacheco Blvd., Ste. C
Los Banos, CA 93635
Attention: Greg Hostetler

Notice shall be deemed effective upon receipt if delivered personally or upon deposit with the U.S. Postal Service, if sent by mail. Any party may change its address by notifying the other party of the change in the manner provided above.

IN WITNESS WHEREOF, the parties have executed this Durable Encroachment Agreement as of the date first above written.

[SIGNATURES CONTINUED ON NEXT PAGE]

OWNER:

Hostetler Investments, LLC

By: _____

Greg Hostetler

Trustee of the Bypass Trust under the 2008 amended and restated Hostetler Revocable Trust, its Member

4-28-26

By: _____

Greg Hostetler

Trustee of the Survivor's Trust under the 2008 amended and restated Hostetler Revocable Trust, Its Member

CITY:

The CITY OF WINTERS, a California municipal corporation

_____

City Manager

Attest:

_____

Zorina Treat
Deputy City Clerk

Approved as to form:

_____

Ethan Walsh
City Attorney

EXHIBIT A

PROPERTY DESCRIPTION

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING

780-67
September 10, 2025

EXHIBIT "A"
PIPELINE CROSSING

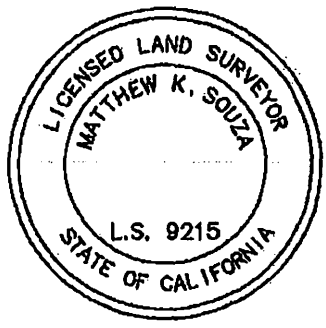
THAT portion of real property situate in the City of Winters, County of Yolo, State of California, and being a portion of Section 16, Township 8 North, Range 1 West, Mount Diablo Base and Meridian, also being a portion of Tract B, Parcel 3, as described in Document No. 2025-0003297, said County Records, and being more particularly described as follows:

BEGINNING at a point on the East line of the Northeast Quarter of said Section 16, said point being distant the following three (3) courses and distances from National Geodetic Survey Designation "22 271": 1) North 86°43'10" West 6,023.06 feet to National Geodetic Survey Designation "B 849"; 2) North 01°21'07" West 2,289.35 feet to the East Quarter corner of said Section 16; and 3) along said East line of said Northeast Quarter, North 00°18'55" West 0.60 feet to the POINT OF BEGINNING; thence, from said POINT OF BEGINNING and along said East line, North 00°18'55" West 12.81 feet; thence, leaving said East line, North 51°37'10" West 64.06 feet to the West line of County Road 89; thence, along said West line, South 00°18'55" East 12.81 feet; thence, leaving said West line, South 51°37'10" East 64.06 feet to the POINT OF BEGINNING.

Containing 641 square feet of land, more or less.

The basis of bearings for this description is the grid bearing of North 86°43'10" West between National Geodetic Survey Designations "22 271" (PID: AC9891) and "B 849" (PID: JS2151). Said Designation "22 271" having coordinates of North (Y) 1,955,837.93 feet and East (X) 6,576,007.99 feet. Said Designation "B 849" having coordinates of North (Y) 1,956,182.60 feet and East (X) 6,569,995.02 feet.

All bearings and coordinates described hereon are grid and are based upon the California Coordinate System of 1983 (CCS 83), Zone 2, with an epoch date of 2010.00. All distances described herein are ground. To obtain grid distances, multiply the ground distances by the combination factor of 0.99995947.



End of description.

Matthew K. Souza, L.S.

09/10/2025
Date

EXHIBIT B

DEPICTION OF PIPELINE ROUTE

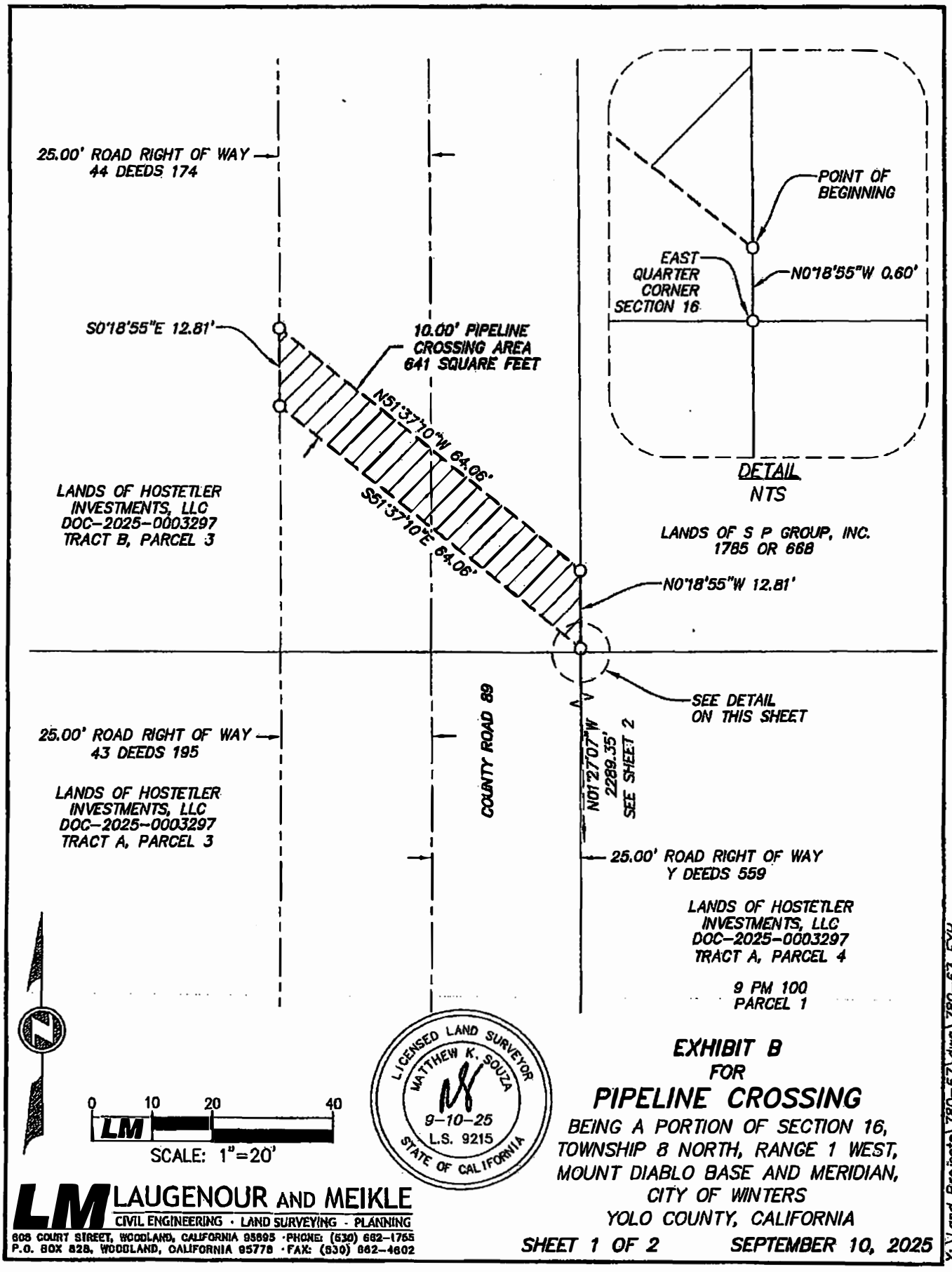
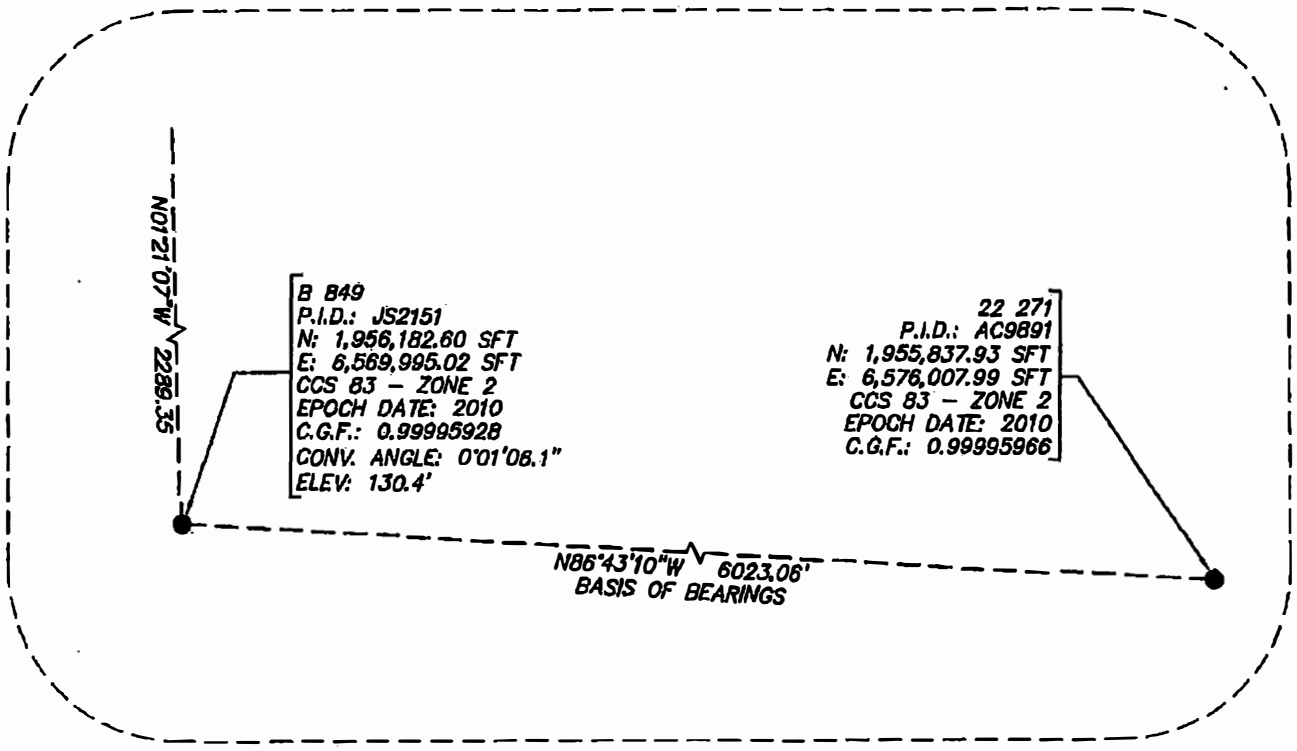


EXHIBIT B
FOR
PIPELINE CROSSING
BEING A PORTION OF SECTION 16,
TOWNSHIP 8 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
CITY OF WINTERS
YOLO COUNTY, CALIFORNIA

SHEET 1 OF 2 SEPTEMBER 10, 2025

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
808 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

X:\Land Projects\780-79-080\dwg\79-080_EXH



BASIS OF BEARING DETAIL
NTS

EXHIBIT B
FOR
PIPELINE CROSSING
BEING A PORTION OF SECTION 16,
TOWNSHIP 8 NORTH, RANGE 1 WEST,
MOUNT DIABLO BASE AND MERIDIAN,
CITY OF WINTERS
YOLO COUNTY, CALIFORNIA

SHEET 2 OF 2 SEPTEMBER 10, 2025

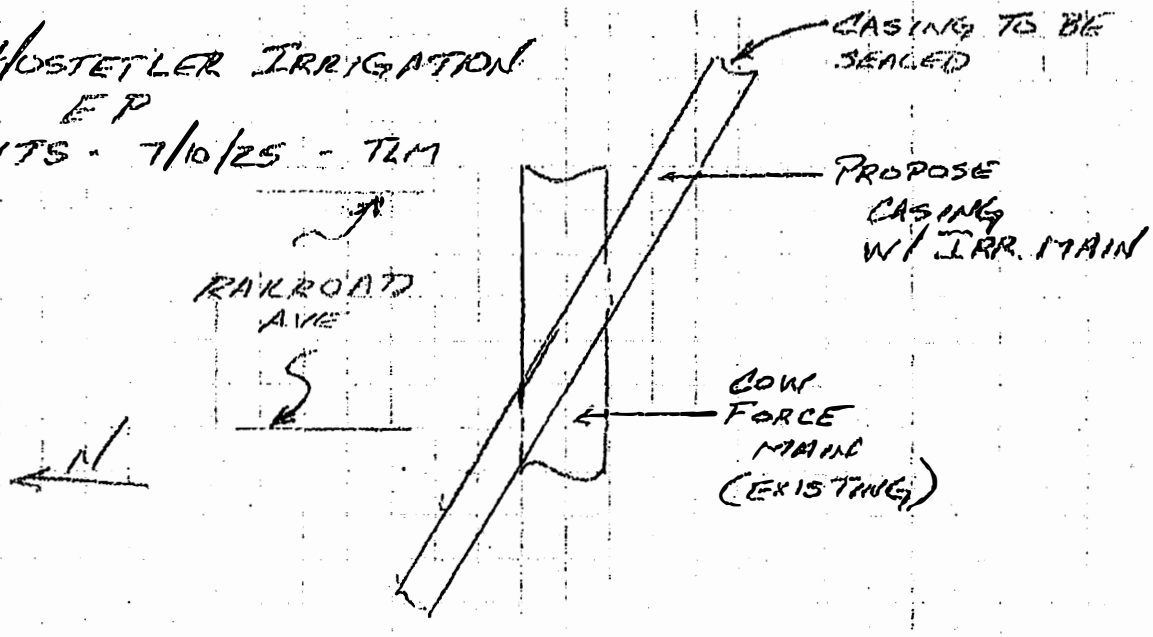
LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 ·PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 ·FAX: (530) 662-4602

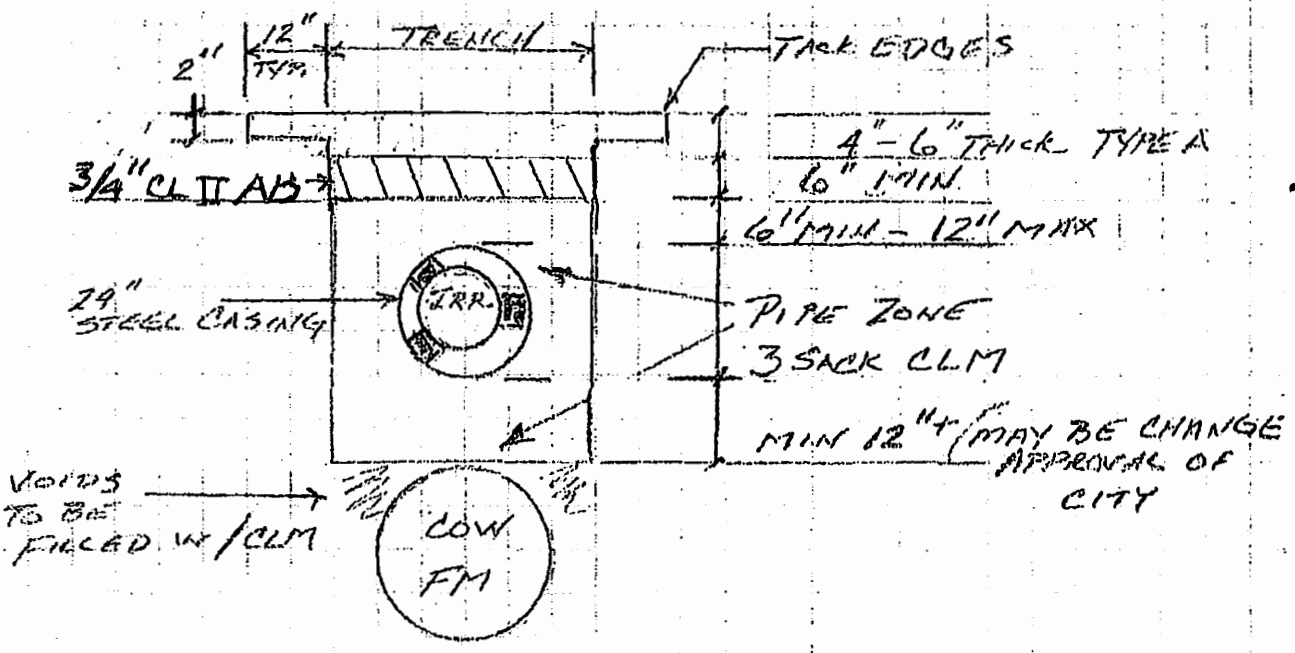
X:\Land Projects\780-67\dwg\780-67_EXH

EXHIBIT C

PLAN

HOSTETLER IRRIGATION
EP
NTS - 7/10/25 - TLM





NOTE:
- ALL WORK TO COMPLY TO THE COW STANDARD SPEC.
- THE COW FM TO BE POTHOLED. INFORMATION MAY DICTATE POSSIBLE CHANGES APPROVED BY COW.
- TEMP ASPHALT PATCH TO BE APPROVED BY COW

NOTE: - ASPHALT/AB TO BE COMPACTED TO 95%
- SUBMITT AS-BUILT W/ GPS LOCATION VERTICLE AND HORIZONTAL
- ALL WORK TO BE INSPECTED BY COW STAFF

EXHIBIT "C"

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members

DATE: May 19, 2026

FROM: Cathy Mathews, Director of Administrative Services

SUBJECT: Resolution 2026-25 Approving the Engineer's Report for the Annual Levy of Assessments for FY 2026-2027 for the City of Winters City-Wide Maintenance Assessment District and Resolution No. 2026-26 Declaring the City's Intention to Levy and Collect Annual Assessments for FY 2026-2027

RECOMMENDATION:

Staff recommends the City Council:

1. Adopt Resolution 2026-25 Approving the Engineer's Report for the Annual Levy of Assessments for FY 2026-2027 for the City of Winters City-Wide Maintenance Assessment District**;** and

2. Adopt Resolution No. 2026-26 Declaring the City's Intention to Levy and Collect Annual Assessments for Maintenance in the Existing City of Winters City-Wide Maintenance Assessment District for FY 2026-2027 and Setting the Time and Place for a Public Hearing thereon.

BACKGROUND:

The assessments from the City's landscape maintenance district, known as the City of Winters City-Wide Maintenance Assessment District ("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 of 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 of a multi-step process 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 2026-21 at the April 7, 2026, City Council Meeting.

The Engineer’s Report is now completed and attached (Attachment 2) for Council consideration and approval. The City Council may approve the Engineer’s Report, as filed, or it may modify the report and approve it as modified.

In addition, the Council is required to adopt a Resolution of Intention to levy and collect the annual assessment and set the time and place for a public hearing. The attached Resolution of Intention sets the public hearing for June 16, 2026, at 6:30 pm.

The public hearing is the final step in the annual process. The City Clerk must provide notice of the public hearing by publication of the adopted Resolution of Intention. All interested persons 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 against 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 then adopts a resolution confirming the assessment diagram (map of the boundaries) and providing for the annual levy assessments, which is filed with Yolo County.

The City has 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.

DISCUSSION:

According to the Engineer’s Report, the District anticipates receiving approximately $256,360 in revenue. However, anticipated expenditures are approximately $712,088, a shortfall of $455,728 or 63.9%. The shortage last year was approximately 64%. The addition the last few years of Three Oaks Park increased the acreage maintained by 38.7%. The shortfall in District funding compared to expenses is subsidized by a transfer from the General Fund.

The assessment rate is $82.50 per residential unit and $26.25 per non-residential unit as approved by the voters in 1997. The amount of the assessment has not changed since it was approved 29 years ago. Although new homes contribute to assessment revenue, costs have increased, and significant new park and landscape areas have also been added. The assessment approved by the voters in 1997 did not include an escalator to mitigate increases in CPI. If the assessment were adjusted each year by inflation, the assessment would be approximately $155 in 2026 for a residential parcel, which would better meet the City’s needs to fund landscape maintenance and electrical costs at current levels and not at an enhanced level. According to the Engineer’s Report, 3,011 units are assessed. If the assessment were increased to $155, the increased funding would be approximately $222,237.

Consistent with statutory requirements, staff will submit the necessary maps, reports, and resolutions to the City Council so that the assessments can be adopted prior to August 10, 2023, the last day to file with Yolo County.

ALTERNATIVES:
None recommended.

FISCAL IMPACT:
The assessment district will fund approximately $256,360 toward landscape and park maintenance and street lighting electrical costs, or approximately 36% of District costs. The balance (or shortage) will be funded through a General Fund subsidy.

ATTACHMENT:
1. Resolution 2026-25
2. Engineer's Report
3. Resolution 2026-26

RESOLUTION NO. 2026-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ANNUAL ASSESSMENTS FOR MAINTENANCE IN THE EXISTING CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT, FOR FISCAL YEAR 2026-27, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

WHEREAS, the City Council of the City of Winters, California has previously formed 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 Streets and Highways Code of the State of California, 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, on April 7, 2026, the District adopted Resolution 2026-21, initiating proceedings for the District's annual levy, and ordering the preparation of the Engineer's Report for the Fiscal Year 2026-27 annual levy of assessments; and

WHEREAS, at this time there has been presented and approved by this City Council by Resolution 2026-21, an Engineer's Report (the "Report") as required by law, and this City Council desires to move forth with the proceedings for the annual levy for the District.

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

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report regarding the Fiscal Year 2026-27 annual levy for the District describes in full detail the improvements for the District, the boundaries of the District, and the proposed assessments upon assessable lots and parcels of land within the District and said Report has been previously approved and is filed in the Office of the City Clerk.

SECTION 3. The public interest and convenience require, and it is the intention of this City Council to order, the annual assessment levy for the **City of Winters City-Wide Maintenance Assessment District**, as set forth and described in the Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance of improvements as estimated in said Report. The District is located generally within the City of Winters, with the boundaries described in Exhibit A hereto and as more particularly described in the Report.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain landscaping improvements in the District, as set forth in the Report on file with the City Clerk, referenced and so incorporated herein. The assessments for the District are not proposed to increase above amounts imposed for Fiscal Year 2025-26.

SECTION 5. After the public hearing called pursuant to Section 9 below, the Yolo County Auditor-Controller shall enter on the Assessment Roll the amount of the assessments and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Winters for purposes of paying for the costs and expenses of said District.

SECTION 6. That all monies collected shall be deposited in a special fund known as: **"SPECIAL FUND – CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT."** Payment shall be made of said fund only for the purpose provided for in this Resolution, and to expedite the operation, maintenance and servicing of the landscaping improvements, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 7. The improvements within the District include: the maintenance and operation of and the furnishing of services and materials for landscaping improvements, irrigation and drainage systems, street lighting and associated appurtenances. The Report as previously approved and on file with the City Clerk, provides a full and complete description of all improvements and any or all substantial changes to the improvements within the District. Said improvements is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said improvements chargeable upon the properties within the District, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as shown within the Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 8. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said improvements and maintenance work.

SECTION 9. NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS SCHEDULED FOR 6:30 P.M. ON JUNE 16, 2026, DURING THE REGULAR MEETING OF THE WINTERS CITY COUNCIL, WINTERS, CALIFORNIA, REGARDING THE ANNUAL LEVY FOR THE DISTRICT, THE EXTENT OF THE MAINTENANCE AND IMPROVEMENTS WITHIN THE DISTRICT, AND ANY OTHER MATTERS CONTAINED WITHIN THIS RESOLUTION. ANY PERSONS WHO WISH TO OBJECT TO THE PROCEEDINGS FOR THE ANNUAL LEVY SHOULD FILE A WRITTEN

PROTEST WITH THE CITY CLERK PRIOR TO THE TIME SET AND SCHEDULED FOR SAID PUBLIC HEARING.

SECTION 10. That the City Clerk is directed to take all actions necessary to provide notice of the public hearing described in Section 9 above, in accordance with Streets and Highways Code section 22626(a).

SECTION 11. That this Resolution shall take effect immediately upon its adoption.

SECTION 12. For information relating to the proceedings, protest procedure, and documentation and/or information of a procedural or technical nature, contact: Finance Department, City of Winters, 318 1st Street, Winters, CA 95694, (530) 795-4910

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Winters, California, at a regular meeting thereof held this 19th day of May 2026.

AYES:

NOES:

ABSENT:

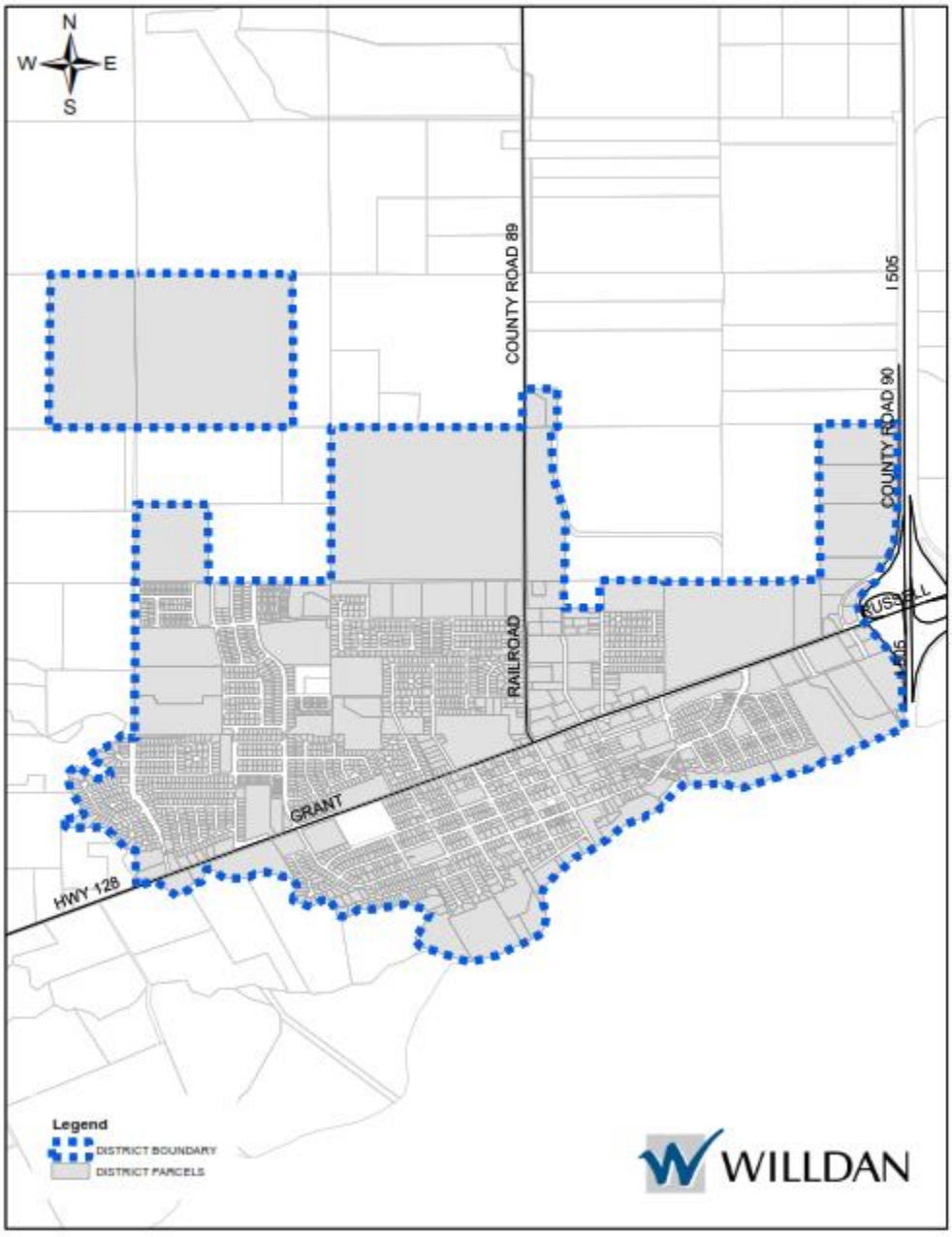
ABSTAINED:

ATTEST: Albert Vallecillo, Mayor

Jeremy Craig, City Clerk

EXHIBIT A
BOUNDARY OF DISTRICT

CITY OF WINTERS
CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT



City of Winters

City-Wide Maintenance Assessment District

2026/2027 Engineer's Annual Levy Report

Initiation Meeting: April 7, 2026
Intent Meeting: May 19, 2026
Public Hearing: June 16, 2026

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 2026/2027, 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 _____, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

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 — 2026/2027 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 2026/2027. 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 2026/2027 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 2026/2027. 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 2026/2027. 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), Three Oaks Park (Phase 1 & 2), 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 2026/2027 District Budget

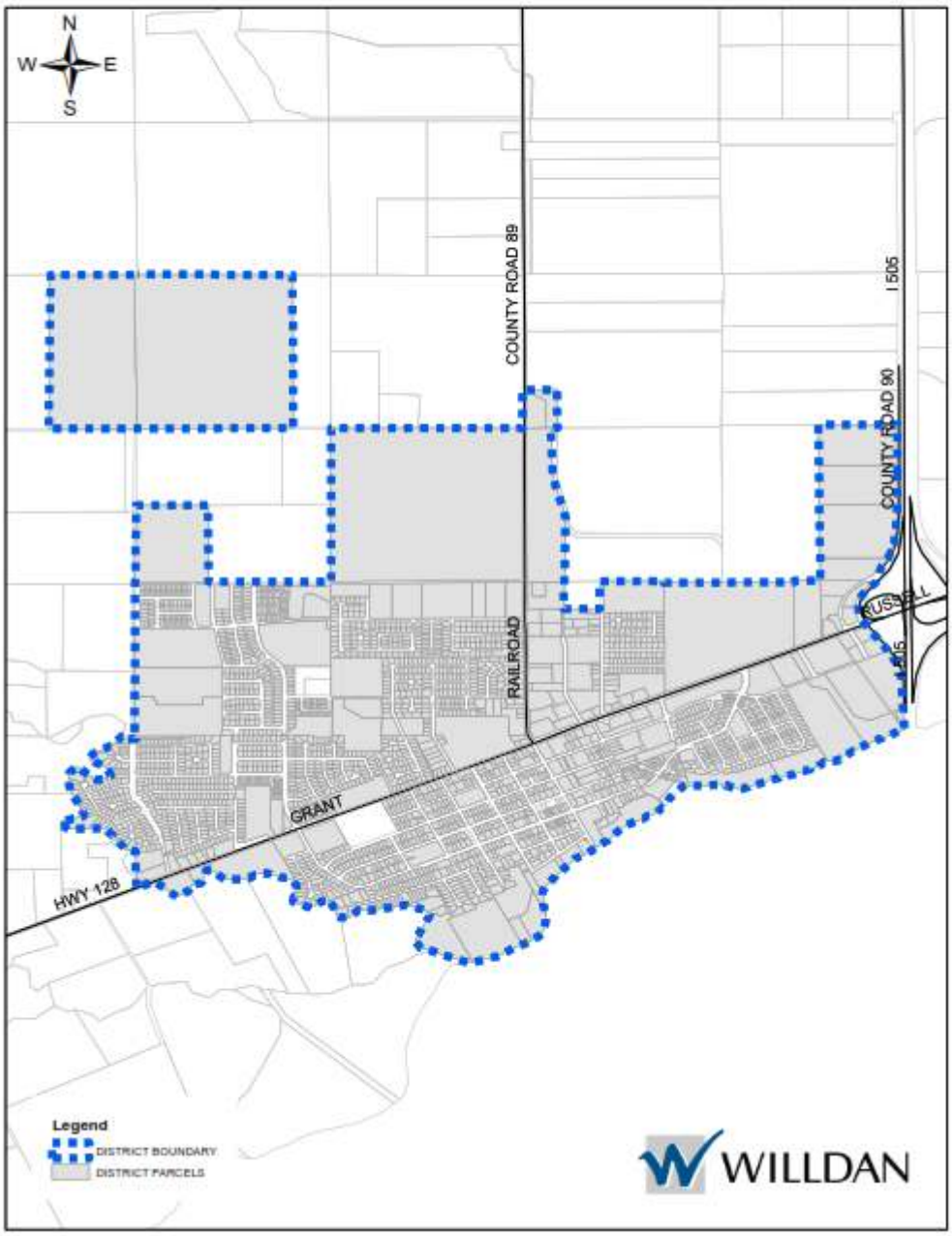
City of Winters	
City-Wide	
2026/2027	
Levy Components	**Total Budget**
DIRECT COSTS	
Park Maintenance	$460,977.03
Street Lighting	150,000.00
Riparian Area Maintenance	0.00
Median Island Landscape Maintenance	11,500.00
Curbside Landscape Maintenance	19,500.00
Bank Stabilization	0.00
TOTAL DIRECT	**$641,977.03**
ADMINISTRATION COSTS	
District Administration	$67,448.97
County Administration Fee	2,662.00
TOTAL ADMIN	**$70,110.97**
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
TOTAL DIRECT AND ADMIN COSTS	**$712,088.00**
Reserve Collection	$0.00
Capital Improvement Fund Collection/(Transfer)	0.00
Contribution Replenishment	0.00
General Fund (Contributions)	(455,728.02)
TOTAL ADJUSTMENTS	**($455,728.02)**
Balance to Levy (Budgeted)	**$256,359.98**
Total Revenue at Maximum Rate	**$256,361.25**
Variance above/(below) Maximum Revenue	**($1.27)**
Levy at Applied Rate	**$256,359.98**
Applied Charge	$256,359.98
DISTRICT STATISTICS	
Total Parcels	2,749
Total Residential Parcels Levied	2,535
Total Non-Residential Parcels Levied	127
Total Parcels Levied	2,662
Total Equivalent Residential Benefit Units	3,067
Total Equivalent Non-Residential Benefit Units	127
Applied Residential Levy per Benefit Unit	**$82.50**
Applied Non-Residential Levy per Benefit Unit	**$26.24**
Maximum Levy per Residential Benefit Unit (Current Year)	$82.50
Maximum Levy per Non-Residential Benefit Unit (Current Year)	$26.25

APPENDIX A - DISTRICT BOUNDARY 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 — 2026/2027 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 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-120-004-000	AVE	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
003-142-009-000	307 EDWARDS ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
003-146-022-000	416 2ND ST	RES	1	82.50
003-151-001-000	617 1ST ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	AVE	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	3	247.50
003-153-001-000	16 BAKER ST	RES	1	82.50
003-153-004-000	10 BAKER ST	COM	1	26.24
003-153-005-000	8 BAKER ST	RES	1	82.50
003-153-006-000	510 RAILROAD AVE	COM	1	26.24
003-153-007-000	504 RAILROAD AVE	COM	1	26.24
003-153-008-000	3-5 EDWARDS ST	COM	1	26.24
003-153-009-000	7 EDWARDS ST	COM	1	26.24
003-153-010-000	9 EDWARDS ST	RES	1	82.50
003-153-011-000	15 EDWARDS ST	RES	1	82.50
003-153-015-000	511 1ST ST	RES	1	82.50
003-153-017-000	12 BAKER ST	RES	1	82.50
003-153-018-000	14 BAKER ST	RES	1	82.50
003-154-001-000	517 2ND ST	RES	1	82.50
003-154-002-000	114 BAKER ST	RES	1	82.50
003-154-003-000	110 BAKER ST	RES	1	82.50
003-154-008-000	105 EDWARDS ST	RES	1	82.50
003-154-009-000	107 EDWARDS ST	RES	1	82.50
003-154-010-000	111 EDWARDS ST	RES	1	82.50
003-154-013-000	115 EDWARDS ST	RES	1	82.50
003-154-015-000	515 2ND ST	RES	1	82.50
003-154-016-000	500 1ST ST	RES	1	82.50
003-154-017-000	512 1ST ST	COM	1	26.24
003-155-002-000	12 EDWARDS ST	RES	1	82.50
003-155-004-000	416 RAILROAD AVE	COM	1	26.24
003-155-005-000	400 RAILROAD AVE	COM	1	26.24
003-155-006-000	5 ABBEY ST	COM	1	26.24

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-160-054-000	ST	COM	1	26.24
003-160-055-000	ST	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		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 ST	COM	1	26.24
003-171-010-000	419 HAVEN ST	RES	2	165.00
003-171-011-000	421 ABBEY ST	RES	1	82.50
003-171-012-000	423 ABBEY ST	RES	1	82.50
003-171-014-000	431 ABBEY ST	RES	1	82.50
003-171-015-000	433 ABBEY ST	RES	4	330.00
003-171-016-000	435 ABBEY ST	RES	1	82.50
003-171-017-000	425 ABBEY ST	RES	1	82.50
003-171-018-000	427 ABBEY ST	RES	1	82.50
003-171-019-000	422 EDWARDS ST	RES	1	82.50
003-171-020-000	424 EDWARDS ST	RES	1	82.50
003-171-021-000	428 EDWARDS ST	RES	1	82.50
003-171-022-000	426 EDWARDS ST	RES	1	82.50
003-172-001-000	439 MAIN ST	RES	1	82.50
003-172-005-000	430 ABBEY ST	RES	1	82.50
003-172-006-000	428 ABBEY ST	RES	1	82.50
003-172-007-000	424 ABBEY ST	RES	1	82.50
003-172-008-000	422 ABBEY ST	RES	2	165.00
003-172-009-000	318 HAVEN ST	RES	1	82.50
003-172-012-000	423 MAIN ST	RES	1	82.50
003-172-013-000	427 MAIN ST	RES	1	82.50
003-172-014-000	431 MAIN ST	RES	1	82.50
003-172-015-000	433 MAIN ST	RES	1	82.50
003-172-016-000	435 MAIN ST	RES	1	82.50
003-172-017-000	437 MAIN ST	RES	1	82.50
003-172-018-000	421 MAIN ST	RES	1	82.50
003-172-019-000	432 ABBEY ST	RES	1	82.50
003-172-022-000	434 ABBEY ST	RES	1	82.50
003-172-023-000	438 ABBEY ST	RES	1	82.50
003-173-003-000	400 EDWARDS ST	RES	1	82.50
003-173-010-000	415 ABBEY ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-192-013-000	311 RUSSELL ST	RES	1	82.50
003-193-001-000	213 MAIN ST	RES	1	82.50
003-193-003-000	210 ABBEY ST	RES	1	82.50
003-193-004-000	208 ABBEY ST	RES	1	82.50
003-193-005-000	206 ABBEY ST	RES	1	82.50
003-193-007-000	201 MAIN ST	COM	1	26.24
003-193-008-000	205 MAIN ST	RES	1	82.50
003-193-009-000	209 MAIN ST	RES	1	82.50
003-193-010-000	214 ABBEY ST	RES	2	165.00
003-193-011-000	212 ABBEY ST	RES	1	82.50
003-193-012-000	310 2ND ST	RES	2	165.00
003-193-013-000	204 ABBEY ST	RES	1	82.50
003-194-001-000	211 RUSSELL ST	RES	1	82.50
003-194-002-000	212 MAIN ST	RES	1	82.50
003-194-003-000	210 MAIN ST	RES	1	82.50
003-194-004-000	208 MAIN ST	RES	1	82.50
003-194-005-000	206 MAIN ST	RES	1	82.50
003-194-006-000	204 MAIN ST	RES	1	82.50
003-194-007-000	226 2ND ST	RES	1	82.50
003-194-010-000	209 RUSSELL ST	RES	1	82.50
003-194-011-000	205 RUSSELL ST	COM	1	26.24
003-201-001-000	116 ABBEY ST	RES	2	165.00
003-201-002-000	110 ABBEY ST	RES	1	82.50
003-201-008-000	107 MAIN ST	COM	1	26.24
003-201-012-000	119 MAIN ST	COM	1	26.24
003-201-013-000	311 2ND ST	RES	1	82.50
003-201-015-000	111 MAIN ST	COM	1	26.24
003-201-016-000	101 MAIN ST	COM	1	26.24
003-201-017-000	106 ABBEY ST	RES	1	82.50
003-202-002-000	112 MAIN ST	RES	1	82.50
003-202-003-000	110 MAIN ST	RES	1	82.50
003-202-004-000	108 MAIN ST	COM	1	26.24
003-202-005-000	106 MAIN ST	COM	1	26.24
003-202-006-000	100 MAIN ST	COM	1	26.24
003-202-007-000	208 1ST ST	RES	1	82.50
003-202-010-000	107 RUSSELL ST	RES	1	82.50
003-202-011-000	123 RUSSELL ST	RES	1	82.50
003-202-012-000	129 RUSSELL ST	RES	1	82.50
003-202-013-000	116 MAIN ST	RES	2	165.00
003-202-014-000	114 MAIN ST	RES	1	82.50
003-202-015-000	101 RUSSELL ST	RES	1	82.50
003-202-017-000	105 RUSSELL ST	RES	1	82.50
003-203-001-000	48 MAIN ST	COM	1	26.24
003-203-002-000	ST	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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	AVE	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	103 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
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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		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	AVE	COM	1	26.24
003-322-024-000	723 RAILROAD ST	COM	1	26.24
003-330-007-000	LN	RES	1	82.50
003-330-011-000	801 DUTTON ST	RES	39	3,217.50
003-330-013-000	CR 89	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	CR 89	RES	1	82.50
003-341-001-000	401 PEAR PL	RES	1	82.50
003-341-002-000	403 PEAR PL	RES	1	82.50
003-341-005-000	406 PEAR PL	RES	1	82.50
003-341-006-000	404 PEAR PL	RES	1	82.50
003-341-007-000	402 PEAR PL	RES	1	82.50
003-341-008-000	724 APRICOT AVE	RES	1	82.50
003-341-009-000	720 APRICOT AVE	RES	1	82.50
003-341-010-000	716 APRICOT AVE	RES	1	82.50
003-341-011-000	403 PLUM PL	RES	1	82.50
003-341-012-000	405 PLUM PL	RES	1	82.50
003-341-013-000	407 PLUM PL	RES	1	82.50
003-341-014-000	409 PLUM PL	RES	1	82.50
003-341-015-000	411 PLUM PL	RES	1	82.50
003-341-016-000	412 PLUM PL	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-341-024-000	403 LUIS PL	RES	1	82.50
003-341-025-000	405 LUIS PL	RES	1	82.50
003-341-026-000	407 LUIS PL	RES	1	82.50
003-341-027-000	409 LUIS PL	RES	1	82.50
003-341-028-000	411 LUIS PL	RES	1	82.50
003-341-029-000	412 LUIS PL	RES	1	82.50
003-341-030-000	410 LUIS PL	RES	1	82.50
003-341-031-000	408 LUIS PL	RES	1	82.50
003-341-032-000	406 LUIS PL	RES	1	82.50
003-341-033-000	404 LUIS PL	RES	1	82.50
003-341-034-000	402 LUIS PL	RES	1	82.50
003-341-035-000	400 LUIS PL	RES	1	82.50
003-341-036-000	401 GRANT AVE	RES	1	82.50
003-341-037-000	403 GRANT AVE	RES	1	82.50
003-341-038-000	405 GRANT AVE	RES	1	82.50
003-341-039-000	407 GRANT AVE	RES	1	82.50
003-341-040-000	409 GRANT AVE	RES	1	82.50
003-341-041-000	411 GRANT AVE	RES	1	82.50
003-341-042-000	413 GRANT AVE	RES	1	82.50
003-341-044-000	407 PEAR PL	RES	1	82.50
003-341-045-000	405 PEAR PL	RES	1	82.50
003-342-010-000	719 APRICOT AVE	RES	1	82.50
003-342-011-000	721 APRICOT AVE	RES	1	82.50
003-342-012-000	723 APRICOT AVE	RES	1	82.50
003-342-015-000	717 APRICOT AVE	RES	1	82.50
003-342-016-000	715 APRICOT AVE	RES	1	82.50
003-342-017-000	713 APRICOT AVE	RES	1	82.50
003-342-018-000	711 APRICOT AVE	RES	1	82.50
003-342-019-000	709 APRICOT AVE	RES	1	82.50
003-342-020-000	707 APRICOT AVE	RES	1	82.50
003-342-021-000	705 APRICOT AVE	RES	1	82.50
003-342-022-000	703 APRICOT AVE	RES	1	82.50
003-342-023-000	701 APRICOT AVE	RES	1	82.50
003-342-025-000	725 APRICOT AVE	RES	1	82.50
003-350-002-000	807 WALNUT LN	RES	1	82.50
003-350-003-000	803 WALNUT LN	RES	1	82.50
003-350-004-000	711 WALNUT LN	RES	1	82.50
003-350-005-000	709 WALNUT LN	RES	1	82.50
003-350-017-000	121 E GRANT AVE	COM	1	26.24
003-350-018-000	111 E GRANT AVE	COM	1	26.24
003-350-019-000	115 E GRANT AVE	COM	1	26.24
003-350-020-000	101 E GRANT AVE	COM	1	26.24
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	AVE	COM	1	26.24
003-360-014-000	AVE	COM	1	26.24
003-360-015-000	1029 RAILROAD AVE	COM	1	26.24

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	RES	2	165.00
003-360-021-000	125 CARRION CT	RES	1	82.50
003-360-022-000	126 CARRION CT	RES	1	82.50
003-360-023-000	128 CARRION 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
003-370-046-000	172 E GRANT AVE	COM	1	26.24
003-370-048-000	147 E BAKER ST	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
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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		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		RES	1	82.50
003-393-001-000	215 MERMOD RD	RES	1	82.50
003-393-002-000	214 ANDERSON AVE	RES	1	82.50
003-393-003-000	212 ANDERSON AVE	RES	1	82.50
003-393-004-000	210 ANDERSON AVE	RES	1	82.50
003-393-005-000	208 ANDERSON AVE	RES	1	82.50
003-393-006-000	206 ANDERSON AVE	RES	1	82.50
003-393-007-000	734 MERMOD PL	RES	1	82.50
003-393-008-000	732 MERMOD PL	RES	1	82.50
003-393-009-000	207 MERMOD RD	RES	1	82.50
003-393-010-000	209 MERMOD RD	RES	1	82.50
003-393-011-000	211 MERMOD RD	RES	1	82.50
003-393-012-000	213 MERMOD RD	RES	1	82.50
003-394-001-000	113 MERMOD RD	RES	1	82.50
003-394-002-000	114 ANDERSON AVE	RES	1	82.50
003-395-001-000	729 HEMENWAY ST	RES	1	82.50
003-395-002-000	212 MERMOD RD	RES	1	82.50
003-395-003-000	210 MERMOD RD	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	ST	RES	1	82.50
003-430-010-000	AVE	COM	1	26.24
003-430-011-000	AVE	COM	1	26.24
003-430-012-000	AVE	RES	1	82.50
003-430-015-000	AVE	RES	1	82.50
003-430-030-000	1003 TAYLOR ST	RES	1	82.50
003-441-001-000	1001 ADAMS LN	RES	1	82.50
003-441-002-000	1003 ADAMS LN	RES	1	82.50
003-441-003-000	1005 ADAMS LN	RES	1	82.50
003-441-004-000	1007 ADAMS LN	RES	1	82.50
003-441-005-000	1009 ADAMS LN	RES	1	82.50
003-441-006-000	1011 ADAMS LN	RES	1	82.50
003-441-007-000	1013 ADAMS LN	RES	1	82.50
003-441-008-000	1015 ADAMS LN	RES	1	82.50
003-441-009-000	1017 ADAMS LN	RES	1	82.50
003-441-010-000	1019 ADAMS LN	RES	1	82.50
003-441-011-000	1021 ADAMS LN	RES	1	82.50
003-441-012-000	1023 ADAMS LN	RES	1	82.50
003-441-013-000	1025 ADAMS LN	RES	1	82.50
003-441-014-000	1027 ADAMS LN	RES	1	82.50
003-441-015-000	1029 ADAMS LN	RES	1	82.50
003-441-016-000	1031 ADAMS LN	RES	1	82.50
003-441-017-000	1033 ADAMS LN	RES	1	82.50
003-441-018-000	1035 ADAMS LN	RES	1	82.50
003-441-019-000	1037 ADAMS LN	RES	1	82.50
003-441-020-000	1039 ADAMS LN	RES	1	82.50
003-441-021-000	901 VALLEY OAK DR	RES	1	82.50
003-442-001-000	1000 ADAMS LN	RES	1	82.50
003-442-002-000	1002 ADAMS LN	RES	1	82.50
003-442-003-000	1004 ADAMS LN	RES	1	82.50
003-442-004-000	1006 ADAMS LN	RES	1	82.50
003-442-005-000	1008 ADAMS LN	RES	1	82.50
003-442-006-000	1010 ADAMS LN	RES	1	82.50
003-442-007-000	1012 ADAMS LN	RES	1	82.50
003-442-008-000	1014 ADAMS LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-442-017-000	1032 ADAMS LN	RES	1	82.50
003-442-018-000	1034 ADAMS LN	RES	1	82.50
003-442-019-000	1036 ADAMS LN	RES	1	82.50
003-442-020-000	805 VALLEY OAK DR	RES	1	82.50
003-442-021-000	803 VALLEY OAK DR	RES	1	82.50
003-442-022-000	801 VALLEY OAK DR	RES	1	82.50
003-442-023-000	1133 MCARTHUR AVE	RES	1	82.50
003-442-024-000	1129 MCARTHUR AVE	RES	1	82.50
003-442-025-000	1125 MCARTHUR AVE	RES	1	82.50
003-444-001-000	716 VALLEY OAK DR	RES	1	82.50
003-444-002-000	714 VALLEY OAK DR	RES	1	82.50
003-444-003-000	712 VALLEY OAK DR	RES	1	82.50
003-444-004-000	710 VALLEY OAK DR	RES	1	82.50
003-444-005-000	708 VALLEY OAK DR	RES	1	82.50
003-444-006-000	706 VALLEY OAK DR	RES	1	82.50
003-445-001-000	1124 MCARTHUR AVE	RES	1	82.50
003-445-002-000	1128 MCARTHUR AVE	RES	1	82.50
003-445-003-000	1132 MCARTHUR AVE	RES	1	82.50
003-445-004-000	711 VALLEY OAK DR	RES	1	82.50
003-445-005-000	709 VALLEY OAK DR	RES	1	82.50
003-445-006-000	707 VALLEY OAK DR	RES	1	82.50
003-445-007-000	705 VALLEY OAK DR	RES	1	82.50
003-445-008-000	703 VALLEY OAK DR	RES	1	82.50
003-445-010-000	701 VALLEY OAK DR	RES	1	82.50
003-445-011-000	699 VALLEY OAK DR	RES	1	82.50
003-450-001-000	101 QUAIL CT	RES	1	82.50
003-450-002-000	103 QUAIL CT	RES	1	82.50
003-450-003-000	105 QUAIL CT	RES	1	82.50
003-450-004-000	107 QUAIL CT	RES	1	82.50
003-450-005-000	108 QUAIL CT	RES	1	82.50
003-450-006-000	106 QUAIL CT	RES	1	82.50
003-450-007-000	104 QUAIL CT	RES	1	82.50
003-450-008-000	102 QUAIL CT	RES	1	82.50
003-450-009-000	100 QUAIL CT	RES	1	82.50
003-450-014-000	1123 W GRANT AVE	COM	1	26.24
003-450-015-000	AVE	COM	1	26.24
003-450-016-000	AVE	COM	1	26.24
003-450-017-000	AVE	COM	1	26.24
003-450-018-000	AVE	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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-471-016-000	1014 KENNEDY DR	RES	1	82.50
003-471-017-000	1012 KENNEDY DR	RES	1	82.50
003-471-018-000	1010 KENNEDY DR	RES	1	82.50
003-471-019-000	1008 KENNEDY DR	RES	1	82.50
003-471-020-000	1006 KENNEDY DR	RES	1	82.50
003-471-021-000	1004 KENNEDY DR	RES	1	82.50
003-471-022-000	1002 KENNEDY DR	RES	1	82.50
003-471-023-000	1000 KENNEDY DR	RES	1	82.50
003-472-001-000	1040 EISENHOWER WAY	RES	1	82.50
003-472-002-000	1038 EISENHOWER WAY	RES	1	82.50
003-472-003-000	1036 EISENHOWER WAY	RES	1	82.50
003-472-004-000	1034 EISENHOWER WAY	RES	1	82.50
003-472-005-000	1032 EISENHOWER WAY	RES	1	82.50
003-472-006-000	1030 EISENHOWER WAY	RES	1	82.50
003-472-007-000	1028 EISENHOWER WAY	RES	1	82.50
003-472-008-000	1026 EISENHOWER WAY	RES	1	82.50
003-472-009-000	1027 KENNEDY DR	RES	1	82.50
003-472-010-000	1029 KENNEDY DR	RES	1	82.50
003-472-011-000	1031 KENNEDY DR	RES	1	82.50
003-472-012-000	1033 KENNEDY DR	RES	1	82.50
003-472-013-000	1035 KENNEDY DR	RES	1	82.50
003-472-014-000	1037 KENNEDY DR	RES	1	82.50
003-472-015-000	1039 KENNEDY DR	RES	1	82.50
003-472-016-000	1041 KENNEDY DR	RES	1	82.50
003-473-001-000	1040 ROOSEVELT AVE	RES	1	82.50
003-473-002-000	1038 ROOSEVELT AVE	RES	1	82.50
003-473-003-000	1036 ROOSEVELT AVE	RES	1	82.50
003-473-004-000	1034 ROOSEVELT AVE	RES	1	82.50
003-473-005-000	1032 ROOSEVELT AVE	RES	1	82.50
003-473-006-000	1030 ROOSEVELT AVE	RES	1	82.50
003-473-007-000	1028 ROOSEVELT AVE	RES	1	82.50
003-473-008-000	1026 ROOSEVELT AVE	RES	1	82.50
003-473-009-000	1027 EISENHOWER WAY	RES	1	82.50
003-473-010-000	1029 EISENHOWER WAY	RES	1	82.50
003-473-011-000	1031 EISENHOWER WAY	RES	1	82.50
003-473-012-000	1033 EISENHOWER WAY	RES	1	82.50
003-473-013-000	1035 EISENHOWER WAY	RES	1	82.50
003-473-014-000	1037 EISENHOWER WAY	RES	1	82.50
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
003-474-006-000	1033 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
003-474-013-000	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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
003-474-037-000		RES	1	82.50
003-474-040-000	1035 ROOSEVELT AVE	RES	1	82.50
003-474-041-000	1031 ROOSEVELT AVE	RES	1	82.50
003-474-042-000	1021 ROOSEVELT AVE	RES	1	82.50
003-474-043-000	1023 ROOSEVELT AVE	RES	1	82.50
003-475-001-000	1105 HOOVER ST	RES	1	82.50
003-475-002-000	1103 HOOVER ST	RES	1	82.50
003-475-003-000	1101 HOOVER ST	RES	1	82.50
003-475-004-000	1007 HOOVER ST	RES	1	82.50
003-475-005-000	1005 HOOVER ST	RES	1	82.50
003-475-006-000	1003 HOOVER ST	RES	1	82.50
003-475-007-000	1001 HOOVER ST	RES	1	82.50
003-475-008-000	1017 KENNEDY DR	RES	1	82.50
003-475-009-000	1015 KENNEDY DR	RES	1	82.50
003-475-010-000	1013 KENNEDY DR	RES	1	82.50
003-475-011-000	1011 KENNEDY DR	RES	1	82.50
003-475-012-000	1012 TAFT CT	RES	2	165.00
003-475-013-000	1014 TAFT CT	RES	1	82.50
003-475-014-000	1016 TAFT CT	RES	1	82.50
003-475-015-000	1018 TAFT CT	RES	1	82.50
003-475-016-000	1017 TAFT CT	RES	1	82.50
003-475-017-000	1015 TAFT CT	RES	1	82.50
003-475-018-000	1013 TAFT CT	RES	1	82.50
003-475-019-000	1011 TAFT CT	RES	1	82.50
003-475-020-000	1012 ROOSEVELT AVE	RES	1	82.50
003-475-021-000	1014 ROOSEVELT AVE	RES	1	82.50
003-475-022-000	1016 ROOSEVELT AVE	RES	1	82.50
003-475-023-000	1018 ROOSEVELT AVE	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-501-027-000	315 HILLVIEW LN	RES	1	82.50
003-501-028-000	313 HILLVIEW LN	RES	1	82.50
003-501-029-000	311 HILLVIEW LN	RES	1	82.50
003-501-030-000	310 NIEMANN ST	RES	1	82.50
003-501-031-000	312 NIEMANN ST	RES	1	82.50
003-501-032-000	314 NIEMANN ST	RES	1	82.50
003-501-033-000	316 NIEMANN ST	RES	1	82.50
003-501-034-000	318 NIEMANN ST	RES	1	82.50
003-501-035-000	320 NIEMANN ST	RES	1	82.50
003-501-036-000	400 NIEMANN ST	RES	1	82.50
003-501-037-000	402 NIEMANN ST	RES	1	82.50
003-502-001-000	1009 HILLVIEW LN	RES	1	82.50
003-502-002-000	1011 HILLVIEW LN	RES	1	82.50
003-502-003-000	1013 HILLVIEW LN	RES	1	82.50
003-502-004-000	316 HILLVIEW LN	RES	1	82.50
003-502-005-000	314 HILLVIEW LN	RES	1	82.50
003-502-006-000	312 HILLVIEW LN	RES	1	82.50
003-502-007-000	1012 VILLAGE CIR	RES	1	82.50
003-502-008-000	1010 VILLAGE CIR	RES	1	82.50
003-502-009-000	1008 VILLAGE CIR	RES	1	82.50
003-502-010-000	313 VILLAGE CIR	RES	1	82.50
003-502-011-000	315 VILLAGE CIR	RES	1	82.50
003-502-012-000	317 VILLAGE CIR	RES	1	82.50
003-503-001-000	1032 VILLAGE CIR	RES	1	82.50
003-503-002-000	1030 VILLAGE CIR	RES	1	82.50
003-503-003-000	1028 VILLAGE CIR	RES	1	82.50
003-503-004-000	1026 VILLAGE CIR	RES	1	82.50
003-503-005-000	1024 VILLAGE CIR	RES	1	82.50
003-503-006-000	1022 VILLAGE CIR	RES	1	82.50
003-503-007-000	414 VILLAGE CIR	RES	1	82.50
003-503-008-000	412 VILLAGE CIR	RES	1	82.50
003-503-009-000	410 VILLAGE CIR	RES	1	82.50
003-503-010-000	408 VILLAGE CIR	RES	1	82.50
003-503-012-000	406 VILLAGE CIR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-503-029-000	1019 VILLAGE CIR	RES	1	82.50
003-503-030-000	1021 VILLAGE CIR	RES	1	82.50
003-510-007-000	718 LUPINE WAY	RES	1	82.50
003-510-008-000	720 LUPINE WAY	RES	1	82.50
003-510-009-000	722 LUPINE WAY	RES	1	82.50
003-510-010-000	724 LUPINE WAY	RES	1	82.50
003-510-011-000	726 LUPINE WAY	RES	1	82.50
003-510-012-000	728 LUPINE WAY	RES	1	82.50
003-510-013-000	730 LUPINE WAY	RES	1	82.50
003-510-014-000	731 MAIN ST	RES	1	82.50
003-510-015-000	729 MAIN ST	RES	1	82.50
003-510-016-000	727 MAIN ST	RES	1	82.50
003-510-017-000	725 MAIN ST	RES	1	82.50
003-510-018-000	723 MAIN ST	RES	1	82.50
003-510-019-000	721 MAIN ST	RES	1	82.50
003-510-020-000	719 MAIN ST	RES	1	82.50
003-511-001-000	743 MAIN ST	RES	1	82.50
003-511-002-000	741 MAIN ST	RES	1	82.50
003-511-003-000	739 MAIN ST	RES	1	82.50
003-511-004-000	737 MAIN ST	RES	1	82.50
003-511-005-000	735 MAIN ST	RES	1	82.50
003-511-006-000	733 MAIN ST	RES	1	82.50
003-511-007-000	732 FOGLOVE CIR	RES	1	82.50
003-511-008-000	734 FOGLOVE CIR	RES	1	82.50
003-511-009-000	736 FOGLOVE CIR	RES	1	82.50
003-511-010-000	738 FOGLOVE CIR	RES	1	82.50
003-511-011-000	713 FOGLOVE CIR	RES	1	82.50
003-511-012-000	711 FOGLOVE CIR	RES	1	82.50
003-511-013-000	709 FOGLOVE CIR	RES	1	82.50
003-511-014-000	707 FOGLOVE CIR	RES	1	82.50
003-511-015-000	620 FOGLOVE CIR	RES	1	82.50
003-511-016-000	615 FOGLOVE CIR	RES	1	82.50
003-512-001-000	710 FOGLOVE CIR	RES	1	82.50
003-512-002-000	708 FOGLOVE CIR	RES	1	82.50
003-512-003-000	706 FOGLOVE CIR	RES	1	82.50
003-512-004-000	618 FOGLOVE CIR	RES	1	82.50
003-512-005-000	636 FOGLOVE CIR	RES	1	82.50
003-512-006-000	634 FOGLOVE CIR	RES	1	82.50
003-512-007-000	632 FOGLOVE 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 FOGLOVE CIR	RES	1	82.50
003-513-002-000	639 FOGLOVE CIR	RES	1	82.50
003-513-003-000	637 FOGLOVE CIR	RES	1	82.50
003-513-004-000	635 FOGLOVE CIR	RES	1	82.50
003-513-005-000	633 FOGLOVE CIR	RES	1	82.50
003-513-006-000	631 FOGLOVE CIR	RES	1	82.50
003-513-007-000	609 IVY LOOP	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
003-531-008-000	953 IRELAND ST	RES	1	82.50
003-531-009-000	955 IRELAND ST	RES	1	82.50
003-531-010-000	957 IRELAND ST	RES	1	82.50
003-532-001-000	940 IRELAND ST	RES	1	82.50
003-532-002-000	942 IRELAND ST	RES	1	82.50
003-532-003-000	944 IRELAND ST	RES	1	82.50
003-532-004-000	946 IRELAND ST	RES	1	82.50
003-532-005-000	948 IRELAND ST	RES	1	82.50
003-532-006-000	950 IRELAND ST	RES	1	82.50
003-532-007-000	952 IRELAND ST	RES	1	82.50
003-532-008-000	954 IRELAND ST	RES	1	82.50
003-532-009-000	956 IRELAND ST	RES	1	82.50
003-532-010-000	957 POTTER ST	RES	1	82.50
003-532-011-000	955 POTTER ST	RES	1	82.50
003-532-012-000	953 POTTER ST	RES	1	82.50
003-532-013-000	951 POTTER ST	RES	1	82.50
003-532-014-000	949 POTTER ST	RES	1	82.50
003-532-015-000	947 POTTER ST	RES	1	82.50
003-532-016-000	945 POTTER ST	RES	1	82.50
003-532-017-000	943 POTTER ST	RES	1	82.50
003-532-018-000	941 POTTER ST	RES	1	82.50
003-533-001-000	940 POTTER ST	RES	1	82.50
003-533-002-000	942 POTTER ST	RES	1	82.50
003-533-003-000	944 POTTER ST	RES	1	82.50
003-533-004-000	946 POTTER ST	RES	1	82.50
003-533-005-000	948 POTTER ST	RES	1	82.50
003-533-006-000	950 POTTER ST	RES	1	82.50
003-533-007-000	952 POTTER ST	RES	1	82.50
003-533-008-000	954 POTTER ST	RES	1	82.50
003-533-009-000	956 POTTER ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
030-220-010-000	T8N R1W POR SEC 21	COM	1	26.24
030-220-027-000	R1W POR SEC 21	RES	1	82.50
030-220-070-000	435 ANDERSON AVE	COM	1	26.24
030-361-004-000	1204 VALLEY OAK DR	RES	1	82.50
030-361-005-000	1202 VALLEY OAK DR	RES	1	82.50
030-361-006-000	1200 VALLEY OAK DR	RES	1	82.50
030-361-007-000	503 DORSET CT	RES	1	82.50
030-361-008-000	505 DORSET CT	RES	1	82.50
030-361-009-000	508 DORSET CT	RES	1	82.50
030-361-010-000	506 DORSET CT	RES	1	82.50
030-361-011-000	504 DORSET CT	RES	1	82.50
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
030-361-038-000	VALLEY OAK DR	RES	1	82.50
030-361-040-000	1206 VALLEY OAK DR	RES	1	82.50
030-362-001-000	404 COLUMBIA WAY	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-362-002-000	402 COLUMBIA WAY	RES	1	82.50
030-362-003-000	400 COLUMBIA WAY	RES	1	82.50
030-371-001-000	201 SUFFOLK PL	RES	1	82.50
030-371-002-000	203 SUFFOLK PL	RES	1	82.50
030-371-003-000	205 SUFFOLK PL	RES	1	82.50
030-371-004-000	207 SUFFOLK PL	RES	1	82.50
030-371-005-000	209 SUFFOLK PL	RES	1	82.50
030-371-006-000	211 SUFFOLK PL	RES	1	82.50
030-371-007-000	803 SUFFOLK PL	RES	1	82.50
030-371-008-000	805 SUFFOLK PL	RES	1	82.50
030-371-009-000	807 SUFFOLK PL	RES	1	82.50
030-371-010-000	901 SUFFOLK PL	RES	1	82.50
030-371-011-000	903 SUFFOLK PL	RES	1	82.50
030-371-012-000	905 SUFFOLK PL	RES	1	82.50
030-371-013-000	907 SUFFOLK PL	RES	1	82.50
030-371-014-000	410 COLUMBIA WAY	RES	1	82.50
030-371-015-000	408 COLUMBIA WAY	RES	1	82.50
030-371-016-000	406 COLUMBIA WAY	RES	1	82.50
030-371-017-000	301 HAMPSHIRE CT	RES	1	82.50
030-371-018-000	303 HAMPSHIRE CT	RES	1	82.50
030-371-019-000	305 HAMPSHIRE CT	RES	1	82.50
030-371-020-000	307 HAMPSHIRE CT	RES	1	82.50
030-371-021-000	309 HAMPSHIRE CT	RES	1	82.50
030-371-022-000	311 HAMPSHIRE CT	RES	1	82.50
030-371-023-000	308 HAMPSHIRE CT	RES	1	82.50
030-371-024-000	306 HAMPSHIRE CT	RES	1	82.50
030-371-025-000	304 HAMPSHIRE CT	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-372-022-000	907 SOUTHDOWN CT	RES	1	82.50
030-372-023-000	905 SOUTHDOWN CT	RES	1	82.50
030-372-024-000	903 SOUTHDOWN CT	RES	1	82.50
030-372-025-000	901 SOUTHDOWN CT	RES	1	82.50
030-381-001-000	410 MOODY SLOUGH RD	RES	1	82.50
030-381-002-000	401 GRIFFIN WAY	RES	1	82.50
030-381-003-000	403 GRIFFIN WAY	RES	1	82.50
030-381-004-000	405 GRIFFIN WAY	RES	1	82.50
030-381-005-000	407 GRIFFIN WAY	RES	1	82.50
030-381-006-000	409 GRIFFIN WAY	RES	1	82.50
030-381-007-000	1108 GRIFFIN WAY	RES	1	82.50
030-381-010-000	1102 GRIFFIN WAY	RES	1	82.50
030-381-011-000	1100 GRIFFIN WAY	RES	1	82.50
030-381-013-000	1104 GRIFFIN WAY	RES	1	82.50
030-381-015-000	1106 GRIFFIN WAY	RES	1	82.50
030-382-001-000	402 GRIFFIN WAY	RES	1	82.50
030-382-002-000	404 GRIFFIN WAY	RES	1	82.50
030-382-003-000	406 GRIFFIN WAY	RES	1	82.50
030-382-004-000	408 GRIFFIN WAY	RES	1	82.50
030-382-005-000	409 NIEMANN ST	RES	1	82.50
030-382-006-000	407 NIEMANN ST	RES	1	82.50
030-382-007-000	405 NIEMANN ST	RES	1	82.50
030-382-008-000	403 NIEMANN ST	RES	1	82.50
030-391-001-000	443 COTTAGE CIR	RES	1	82.50
030-391-002-000	439 COTTAGE CIR	RES	1	82.50
030-391-003-000	435 COTTAGE CIR	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
030-392-021-000	454 COTTAGE CIR	RES	1	82.50
030-392-023-000	450 COTTAGE CIR	RES	1	82.50
030-392-025-000	446 COTTAGE CIR	RES	1	82.50
030-392-027-000	442 COTTAGE CIR	RES	1	82.50
030-392-029-000	438 COTTAGE CIR	RES	1	82.50
030-392-031-000	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
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
030-407-003-000	980 DEGENER ST	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
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
030-432-003-000	1511 VALLEY OAK DR	RES	1	82.50
030-432-004-000	1509 VALLEY OAK DR	RES	1	82.50
030-432-005-000	1507 VALLEY OAK DR	RES	1	82.50
030-432-006-000	1505 VALLEY OAK DR	RES	1	82.50
030-432-007-000	1503 VALLEY OAK DR	RES	1	82.50
030-432-008-000	1303 NIEMANN ST	RES	1	82.50
030-432-009-000	1216 RAMOS DR	RES	1	82.50
030-432-010-000	1214 RAMOS DR	RES	1	82.50
030-432-011-000	1212 RAMOS DR	RES	1	82.50
030-432-012-000	1210 RAMOS DR	RES	1	82.50
030-432-013-000	1208 RAMOS DR	RES	1	82.50
030-432-014-000	1206 RAMOS DR	RES	1	82.50
030-432-015-000	1204 RAMOS DR	RES	1	82.50
030-432-016-000	1301 NIEMANN ST	RES	1	82.50
030-432-017-000	1202 RAMOS DR	RES	1	82.50
030-432-018-000	1513 VALLEY OAK DR	RES	2	165.00
030-433-001-000	1218 HAMAKAWA ST	RES	1	82.50
030-433-002-000	1216 HAMAKAWA ST	RES	1	82.50
030-433-003-000	1214 HAMAKAWA ST	RES	1	82.50
030-433-004-000	1212 HAMAKAWA ST	RES	1	82.50
030-433-005-000	1210 HAMAKAWA ST	RES	1	82.50
030-433-006-000	1208 HAMAKAWA ST	RES	1	82.50
030-433-007-000	1206 HAMAKAWA ST	RES	1	82.50
030-433-008-000	1204 HAMAKAWA ST	RES	1	82.50
030-433-009-000	1202 HAMAKAWA ST	RES	1	82.50
030-433-010-000	1200 HAMAKAWA ST	RES	1	82.50
030-433-011-000	1219 NIEMANN ST	RES	1	82.50
030-433-012-000	1217 NIEMANN ST	RES	1	82.50
030-433-013-000	1215 NIEMANN ST	RES	1	82.50
030-433-014-000	1213 NIEMANN ST	RES	1	82.50
030-433-015-000	1211 NIEMANN ST	RES	1	82.50
030-433-016-000	1209 NIEMANN ST	RES	1	82.50
030-433-017-000	1207 NIEMANN ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-433-018-000	1205 NIEMANN ST	RES	1	82.50
030-433-019-000	1203 NIEMANN ST	RES	1	82.50
030-433-020-000	1201 NIEMANN ST	RES	1	82.50
030-434-001-000	1214 ROJO ST	RES	1	82.50
030-434-002-000	1215 RAMOS DR	RES	1	82.50
030-434-003-000	1212 ROJO ST	RES	1	82.50
030-434-004-000	1210 ROJO ST	RES	1	82.50
030-434-005-000	1208 ROJO ST	RES	1	82.50
030-434-006-000	1206 ROJO ST	RES	1	82.50
030-434-007-000	1204 ROJO ST	RES	1	82.50
030-434-008-000	1202 ROJO ST	RES	1	82.50
030-434-009-000	1503 SCOTTY WAY	RES	1	82.50
030-434-010-000	1213 RAMOS DR	RES	1	82.50
030-434-011-000	1215 HAMAKAWA ST	RES	1	82.50
030-434-012-000	1213 HAMAKAWA ST	RES	1	82.50
030-434-013-000	1211 HAMAKAWA ST	RES	1	82.50
030-434-014-000	1209 HAMAKAWA ST	RES	1	82.50
030-434-015-000	1207 HAMAKAWA ST	RES	1	82.50
030-434-016-000	1205 HAMAKAWA ST	RES	1	82.50
030-434-017-000	1501 SCOTTY WAY	RES	1	82.50
030-434-018-000	1203 HAMAKAWA 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	1310 SCOTTY WAY	RES	1	82.50
030-451-002-000	1308 SCOTTY WAY	RES	1	82.50
030-451-003-000	1306 SCOTTY WAY	RES	1	82.50
030-451-004-000	1304 SCOTTY WAY	RES	1	82.50
030-451-005-000	1302 SCOTTY WAY	RES	1	82.50
030-451-006-000	1300 SCOTTY WAY	RES	1	82.50
030-451-007-000	1101 KATO LN	RES	1	82.50
030-451-008-000	1103 KATO LN	RES	1	82.50
030-451-009-000	1105 KATO LN	RES	1	82.50
030-451-010-000	1107 KATO LN	RES	1	82.50
030-451-011-000	1109 KATO LN	RES	1	82.50
030-451-012-000	1204 NIEMANN ST	RES	1	82.50
030-451-013-000	1111 KATO LN	RES	1	82.50
030-452-001-000	1110 KATO LN	RES	1	82.50
030-452-002-000	1108 KATO LN	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-452-003-000	1106 KATO LN	RES	1	82.50
030-452-004-000	1104 KATO LN	RES	1	82.50
030-452-005-000	1102 KATO LN	RES	1	82.50
030-452-006-000	1100 KATO LN	RES	1	82.50
030-452-007-000	1149 RAMOS DR	RES	1	82.50
030-452-008-000	1151 RAMOS DR	RES	1	82.50
030-452-009-000	1153 RAMOS DR	RES	1	82.50
030-452-010-000	1155 RAMOS DR	RES	1	82.50
030-452-011-000	1157 RAMOS DR	RES	1	82.50
030-452-012-000	1216 NIEMANN ST	RES	1	82.50
030-452-013-000	1159 RAMOS DR	RES	1	82.50
030-453-001-000	1140 RAMOS DR	RES	1	82.50
030-453-002-000	1142 RAMOS DR	RES	1	82.50
030-453-003-000	1144 RAMOS DR	RES	1	82.50
030-453-004-000	1146 RAMOS DR	RES	1	82.50
030-453-005-000	1148 RAMOS DR	RES	1	82.50
030-453-006-000	1150 RAMOS DR	RES	1	82.50
030-453-007-000	1152 RAMOS DR	RES	1	82.50
030-453-008-000	1154 RAMOS DR	RES	1	82.50
030-453-009-000	1156 RAMOS DR	RES	1	82.50
030-453-010-000	1158 RAMOS DR	RES	1	82.50
030-453-011-000	1414 VALLEY OAK DR	RES	1	82.50
030-453-012-000	1412 VALLEY OAK DR	RES	1	82.50
030-453-013-000	1410 VALLEY OAK DR	RES	1	82.50
030-453-014-000	1408 VALLEY OAK DR	RES	1	82.50
030-453-015-000	1406 VALLEY OAK DR	RES	1	82.50
030-453-016-000	1404 VALLEY OAK DR	RES	1	82.50
030-453-017-000	1402 VALLEY OAK DR	RES	1	82.50
030-453-018-000	1400 VALLEY OAK DR	RES	1	82.50
030-454-001-000	1131 RUBIO WAY	RES	1	82.50
030-454-002-000	1133 RUBIO WAY	RES	1	82.50
030-454-003-000	1135 RUBIO WAY	RES	1	82.50
030-454-004-000	1137 RUBIO WAY	RES	1	82.50
030-454-005-000	1139 RUBIO WAY	RES	1	82.50
030-454-006-000	1141 RUBIO WAY	RES	1	82.50
030-454-007-000	1143 RUBIO WAY	RES	1	82.50
030-454-008-000	1145 RUBIO WAY	RES	1	82.50
030-454-009-000	1252 SCOTTY WAY	RES	1	82.50
030-454-010-000	1250 SCOTTY WAY	RES	1	82.50
030-454-011-000	1165 CHAPMAN ST	RES	1	82.50
030-454-012-000	1163 CHAPMAN ST	RES	1	82.50
030-454-013-000	1161 CHAPMAN ST	RES	1	82.50
030-454-014-000	1159 CHAPMAN ST	RES	1	82.50
030-454-015-000	1157 CHAPMAN ST	RES	1	82.50
030-454-016-000	1155 CHAPMAN ST	RES	1	82.50
030-454-017-000	1153 CHAPMAN ST	RES	1	82.50
030-454-018-000	1151 CHAPMAN ST	RES	1	82.50
030-454-019-000	1149 CHAPMAN ST	RES	1	82.50
030-455-001-000	1356 VALLEY OAK DR	RES	1	82.50
030-455-002-000	1358 VALLEY OAK DR	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-455-003-000	1360 VALLEY OAK DR	RES	1	82.50
030-455-004-000	1064 RAMOS DR	RES	1	82.50
030-455-005-000	1062 RAMOS DR	RES	1	82.50
030-455-006-000	1060 RAMOS DR	RES	1	82.50
030-455-007-000	1058 RAMOS DR	RES	1	82.50
030-455-008-000	1100 HIRAMATSU LN	RES	1	82.50
030-455-009-000	1061 RAMOS DR	RES	1	82.50
030-455-010-000	1102 HIRAMATSU LN	RES	1	82.50
030-455-011-000	1104 HIRAMATSU LN	RES	1	82.50
030-455-012-000	1106 HIRAMATSU LN	RES	1	82.50
030-455-013-000	1108 HIRAMATSU LN	RES	1	82.50
030-455-014-000	1110 HIRAMATSU LN	RES	1	82.50
030-455-015-000	1112 HIRAMATSU LN	RES	1	82.50
030-455-016-000	1114 HIRAMATSU LN	RES	1	82.50
030-455-017-000	1116 HIRAMATSU LN	RES	1	82.50
030-455-018-000	1100 SCOTTY WAY	RES	1	82.50
030-455-019-000	1168 CHAPMAN ST	RES	1	82.50
030-455-020-000	1166 CHAPMAN ST	RES	1	82.50
030-455-021-000	1164 CHAPMAN ST	RES	1	82.50
030-455-022-000	1162 CHAPMAN ST	RES	1	82.50
030-455-023-000	1160 CHAPMAN ST	RES	1	82.50
030-455-024-000	1158 CHAPMAN ST	RES	1	82.50
030-455-025-000	1156 CHAPMAN ST	RES	1	82.50
030-455-026-000	1154 CHAPMAN ST	RES	1	82.50
030-455-027-000	1152 CHAPMAN ST	RES	1	82.50
030-455-028-000	1150 CHAPMAN ST	RES	1	82.50
030-461-001-000	988 VASEY ST	RES	1	82.50
030-461-002-000	986 VASEY ST	RES	1	82.50
030-461-003-000	984 VASEY ST	RES	1	82.50
030-461-004-000	982 VASEY ST	RES	1	82.50
030-461-005-000	980 VASEY ST	RES	1	82.50
030-461-006-000	978 VASEY ST	RES	1	82.50
030-461-007-000	976 VASEY ST	RES	1	82.50
030-461-008-000	974 VASEY ST	RES	1	82.50
030-461-009-000	972 VASEY ST	RES	1	82.50
030-461-010-000	970 VASEY ST	RES	1	82.50
030-461-011-000	968 VASEY ST	RES	1	82.50
030-461-012-000	966 VASEY ST	RES	1	82.50
030-461-013-000	964 VASEY ST	RES	1	82.50
030-461-014-000	962 VASEY ST	RES	1	82.50
030-461-015-000	960 VASEY ST	RES	1	82.50
030-461-016-000	958 VASEY ST	RES	1	82.50
030-461-017-000	956 VASEY ST	RES	1	82.50
030-462-001-000	1003 RAMOS DR	RES	1	82.50
030-462-002-000	973 CARBAHAL ST	RES	1	82.50
030-462-003-000	975 CARBAHAL ST	RES	1	82.50
030-462-004-000	977 CARBAHAL ST	RES	1	82.50
030-462-005-000	979 CARBAHAL ST	RES	1	82.50
030-462-006-000	981 CARBAHAL ST	RES	1	82.50
030-462-007-000	983 CARBAHAL ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-462-008-000	985 CARBAHAL ST	RES	1	82.50
030-462-009-000	987 CARBAHAL ST	RES	1	82.50
030-462-010-000	989 CARBAHAL ST	RES	1	82.50
030-462-011-000	900 SCOTTY WAY	RES	1	82.50
030-462-012-000	961 VASEY ST	RES	1	82.50
030-462-013-000	963 VASEY ST	RES	1	82.50
030-462-014-000	965 VASEY ST	RES	1	82.50
030-462-015-000	967 VASEY ST	RES	1	82.50
030-462-016-000	969 VASEY ST	RES	1	82.50
030-462-017-000	971 VASEY ST	RES	1	82.50
030-462-018-000	973 VASEY ST	RES	1	82.50
030-462-019-000	975 VASEY ST	RES	1	82.50
030-462-020-000	977 VASEY ST	RES	1	82.50
030-463-001-000	1000 RAMOS DR	RES	1	82.50
030-463-002-000	1002 RAMOS DR	RES	1	82.50
030-463-003-000	1004 RAMOS DR	RES	1	82.50
030-463-004-000	1006 RAMOS DR	RES	1	82.50
030-463-005-000	1008 RAMOS DR	RES	1	82.50
030-463-006-000	1010 RAMOS DR	RES	1	82.50
030-463-007-000	1012 RAMOS DR	RES	1	82.50
030-463-008-000	1014 RAMOS DR	RES	1	82.50
030-463-010-000	1050 RAMOS DR	RES	1	82.50
030-463-011-000	1052 RAMOS DR	RES	1	82.50
030-463-012-000	1054 RAMOS DR	RES	1	82.50
030-463-013-000	1056 RAMOS DR	RES	1	82.50
030-463-014-000	1354 VALLEY OAK DR	RES	1	82.50
030-463-015-000	1352 VALLEY OAK DR	RES	1	82.50
030-463-016-000	1350 VALLEY OAK DR	RES	1	82.50
030-463-017-000	1310 VALLEY OAK DR	RES	1	82.50
030-463-018-000	1308 VALLEY OAK DR	RES	1	82.50
030-463-019-000	1306 VALLEY OAK DR	RES	1	82.50
030-463-020-000	1304 VALLEY OAK DR	RES	1	82.50
030-463-021-000	1302 VALLEY OAK DR	RES	1	82.50
030-463-022-000	1300 VALLEY OAK DR	RES	1	82.50
030-470-001-000	500 KARNAIL ST	RES	1	82.50
030-470-002-000	502 KARNAIL ST	RES	1	82.50
030-470-003-000	504 KARNAIL ST	RES	1	82.50
030-470-004-000	506 KARNAIL ST	RES	1	82.50
030-470-005-000	508 KARNAIL ST	RES	1	82.50
030-470-006-000	510 KARNAIL ST	RES	1	82.50
030-470-007-000	512 KARNAIL ST	RES	1	82.50
030-470-008-000	650 GURMIT CT	RES	1	82.50
030-470-009-000	652 GURMIT CT	RES	1	82.50
030-470-010-000	654 GURMIT CT	RES	1	82.50
030-470-011-000	656 GURMIT CT	RES	1	82.50
030-470-012-000	658 GURMIT CT	RES	1	82.50
030-470-013-000	660 GURMIT CT	RES	1	82.50
030-470-014-000	662 GURMIT CT	RES	1	82.50
030-470-016-000	657 GURMIT CT	RES	1	82.50
030-470-017-000	655 GURMIT CT	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-470-018-000	653 GURMIT CT	RES	1	82.50
030-470-019-000	651 GURMIT CT	RES	1	82.50
030-480-001-000	1101 HIRAMATSU LN	RES	1	82.50
030-480-002-000	1103 HIRAMATSU LN	RES	1	82.50
030-480-003-000	1105 HIRAMATSU LN	RES	1	82.50
030-480-004-000	1107 HIRAMATSU LN	RES	1	82.50
030-480-005-000	1109 HIRAMATSU LN	RES	1	82.50
030-480-006-000	1111 HIRAMATSU LN	RES	1	82.50
030-480-007-000	1113 HIRAMATSU LN	RES	1	82.50
030-480-008-000	1115 HIRAMATSU LN	RES	1	82.50
030-480-009-000	1117 HIRAMATSU LN	RES	1	82.50
030-480-010-000	1119 HIRAMATSU LN	RES	1	82.50
030-480-011-000	1121 HIRAMATSU LN	RES	1	82.50
030-480-012-000	1123 HIRAMATSU LN	RES	1	82.50
030-480-013-000	1125 HIRAMATSU LN	RES	1	82.50
030-480-014-000	1098 MARTIN ST	RES	1	82.50
030-480-015-000	1096 MARTIN ST	RES	1	82.50
030-480-016-000	1094 MARTIN ST	RES	1	82.50
030-480-017-000	1092 MARTIN ST	RES	1	82.50
030-480-018-000	1090 MARTIN ST	RES	1	82.50
030-480-019-000	1088 MARTIN ST	RES	1	82.50
030-480-020-000	1086 MARTIN ST	RES	1	82.50
030-480-021-000	1084 MARTIN ST	RES	1	82.50
030-480-022-000	1082 MARTIN ST	RES	1	82.50
030-480-023-000	1080 MARTIN ST	RES	1	82.50
030-480-024-000	1078 MARTIN ST	RES	1	82.50
030-480-025-000	1076 MARTIN ST	RES	1	82.50
030-480-026-000	1074 MARTIN ST	RES	1	82.50
030-480-027-000	1075 MARTIN ST	RES	1	82.50
030-480-028-000	1077 MARTIN ST	RES	1	82.50
030-480-029-000	1079 MARTIN ST	RES	1	82.50
030-480-030-000	1081 MARTIN ST	RES	1	82.50
030-480-031-000	1083 MARTIN ST	RES	1	82.50
030-480-032-000	1085 MARTIN ST	RES	1	82.50
030-480-033-000	1087 MARTIN ST	RES	1	82.50
030-480-034-000	1089 MARTIN ST	RES	1	82.50
030-480-035-000	1091 MARTIN ST	RES	1	82.50
030-480-036-000	1093 MARTIN ST	RES	1	82.50
030-480-037-000	1095 MARTIN ST	RES	1	82.50
030-480-038-000	1097 MARTIN ST	RES	1	82.50
030-480-039-000	1099 MARTIN ST	RES	1	82.50
030-480-040-000	994 CARBAHAL ST	RES	1	82.50
030-480-041-000	992 CARBAHAL ST	RES	1	82.50
030-480-042-000	990 CARBAHAL ST	RES	1	82.50
030-480-043-000	988 CARBAHAL ST	RES	1	82.50
030-480-044-000	986 CARBAHAL ST	RES	1	82.50
030-480-045-000	984 CARBAHAL ST	RES	1	82.50
030-480-046-000	982 CARBAHAL ST	RES	1	82.50
030-480-047-000	980 CARBAHAL ST	RES	1	82.50
030-480-048-000	978 CARBAHAL ST	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
030-480-049-000	976 CARBAHAL ST	RES	1	82.50
030-480-050-000	974 CARBAHAL ST	RES	1	82.50
030-480-051-000	972 CARBAHAL ST	RES	1	82.50
030-480-052-000	970 CARBAHAL ST	RES	1	82.50
038-050-013-000	27600 CR 90	COM	1	26.24
038-050-018-000	29500 RUSSELL BLVD	COM	1	26.24
038-050-021-000	T8N T8N R1W POR SEC 22	COM	1	26.24
038-050-027-000	CR 89	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	CR 89	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	CR 89	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	CR 89	COM	1	26.24
038-070-041-000	112 E MAIN ST	RES	1	82.50
038-070-043-000	GRANT AVE	RES	1	82.50
038-070-046-000		COM	1	26.24
038-070-053-000		COM	1	26.24
038-070-054-000		COM	1	26.24
038-170-002-000	412 MANZANITA WAY	RES	1	82.50
038-170-003-000	408 MANZANITA WAY	RES	1	82.50
038-170-004-000	404 MANZANITA WAY	RES	1	82.50
038-170-005-000	400 MANZANITA WAY	RES	1	82.50
038-170-006-000	216 BLUE OAK LN	RES	1	82.50
038-170-007-000	220 BLUE OAK LN	RES	1	82.50
038-170-008-000	312 E MAIN ST	RES	1	82.50
038-170-009-000	308 E MAIN ST	RES	1	82.50
038-170-010-000	304 E MAIN ST	RES	1	82.50
038-170-011-000	300 E MAIN ST	RES	1	82.50
038-170-012-000	221 TOYON LN	RES	1	82.50
038-170-013-000	217 TOYON LN	RES	1	82.50
038-170-014-000	224 TOYON LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-180-009-000	209 CREEKSIDE WAY	RES	1	82.50
038-180-010-000	213 CREEKSIDE WAY	RES	1	82.50
038-180-011-000	217 CREEKSIDE WAY	RES	1	82.50
038-180-012-000	221 CREEKSIDE WAY	RES	1	82.50
038-180-013-000	220 TOYON LN	RES	1	82.50
038-180-014-000	216 TOYON LN	RES	1	82.50
038-180-015-000	212 TOYON LN	RES	1	82.50
038-180-016-000	208 TOYON LN	RES	1	82.50
038-180-017-000	204 TOYON LN	RES	1	82.50
038-180-018-000	200 TOYON LN	RES	1	82.50
038-180-019-000	301 CREEKSIDE WAY	RES	1	82.50
038-180-020-000	305 CREEKSIDE WAY	RES	1	82.50
038-180-021-000	205 TOYON LN	RES	1	82.50
038-180-022-000	209 TOYON LN	RES	1	82.50
038-180-023-000	213 TOYON LN	RES	1	82.50
038-180-024-000	212 BLUE OAK LN	RES	1	82.50
038-180-025-000	208 BLUE OAK LN	RES	1	82.50
038-180-026-000	204 BLUE OAK LN	RES	1	82.50
038-180-027-000	309 CREEKSIDE WAY	RES	1	82.50
038-180-028-000	313 CREEKSIDE WAY	RES	1	82.50
038-180-029-000	401 CREEKSIDE WAY	RES	1	82.50
038-180-030-000	405 CREEKSIDE WAY	RES	1	82.50
038-180-031-000	205 BLUE OAK LN	RES	1	82.50
038-180-032-000	209 BLUE OAK LN	RES	1	82.50
038-180-033-000	208 MAPLE LN	RES	1	82.50
038-180-034-000	204 MAPLE LN	RES	1	82.50
038-180-035-000	409 CREEKSIDE WAY	RES	1	82.50
038-180-036-000	413 CREEKSIDE WAY	RES	1	82.50
038-180-037-000	412 CREEKSIDE WAY	RES	1	82.50
038-180-038-000	408 CREEKSIDE WAY	RES	1	82.50
038-180-039-000	404 CREEKSIDE WAY	RES	1	82.50
038-180-040-000	400 CREEKSIDE WAY	RES	1	82.50
038-180-041-000	316 CREEKSIDE WAY	RES	1	82.50
038-180-042-000	312 CREEKSIDE WAY	RES	1	82.50
038-180-043-000	308 CREEKSIDE WAY	RES	1	82.50
038-180-044-000	304 CREEKSIDE WAY	RES	1	82.50
038-180-045-000	300 CREEKSIDE WAY	RES	1	82.50
038-180-047-000	200 MADRONE CT	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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	ST	RES	1	82.50
038-190-036-000	309 WHITE OAK LN	RES	1	82.50
038-190-037-000	308 E BAKER ST	RES	1	82.50
038-190-038-000	304 E BAKER ST	RES	1	82.50
038-190-039-000	300 E BAKER ST	RES	1	82.50
038-190-040-000	220 E BAKER ST	RES	1	82.50
038-190-041-000	216 E BAKER ST	RES	1	82.50
038-190-042-000	212 E BAKER ST	RES	1	82.50
038-190-043-000	208 E BAKER ST	RES	1	82.50
038-190-044-000	204 E BAKER ST	RES	1	82.50
038-190-045-000	200 E BAKER ST	RES	1	82.50
038-190-046-000	201 WHITE OAK LN	RES	1	82.50
038-190-047-000	205 WHITE OAK LN	RES	1	82.50
038-190-048-000	209 WHITE OAK LN	RES	1	82.50
038-190-049-000	213 WHITE OAK LN	RES	1	82.50
038-190-050-000	217 WHITE OAK LN	RES	1	82.50
038-190-051-000	221 WHITE OAK LN	RES	1	82.50
038-190-052-000	225 WHITE OAK LN	RES	1	82.50
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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-201-011-000	241 RED BUD LN	RES	1	82.50
038-201-012-000	245 RED BUD LN	RES	1	82.50
038-201-013-000	249 RED BUD LN	RES	1	82.50
038-201-014-000	248 WILDROSE LN	RES	1	82.50
038-201-015-000	244 WILDROSE LN	RES	1	82.50
038-201-016-000	240 WILDROSE LN	RES	1	82.50
038-201-017-000	236 WILDROSE LN	RES	1	82.50
038-201-018-000	232 WILDROSE LN	RES	1	82.50
038-201-019-000	228 WILDROSE LN	RES	1	82.50
038-201-020-000	224 WILDROSE LN	RES	1	82.50
038-202-001-000	600 MANZANITA WAY	RES	1	82.50
038-202-002-000	604 MANZANITA WAY	RES	1	82.50
038-202-003-000	608 MANZANITA WAY	RES	1	82.50
038-202-004-000	612 MANZANITA WAY	RES	1	82.50
038-202-005-000	208 WILDROSE LN	RES	1	82.50
038-202-006-000	204 WILDROSE LN	RES	1	82.50
038-202-007-000	200 WILDROSE LN	RES	1	82.50
038-202-008-000	196 WILDROSE LN	RES	1	82.50
038-202-009-000	605 CREEKSIDE WAY	RES	1	82.50
038-202-010-000	601 CREEKSIDE WAY	RES	1	82.50
038-202-011-000	197 RED BUD LN	RES	1	82.50
038-202-012-000	201 RED BUD LN	RES	1	82.50
038-202-013-000	205 RED BUD LN	RES	1	82.50
038-202-014-000	209 RED BUD LN	RES	1	82.50
038-203-001-000	245 WILDROSE LN	RES	1	82.50
038-203-002-000	241 WILDROSE LN	RES	1	82.50
038-203-003-000	237 WILDROSE LN	RES	1	82.50
038-203-004-000	233 WILDROSE LN	RES	1	82.50
038-203-005-000	229 WILDROSE LN	RES	1	82.50
038-203-006-000	225 WILDROSE LN	RES	1	82.50
038-203-007-000	221 WILDROSE LN	RES	1	82.50
038-203-008-000	217 WILDROSE LN	RES	1	82.50
038-203-009-000	213 WILDROSE LN	RES	1	82.50
038-203-010-000	209 WILDROSE LN	RES	1	82.50
038-203-011-000	205 WILDROSE LN	RES	1	82.50
038-203-012-000	201 WILDROSE LN	RES	1	82.50
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	LN	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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-204-005-000	205 MAPLE LN	RES	1	82.50
038-204-006-000	204 RED BUD LN	RES	1	82.50
038-204-007-000	208 RED BUD LN	RES	1	82.50
038-204-008-000	209 MAPLE LN	RES	1	82.50
038-204-009-000	500 MANZANITA WAY	RES	1	82.50
038-204-010-000	504 MANZANITA WAY	RES	1	82.50
038-204-011-000	508 MANZANITA WAY	RES	1	82.50
038-204-012-000	512 MANZANITA WAY	RES	1	82.50
038-205-001-000	220 RED BUD LN	RES	1	82.50
038-205-002-000	224 RED BUD LN	RES	1	82.50
038-205-003-000	228 RED BUD LN	RES	1	82.50
038-205-004-000	232 RED BUD LN	RES	1	82.50
038-205-005-000	236 RED BUD LN	RES	1	82.50
038-205-006-000	240 RED BUD LN	RES	1	82.50
038-205-007-000	244 RED BUD LN	RES	1	82.50
038-205-009-000	245 MAPLE LN	RES	1	82.50
038-205-010-000	241 MAPLE LN	RES	1	82.50
038-205-011-000	237 MAPLE LN	RES	1	82.50
038-205-012-000	233 MAPLE LN	RES	1	82.50
038-205-013-000	229 MAPLE LN	RES	1	82.50
038-205-014-000	225 MAPLE LN	RES	1	82.50
038-205-015-000	221 MAPLE LN	RES	1	82.50
038-205-016-000	501 MANZANITA WAY	RES	1	82.50
038-205-017-000	505 MANZANITA WAY	RES	1	82.50
038-205-018-000	509 MANZANITA WAY	RES	1	82.50
038-205-019-000	513 MANZANITA WAY	RES	1	82.50
038-210-001-000	ST	RES	1	82.50
038-210-002-000	ST	RES	1	82.50
038-210-004-000	ST	RES	1	82.50
038-210-005-000	ST	RES	1	82.50
038-210-006-000	ST	RES	1	82.50
038-210-007-000	ST	RES	1	82.50
038-210-008-000	ST	RES	1	82.50
038-210-009-000	ST	RES	1	82.50
038-210-010-000	ST	RES	1	82.50
038-210-011-000	ST	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
038-230-001-000	604 OVERHOUSE DR	RES	1	82.50
038-230-002-000	608 OVERHOUSE DR	RES	1	82.50
038-230-003-000	612 OVERHOUSE DR	RES	1	82.50
038-230-004-000	616 OVERHOUSE DR	RES	1	82.50
038-230-005-000	620 OVERHOUSE DR	RES	1	82.50
038-230-006-000	624 OVERHOUSE DR	RES	1	82.50
038-230-007-000	628 OVERHOUSE DR	RES	1	82.50
038-230-008-000	632 OVERHOUSE DR	RES	1	82.50
038-230-009-000	636 OVERHOUSE DR	RES	1	82.50

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
038-230-010-000	640 OVERHOUSE DR	RES	1	82.50
038-230-011-000	644 OVERHOUSE DR	RES	1	82.50
038-230-012-000	648 OVERHOUSE DR	RES	1	82.50
038-230-013-000	652 OVERHOUSE DR	RES	1	82.50
038-230-014-000	656 OVERHOUSE DR	RES	1	82.50
038-230-015-000	645 OVERHOUSE DR	RES	1	82.50
038-230-016-000	641 OVERHOUSE DR	RES	1	82.50
038-230-017-000	637 OVERHOUSE DR	RES	1	82.50
038-230-018-000	633 OVERHOUSE DR	RES	1	82.50
038-230-019-000	629 OVERHOUSE DR	RES	1	82.50
038-230-020-000	625 OVERHOUSE DR	RES	1	82.50
038-230-021-000	621 OVERHOUSE DR	RES	1	82.50
038-230-022-000	617 OVERHOUSE DR	RES	1	82.50
038-230-023-000	613 OVERHOUSE DR	RES	1	82.50
038-230-024-000	609 OVERHOUSE DR	RES	1	82.50
038-230-025-000	605 OVERHOUSE DR	RES	1	82.50
038-230-026-000	402 YOUNG DR	RES	1	82.50
038-230-027-000	406 YOUNG DR	RES	1	82.50
038-230-028-000	410 YOUNG DR	RES	1	82.50
038-230-029-000	414 YOUNG DR	RES	1	82.50
038-230-030-000	418 YOUNG DR	RES	1	82.50
038-230-031-000	422 YOUNG DR	RES	1	82.50
038-230-032-000	426 YOUNG DR	RES	1	82.50
038-230-033-000	430 YOUNG DR	RES	1	82.50
038-230-034-000	434 YOUNG DR	RES	1	82.50
038-230-035-000	438 YOUNG DR	RES	1	82.50
038-230-036-000	442 YOUNG DR	RES	1	82.50
038-230-037-000	224 ALMOND DR	RES	1	82.50
038-230-038-000	655 OVERHOUSE DR	RES	1	82.50
038-230-039-000	222 ALMOND DR	RES	1	82.50
038-230-040-000	220 ALMOND DR	RES	1	82.50
038-230-041-000	218 ALMOND DR	RES	1	82.50
038-230-042-000	216 ALMOND DR	RES	1	82.50
038-230-043-000	214 ALMOND DR	RES	1	82.50
038-230-044-000	441 YOUNG DR	RES	1	82.50
038-230-045-000	437 YOUNG DR	RES	1	82.50
038-230-046-000	433 YOUNG DR	RES	1	82.50
038-230-047-000	429 YOUNG DR	RES	1	82.50
038-230-048-000	425 YOUNG DR	RES	1	82.50
038-230-049-000	421 YOUNG DR	RES	1	82.50
038-230-050-000	417 YOUNG DR	RES	1	82.50
038-230-051-000	413 YOUNG DR	RES	1	82.50
038-230-052-000	411 YOUNG DR	RES	1	82.50
038-230-053-000	407 YOUNG DR	RES	1	82.50
038-230-054-000	403 YOUNG DR	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

City of Winters
City-Wide
Fiscal Year 2026/27 Preliminary Assessment Roll

Assessor's Parcel Number	Situs Address	Land Use Code	Taxable Units	Charge
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
910-004-504-000	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			**3,194**	**$256,359.98**
Parcel Count				**2,662**

RESOLUTION NO. 2026-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS, CALIFORNIA, APPROVING THE ENGINEER'S REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR FISCAL YEAR 2026-27 FOR THE CITY OF WINTERS CITY-WIDE MAINTENANCE ASSESSMENT DISTRICT

WHEREAS, the City Council of the City of Winters, pursuant to the provisions of "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, beginning with Section 22500 (the "Act"); did by Resolution 2026-21, order the preparation of an Engineer's Report for the annual levy of assessments, consisting of plans and specifications, an estimate of the costs, a diagram of the district, and an assessment of the costs relating to what is known and designated as: **City of Winters City-Wide Maintenance Assessment District** ("District"); and

WHEREAS, the improvements in the District are proposed to stay the same, and the assessments are not proposed to increase above previously authorized amounts; and

WHEREAS, a Fiscal Year 2026-27 Assessment Engineer's Report (the "Report") has been presented to this City Council as required by Chapter 3, Section 22623 of said Act, and as previously directed by Resolution (the "Report"); and

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

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

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

SECTION 2. That the Report, attached hereto as Exhibit A, as presented, consisting of:

A. plans and specifications of the maintenance of the improvements to be performed;

B. estimates of the cost of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefit to be conferred by such maintenance of the improvements on the parcels within the District;

C. a diagram of the District, which shows (i) the exterior boundaries of the District; (ii) the boundaries within the District, as applicable; and (iii) the lines and dimensions of each parcel of land within the District;

provided, however, such diagram may refer to the county assessor's maps for a detailed description of such lines and dimensions, in which case such maps shall govern for all details concerning such lines and dimensions;

D. a description of the maintenance of the improvements to be performed; and

E. the assessment of the total amount of the costs and expenses of the maintenance of the improvements upon the several divisions of land in the District in proportion to the estimated special benefits to be conferred on such subdivisions, respectively, by such maintenance; is hereby approved as filed, attached, and on file in the Office of the City Clerk as a permanent record and is to remain open to public inspection.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Winters, California, at a regular meeting thereof held this 19th day of May 2026, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

APPROVED:

_____
Albert Vallecillo, Mayor

ATTEST:

_____
Jeremy Craig, City Clerk

Exhibit A
Engineer's Report

[See next page]

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Council Members

DATE: May 19, 2026

FROM: Cathy Mathews, Director of Administrative Services

SUBJECT: Resolution 2026-27 – A Resolution of Intention to Continue Assessments for Fiscal Year 2026-27, Preliminarily Approving the Engineer's Report, and Providing Notice of Public Hearing for the City of Winters' Fire Protection and Emergency Response Services Assessment

---

RECOMMENDATION:

Adopt Resolution 2026-27 – A Resolution of Intention to Continue Assessments for Fiscal Year 2026-27, Preliminarily Approving the Engineer's Report, and Providing Notice of Public Hearing for the City of Winters' Fire Protection and Emergency Response Services Assessment.

BACKGROUND:

on August 6, 2024 by Resolution No. 2024-53, the City of Winters City Council authorized the levy of assessments for the formation of a fire protection and emergency response services assessment district pursuant to Government Code sections 50078—50078.20 and Cal. Const. art. XIII D to provide improved fire protection services for all the properties within the boundaries of the City. Such fire protection and emergency response services provide life and property protection and other special benefits to the public and properties within the assessment district. The services include increased firefighter staffing and training and improved maintenance and replacement of apparatus and equipment throughout its boundaries.

The City retained SCI Consulting Group as the Engineer to prepare the Engineer's Report and file it with the City Clerk. The Engineer's Report is completed and attached (Attachment 2) for Council consideration and approval. The City Council may approve the Engineer's Report, as filed, or it may modify the report and approve it as modified.

In addition, a Resolution of Intention to levy and collect the annual assessment and set the time and place for a public hearing has been prepared. The attached Resolution of

Intention sets the public hearing for June 16, 2026, at 6:30 p.m. at the City Council Chambers.

DISCUSSION:

According to the Engineer's Report, the assessment district anticipates receiving approximately $638,215 in revenue from the assessment. Anticipated expenditure is approximately $2,606,320. The general benefit contribution of $1,968,105 is from property taxes, Winters Fire Protection District and other funding sources.

An annual adjustment to the Assessment rate equal to the change in the Consumer Price Index for the San Francisco-Oakland-Hayward Consumer Price Index for All Urban Consumers (CPI-U), not to exceed 3% per year was also authorized by the assessment ballot proceeding conducted in 2024. However, staff is not recommending an increase for FY 2026-27.

Staff will submit the necessary maps, reports, and resolutions to the City Council so that the assessments can be adopted and filed with Yolo County prior to August 10, 2025.

ALTERNATIVES:

None recommended.

FISCAL IMPACT:

The assessment district will fund approximately $638,215 toward Fire Protection and Emergency Response Services. The balance will be funded through general benefit contribution of $1,968,105, from property taxes, Winters Fire Protection District and other funding sources.

ATTACHMENT:

1. Resolution 2026-27
2. Engineer's Report

RESOLUTION NO. 2026-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WINTERS OF INTENTION TO CONTINUE ASSESSMENTS FOR FISCAL YEAR 2026-27 PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND PROVIDING FOR NOTICE OF PUBLIC HEARING FOR THE CITY OF WINTERS, FIRE PROTECTION AND EMERGENCY RESPONSE SERVICES ASSESSMENT

WHEREAS, on August 6, 2024 by Resolution No. 2024-53, the City of Winters (the "City") City Council (the "City Council") authorized the levy of assessments for the formation of a fire protection and emergency response services assessment district pursuant to Government Code sections 50078—50078.20 and Cal. Const. art. XIIID to provide improved fire suppression (also referred to as fire protection) services, as further described herein, for all the properties within the boundaries of the City; and

WHEREAS, such fire protection and emergency response services provide life and property protection and other special benefits to the public and properties within the areas of such services; and

WHEREAS, the purpose of the Assessment is for fire response and emergency response services which include increased firefighter staffing and training and improved maintenance and replacement of apparatus and equipment throughout its boundaries (collectively "Services").

WHEREAS, the City is authorized, pursuant to the authority provided in Government Code sections 50078—50078.20 and Article XIIID of the California Constitution, to levy assessments for fire suppression and emergency response services; and

WHEREAS, the Assessment was authorized by an assessment ballot proceeding conducted in 2024 and approved by 51.46% of the weighted ballots returned by property owners, and such assessments were levied by the City Council by Resolution No. 2024-53, passed on August 6, 2024; and

WHEREAS, an annual adjustment to the Assessment rate equal to the change in the Consumer Price Index for the San Francisco-Oakland-Hayward Consumer Price Index for All Urban Consumers (CPI-U), not to exceed 3% per year was also authorized by the assessment ballot proceeding conducted in 2024;

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

1. SCI Consulting Group, the Engineer of Work, has prepared an engineer's report in accordance with Article XIIID of the California Constitution and Government Code sections 50078—50078.20 (the "Report"). The Report has been made, filed with the city clerk and duly considered by the City Council and is hereby deemed sufficient and preliminarily approved. The Report shall stand

as the Engineer's Report for all subsequent proceedings under and pursuant to the foregoing resolution.

2. It is the intention of this City Council to continue and to collect assessments for the fire protection and emergency response services assessment for fiscal year 2026-27 for the proposed projects and services set forth in the Report. Within the City of Winters, the proposed projects and services are generally described as fire prevention and emergency response services as well as capital costs, and maintenance and operation expenses ("Services").

3. The authorized maximum assessment to be levied in future fiscal years shall be adjusted based on the Consumer Price Index for the San Francisco-Oakland-Hayward Consumer Price Index for All Urban Consumers (CPI-U), not to exceed 3% per year. The assessment rate for Fiscal Year 2025-26 was $184.45 per single family equivalent benefit unit. The annual change in the CPI from December 2024 to December 2025 was 3.03%. The maximum authorized assessment rate for Fiscal Year 2026-27 shall not be increased. The proposed rate for fiscal Year 2026-27 is $184.45.

4. The estimated fiscal year 2026-27 cost of providing the Services is $638,215. This cost results in a proposed assessment rate for fiscal year 2026-27 of ONE HUNDRED EIGHT-FOUR DOLLARS AND FORTY-FIVE CENTS ($184.45) per single-family equivalent benefit. Reference is hereby made to the Report for a full and detailed description of the proposed assessments upon assessable lots and parcels of land.

5. Notice is hereby given that on June 16, 2026, at the hour of 6:30 p.m. at City of Winters, City Council Chambers, located at 318 First Street, Winters, CA 95694, the City Council will hold a public hearing to consider the ordering the continuation of the Services, and the levy of the assessments for fiscal year 2026-27.

6. The city clerk, or designee, shall cause a notice of the hearing to be given by publishing a notice, at least ten (10) days prior to the date of the hearing above specified, in a newspaper circulated in the City.

PASSED AND ADOPTED by the City Council, City of Winters, on this 19th day of May 2026 by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Albert Vallecillo, Mayor

ATTEST:

_____
Jeremy Craig, City Clerk

ENGINEER'S REPORT

City of Winters Fire Department

Fire Protection and Emergency Response Services Assessment

Fiscal Year 2026-27

Pursuant to California Government Code Section 50078 et seq and Article XIIID of the California Constitution

Engineer of Work:

SCIConsultingGroup
Public Finance Consulting Services

4745 Mangels Boulevard
Fairfield, California 94534
707.430.4300
www.sci-cg.com

City of Winters Fire Department

City Council

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

Fire Chief

- Jack S. Snyder III, CFO, Fire Chief

Table of Contents

Introduction **4**

Legal Analysis of Proposition 218 6

Assessment Process **9**
Description of Services **11**
Cost and Budget **14**
Method of Apportionment **16**

Implementation of an Assessment for Fire Protection Services 16
Overview of Special Benefits from Fire Protection Services 17
Description of Special Benefit From Fire Protection Services 18
General Versus Special Benefit 19
Calculating General Benefit 21
Summary of General Benefits 24
Zones of Benefit 25
Assessment Apportionment 26
Method of Assessment 26
Assessments Calculation 35
Appeals of Assessments Levied to Property 36
Additional Background on Relative Benefit 36
Criteria and Policies 37
Duration of Assessment 37

Assessment **38**
Assessment Diagram **40**
Appendix A – Fire Hazard Areas Diagram **42**
Appendix B – Response Areas Travel Time Diagram **43**
Appendix C – Assessment Roll, Fiscal Year 2026-27 ..... **44**
End Notes **45**

List of Tables

Table 1 – Proposed Assessment Rates 5
Table 2 – Apparatus and Equipment Replacement Plan 13
Table 3 – Cost and Budget 14
Table 4 – Emergency Medical Expenses Versus Overall Budget 24
Table 5 – Normalized Fire Risk Factors 29
Table 6 – Structure Replacement Factors 30
Table 7 – Benefit Summary per Property Type 31
Table 8 – Fire Hazard Zone Risk Factors 33
Table 9 – Travel Time Premium Factor 35
Table 10– Summary Cost Estimate 38

Introduction

The City of Winters Fire Department ("City," "Fire Department," or "Winters Fire"), was originally formed in 1898 and provides fire protection, fire prevention and emergency response services to the City of Winters and the Winters Fire Protection District, which covers the surrounding unincorporated areas. The Fire Department is staffed with a Fire Chief, three Captains, one Engineer, a Volunteer Recruitment and Retention Coordinator, supplemented with reserve and volunteer firefighters. In addition, the Fire Department is currently in the process of hiring two new Engineers.

The Fire Department covers approximately 86 square miles of the city and the district and serves an approximate population of 13,000. The Fire Department operates out of one fire station in the City of Winters. Winters Fire responded to 1,172 service calls in 2024, including structure fires, brush fires, vegetation fires, vehicle fires, traffic collisions, search and rescues, hazardous materials incidents and emergency medical calls. In addition, Winters Fire provides fire prevention, community education, emergency preparedness and other services relating to the protection of lives and property.

The assessment district described in this Engineer's Report provides an ongoing secure funding source for local fire protection services. The cost of providing fire protection and emergency response services continues to rise each year due to increasing emergency calls, enhanced firefighter training requirements, the growing wildfire risk to the community, and substantial increases in operational costs, including fuel, utilities, equipment, insurance, and personnel.

Competitive wages in neighboring agencies have made it increasingly difficult for the Fire Department to retain and attract firefighters. The number of volunteers that are available to respond to calls has decreased over the years due to increased training demands and a growing call volume. In addition, social and economic changes in recent years have led to more two-income families and commuters not working in the City to respond to calls during typical work hours.

The continuation of the assessment will help the Fire Department fund additional full-time positions to provide adequate coverage to the community. Adequate staffing also allows the Fire Department to assemble the recommended number of personnel on the scene of an incident quicker, which is a factor for your Insurance Services Office (ISO) rating, affecting insurance rates. A negative change in ISO rating could result in higher costs with possibly lower coverage limits or the complete loss of homeowners insurance coverage.

Winters Fire seeks to maintain a high level of fire protection and emergency response service by maintaining appropriate staffing levels and providing improved apparatus replacement.

This Engineer's Report supports the continuation of the assessment to enhance existing funding sources, associated services and equipment, and fund these improved services and equipment. The proposed assessment rates for fiscal year 2026-27 are shown in Table 1, below.

Table 1 – Proposed Assessment Rates

Property Type	Proposed Rate	Unit
Single Family	$184.45	each
Multi-Family	$76.53	res unit
Commercial/Industrial	$1,371.42	acre
Office	$361.54	acre
Storage	$1,007.47	acre
Parking Lot	$33.77	each
Vacant	$24.70	each
Agriculture	$4.69	acre
Range Land & Open Space	$0.28	acre

These proposed assessment rates, adjusted by the relative fire hazard zone factor and the relative travel time factor, are used to calculate the specific assessment for each parcel. These factors are explained in more detail in the Method of Apportionment section of this report.

This Engineer's Report (the "Report") was prepared to:

- Describe the fire suppression, safety and emergency response services and equipment funded by the assessments (the "Services")
- Establish a budget for the Services that would be funded by the assessments in 2026-27
- Determine the special benefits received from the Services by property within the City of Winters Fire Protection and Emergency Response Services Assessment (the "Assessment District"), and
- Describe the method of apportionment to lots and parcels within the Assessment District.

This Report and the proposed assessments have been made in compliance with California Government Code Section 50078 et seq. (the "Code") and Article XIIID of the California Constitution (the "Article").

The Assessment District is narrowly drawn to include only properties that directly receive the additional fire protection and prevention services provided by the assessment funds and are specially benefited from such Services. The Assessment Diagram included in this Report shows the boundaries of the Assessment District.

Legal Analysis of Proposition 218

The assessment complies with Proposition 218, The Right to Vote on Taxes Act, which was approved by the voters of California on November 6, 1996 and is now Articles XIIIC and XIIID of the California Constitution. Proposition 218 provides for benefit assessments to be levied to fund the cost of providing services, improvements, as well as maintenance and operation expenses of a public improvement that provide a special benefit to the assessed property.

Proposition 218 imposes a number of important requirements, including property-owner balloting, for the formation and continuation of assessments, and these requirements are satisfied by the process used to establish this assessment.

Silicon Valley Taxpayers Association, Inc. v Santa Clara County Open Space District *(2008) 44 Cal.4th 431*

On July 14, 2008, the California Supreme Court issued its ruling in *Silicon Valley Taxpayers Association, Inc. v. Santa Clara County Open Space District* ("*Silicon Valley*"). Several of the most important elements of the ruling are:

- Benefit assessments are for special, not general benefit
- The services and/or improvements funded by assessments must be clearly defined
- Special benefits are directly received by and provide a direct advantage to property in the Assessment District

Dahms v. Downtown Pomona Property *(2009) 174 Cal.App.4th 708*

On June 8, 2009, the Court of Appeal amended its original opinion upholding a benefit assessment for property in the downtown area of the City of Pomona. On July 22, 2009, the California Supreme Court granted review and transferred the case back to the Court of Appeal for reconsideration in light of the Supreme Court's discussion in the *Silicon Valley* case. In *Dahms*, the Appellate Court then upheld the assessment that was 100% special benefit (i.e. 0% general benefit) holding that the services and improvements funded by the assessments were directly provided to property in the assessment District. The Court also upheld discounts and exemptions from the assessment for certain properties.

Bonander v. Town of Tiburon *(2009) 46 Cal.4th 646*

On December 31, 2009, the Court of Appeal overturned a benefit assessment approved by property owners to pay for placing overhead utility lines underground in an area of the Town of Tiburon. The Court invalidated the assessments on the grounds that the assessments had been apportioned to assessed property based in part on relative costs within sub-areas of the assessment district, instead of each individual property's proportional special benefits.

Beutz v. County of Riverside *(2010) 184 Cal.App.4th 1516*

On May 26, 2010, the California Court of Appeal issued its decision in *Steven Beutz v. County of Riverside ("Beutz")*. This decision overturned an assessment for park maintenance in Wildomar, California, primarily because the general benefits associated with improvements and services were not explicitly calculated, quantified, and separated from the special benefits.

Golden Hill Neighborhood Association V. City of San Diego *(2011)199 Cal.App.4th 416*

On September 22, 2011, California Court of Appeal issued its decision in *Golden Hill Neighborhood Association v. City of San Diego*. This decision overturned an assessment for street and landscaping maintenance in the Greater Golden Hill neighborhood of San Diego, California. The court described two primary reasons for its decision. First, as in *Beutz*, the court found the general benefits associated with services were not explicitly calculated, quantified and separated from the special benefits. Second, the court found that the City had failed to document the basis for the assessment on city-owned parcels.

Compliance with Current Law

This Engineer's Report is consistent with the requirements of Article XIIIC and XIIID of the California Constitution and with the *Silicon Valley* decision because the Services to be funded are clearly defined; the Services are available to and will be directly provided to all benefited property in the Assessment District; the Services provide a direct advantage to property in the Assessment District that would not be received in the absence of the assessment; and the Services are benefits that are over and above general benefits conferred on real property located in Winters Fire or to the public at large by other public entities that make up the membership of Winters Fire.

This Report is consistent with *Dahms* because, similar to the *Downtown Pomona* assessment validated in *Dahms*, the Services will be directly provided to property in the Assessment District. More specifically, as discussed hereafter, the Services afford benefits specifically unique and supplied only to property owners within the District, with a corresponding effect that is not shared by other parcels outside of the District or real property in general, including the public at large. While *Dahms* could be used as the basis for a finding of 0% general benefits, this Engineer's Report establishes a more generous separation and quantification of general benefits.

This Report is also consistent with *Bonander* because the Assessment has been apportioned based on the proportional special benefit to each property. Furthermore, the Assessment is consistent with *Beutz* and *Golden Hill* because the general benefits have been explicitly calculated, quantified, and excluded from the Assessment.

Assessment Process

In order to allow property owners to ultimately decide whether additional funding should be provided for the City's fire protection, suppression, and emergency response services, the Board, on May 7, 2024, authorized the initiation of proceedings for a benefit assessment to provide local funding for improved services and related costs. The assessment was named the Fire Protection and Emergency Response Services Assessment (the "Assessment District" or "Assessment"). In June, July and August of 2024, the City conducted an assessment ballot proceeding pursuant to the requirements of Article XIIID of the California Constitution ("The Taxpayer's Right to Vote on Taxes Act") of the Government Code. During this ballot proceeding, owners of property in the Assessment District were provided with a notice and ballot for the special assessment. A 45-day period was provided for balloting and a public hearing was conducted on August 6th, 2024.

It was determined at the public hearing that 51.46% of the weighted ballots returned were in support of the assessment. Since the assessment ballots submitted in opposition to the proposed assessments did not exceed the assessment ballots submitted in favor of the assessments (weighted by the proportional financial obligation of the property for which ballots are submitted), the City Council took action, by resolution, to approve the levy of the assessments for fiscal year 2024-25 and to continue to levy them in future fiscal years. The initial maximum assessment rate balloted and established in Fiscal Year 2024-25 was $184.45 per single family equivalent benefit unit. The levies were submitted to the Yolo County Auditor for inclusion on the property tax rolls for fiscal year 2024-25.

The authority granted by the ballot proceeding includes an annual adjustment in the maximum authorized assessment rate equal to the annual change in the Consumer Price Index for San Francisco Bay Area Consumer Price Index-U, for the San Francisco Bay Area as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. The maximum authorized assessment rate is equal to the maximum assessment rate in the previous fiscal year adjusted annually by the change in the CPI or by 3%, whichever is less. The City Council took action, by Resolution No. 2024-53 passed on August 6th, 2024, to approve the levy of the assessments.

The maximum authorized assessment rate is equal to the maximum assessment rate in the previous fiscal year adjusted annually by the change in the CPI or by 3%, whichever is less. Based on the preceding annual adjustments, the maximum possible assessment rate for Fiscal Year 2025-26 was $184.45 per single family equivalent benefit unit. The annual change in the San Francisco Bay Area Consumer Price Index from December 2024 to December 2025 was 3.03%. The maximum authorized assessment rate for Fiscal Year 2026-27 shall not be increased. The proposed assessment rate for fiscal Year 2026-27 is $184.45 per single-family equivalent benefit unit.

In each subsequent year for which the assessment will be continued, an updated proposed budget, assessment rate and an updated assessment roll listing all parcels and their proposed assessment for the upcoming fiscal year shall be prepared and considered by the City Council.

If the assessment is confirmed and approved, the levies would be submitted to the Yolo County Auditor/Controller for inclusion on the property tax roll for Fiscal Year 2026-27.

Description of Services

Winters Fire provides a range of fire suppression and protection, prevention, and other fire and emergency-related services to properties within its boundaries.

This proposed benefit assessment provides funding for three major areas of service improvements within the City for its' fire suppression and protection operations (with the majority of the proposed assessment revenue being dedicated to firefighter retention.)

- Increased Firefighter Staffing and Training
- Improved Maintenance and Replacement of Apparatus and Equipment
- Other Services and Supplies

The Winters Fire Department fire station is located at 700 Main Street, Winters, CA 95694

The formula below describes the relationship between the final level of services, the baseline level of service based on existing funding, and the enhanced level of services funded by the assessment if it is approved. It should be noted, due to the fact that current operating costs are increasing at a faster rate than current funding sources, the baseline level of services is diminishing over time.

Final Level of Service	=	*Current and Diminishing Baseline Level of Service*	+	*Proposed Enhanced Level of Service*

Below is a more detailed description of these improvements that are provided for the special benefit of property in the Assessment District.

Increased Firefighting Staffing and Training

Firefighting emergency response staffing levels are described colloquially in terms of "speed and weight," with speed describing the response time and weight describing the number and types of personnel. Also, staffing levels are also commonly described in terms of the number of firefighting staff per fire truck and/or apparatus, such as "4 on an initial response" or "3 on an initial response." Winters Fire is satisfied with its response time ("speed") but has determined that its staffing levels ("weight") need to be improved.

Although there are many approaches to deploying firefighting staff, OSHA guidelines place strict requirements on operations, particularly when firefighters are required to enter potentially Immediately Dangerous to Life and Health (IDLH) environments such as structure fires. In these atmospheres, OSHA requires that personnel use self-contained breathing apparatus (SCBA), that a minimum of two firefighters work as a team inside the structure, and that a minimum of two firefighters be on standby outside the structure to provide assistance or perform rescue.

To meet the "2 in, 2 out" standard, the National Fire Protection Agency (NFPA) recommendation is four (4) personnel per apparatus in a community of this size and risk. The District cannot meet the NFPA recommendation due to budget constraints. The next best option is to align with industry standards and respond adequately to calls by staffing all apparatus with three (3) personnel.

Essentially the "2 in, 2 out" rule severely limits Winters Fire's ability to respond effectively to many types of emergencies. The challenge is compounded in the case of multiple calls. Winters Fire has determined that an increase in staffing would significantly increase its effectiveness, as well as compliance with OSHA requirements, and would benefit the property owners with heightened levels of property and human life protection.

Improved and increased firefighting staffing levels will significantly contribute to improved safety and protection of real property within the proposed Assessment District.

The proposed assessment is intended to provide funding for additional full-time-staffing, and some additional training. The costs for the proposed staffing increases would support the implementation of "3 on an initial response" staffing are included in the Table 3 Budget.

Improved Maintenance and Replacement of Apparatus and Equipment

Winters Fire desires to ensure maintenance and replacement of apparatus in order to maximize safety and effectiveness for fire suppression. Improved maintenance and replacement significantly contribute to improved safety and protection of real property. It should be noted that the need for equipment replacement will be ongoing. Table 2 below lists the replacement plan for apparatus and equipment.

Table 2 – Apparatus and Equipment Replacement Plan

Fiscal Year Replacement Goal	Apparatus and Equipment	Estimated Amount
2025	Communications Equipment - Portable Radios WUI (13)	$20,800
2026	Breathing Apparatus	$459,000
2026	Type 1 Engine	$1,200,000
2026	Squad 26 Vehicle	$500,000
2026	Type 3 Apparatus	$800,000
2027	Communications Equipment - Mobile Radios (11)	$93,500
2027	Communications Equipment - Portable Radios (30)	$350,000
2027	Communications Equipment - Desk Top Radios (6)	$27,000
	Estimated Unfunded Total	$3,450,300

Other Services and Supplies

The budget shown in Table 3 includes and summarizes budget allocations for firefighter staffing and training, equipment and apparatus maintenance and replacement, capital repairs, equipment operation and maintenance, maintenance and operation, professional services, supplies and materials, utilities and administration in support of Winters Fire's operations.

Cost and Budget

The following budget lists the proposed expenditures funded by the Assessment District in Fiscal Year 2026-27.

Table 3 – Cost and Budget

City of Winters Fire Department Estimate of Costs Fiscal Year 2026-27 Budget Item	Amount
Service, Appartus and Equipment Needs	
Firefighter Staffing and Training	$1,659,150
Equipment and Apparatus Maintenance and Replacement	$160,000
Capital Repairs	$40,000
Equipment Operation and Maintenance	$254,249
Maintenance and Operation	$95,000
Professional Services	$47,500
Supplies and Materials	$57,590
Utilities	$82,500
Administration	$210,331
Total Service Needs (a)	**$2,606,320**
Less: Est. Dedicated Revenue from Property Taxes & Other Sources (b)	-$1,686,215
Less: Contribution from the Winters FPD Contract	-$284,636
Est Total Revenue from Other Sources (General benefit contribution) (b+c) = (d)	**-$1,970,851**
Net Cost of Servicing to Assessment District (a-d) = ('e)	**$635,469**
Allowance for County Collection (1.00 per parcel) = (f)	$2,746
Total Fire Suppression and Protection Services Budget (e-f) =(g)	**$638,215**
Total Proposed Assessment Budget (g)	**$638,215**
Effective Single Family Equivalent Benefit Units in Assessment District (h)	3,460.10
Proposed Assessment per Effective Single Family Equivalent Unit (SFE) (g/h)	**$184.45**

The "Service Needs" cost estimates are presented in the budget table above for the 2026-27 fiscal year only, but are based upon financial forecasting over a 10-year cycle and beyond. This forecasting concludes that these costs will likely persist consistently into the future. Consistent with the General Benefit requirement described later in this Report, at least 9% of the total cost of the Winters Fire Department Fire Services must be funded from sources other than this proposed assessment to cover any general benefits from the Services. Therefore, the cost of services of $2,606,320 funded by the proposed assessment can be funded exclusively through the assessment levy as a special benefit since the current City of Winters contributions of its dedicated ad valorem property taxes and general fund contributions exceed approximately 64.70%. ($1,970,851/$2,606,320) of the total cost of Winters Fire Services, far in excess of the

above required 9% non-assessment general benefit funding requirements. The 75% funding is from property taxes and the City of Winters general fund. The Total SFEs are the sum of the assigned Single Family Equivalent units for each affected parcel based upon a parcel-by-parcel analysis of the service area consistent with the Method of Apportionment described later in the Report.

Method of Apportionment

This section includes an explanation of the special benefits to be derived from the Services, the criteria for the expenditure of assessment funds, and the methodology used to apportion the total assessment to properties within the Assessment District.

The Assessment District area consists of all Assessor Parcels within Winters Fire boundaries. The method used for apportioning the assessment is based upon the proportional special benefits from the Services to be provided to the properties in the assessment area over and above general benefits conferred on real property or to the public at large. Special benefit is calculated for each parcel in the Assessment District using the following process:

1. Identification of all benefit factors derived from the improved services
2. Calculation of the proportion of these benefits that are general
3. Determination of the relative special benefit within different areas within the Assessment District
4. Determination of the relative special benefit per property type
5. Calculation of the specific assessment for each individual parcel based upon special vs. general benefit; location, property type, property characteristics, improvements on property and other supporting attributes

Implementation of an Assessment for Fire Protection Services

California Government Code Section 50078 et. seq. allows agencies which provide fire suppression services, such as Winters Fire, to levy assessments for fire suppression services. Section 50078 states the following:

"Any local agency which provides fire suppression services directly or by contract with the state or a local agency may, by ordinance or by resolution adopted after notice and hearing, determine and levy an assessment for fire suppression services pursuant to this article."

In addition, California Government Code Section 50078.1 defines the term "fire suppression" as follows:

"(c) "Fire suppression" includes firefighting and fire prevention, including, but not limited to, vegetation removal or management undertaken, in whole or in part, for the reduction of a fire hazard."

Therefore, the Services to be provided by the Assessment District fall within the scope of services that may be funded by assessments under the Code.

The assessment must be levied based on the special benefit to property. Special benefit means a particular and distinct benefit received by property over and above any general benefits conferred on real property located in the Assessment District or the public at large. With reference to the requirements for assessment, Section 50078.5 of the California Government Code states:

> *"(b) The benefit assessment shall be levied on a parcel, class of improvement to property, or use of property basis, or a combination thereof, within the boundaries of the local agency, zone, or area of benefit."*
>
> *"The assessment may be levied against any parcel, improvement, or use of property to which such services may be made available whether or not the service is actually used."*

Proposition 218, as codified in Article XIIID of the California Constitution, has confirmed that assessments must be based on the special benefit to property:

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel."*

Since assessments are levied on the basis of special benefit, they are not a tax and are not governed by Article XIIIA of the California Constitution.

The following two sections describe how and why the Fire Protection Services specially benefit properties. This special benefit is particular and distinct from its effect on other property, and that other real property and the public at large do not share the special benefit.

Overview of Special Benefits from Fire Protection Services

Special Benefit is defined in Article XIIID of the California Constitution as a "particular and distinct benefit over and above general benefits." The proposed services and improvements provide "particular and distinct" benefit because they are distinctly defined and described, and are provided directly to the parcels within the Assessment District boundaries. The proposed services and improvements are "over and above general benefits" currently supplied by the Winters Fire and other agencies.

Moreover, this assessment for fire protection services can be clearly contrasted with assessments for parks and recreation, or even open space, as addressed in *Silicon Valley,* because fire services are provided directly to individual parcels in the form of fire prevention and suppression; by contrast, property owners must travel from their properties to dispersed locations to fully enjoy the benefits of parks and open space.

In summary, real property located within the boundaries of the proposed Assessment District distinctly and directly benefits from increased safety and protection of real property and human life in the Assessment District.

Description of Special Benefit From Fire Protection Services

In order to allocate the assessments, the special benefit arising from the Services that will be provided to property in the Assessment District has been identified and described below. This special benefit must confer a direct advantage to the assessed properties; otherwise it would be general benefit, as described further in this report.

The following special benefit confers to residential, commercial, industrial, institutional, and other lots and parcels resulting from the improved fire protection and emergency response services that will be provided in the Assessment District. This special benefit is summarized as follows:

Increased safety and protection of real property assets for all property owners within the Assessment District.

The proposed Assessments will fund improved fire suppression, prevention, protection and emergency response services, and thereby can significantly reduce the risk of property damage, human injury, or death associated with fires within the assessment District. Clearly, fire mitigation helps to protect and specifically benefits both improved properties and vacant properties in the Assessment District.

"Fire is the largest single cause of property loss in the United States. In the last decade, fires have caused direct losses of more than $120 billion and countless billions more in related cost."[1]

"Over 140,000 wildfires occurred on average each year, burning a total of almost 14.5 million acres. And since 1990, over 900 homes have been destroyed each year by wildfires."[2]

"The strategies and techniques to address fire risks in structures are known. When implemented, these means have proven effective in the reduction of losses."[3]

The proposed improved fire suppression, prevention, protection, and emergency response services support this special benefit by providing Winters Fire with the needed resources to protect real property from uncontrolled fires.

The proposed increased firefighting staffing supports this special benefit by providing needed personnel resources. For instance, current OSHA regulations require that two firefighters remain outside a structure during an emergency response to a structure fire, while two firefighters may enter. *(This OSHA Policy is documented as United States Department of Labor - Occupational Safety and Health Administration — OSHA Regulation "2 in 2 out"— The "2In/2 Out" policy is part of paragraph (g)(4) of OSHAs revised respiratory protection standard, 29 CFR 1910.134.)*

This "2 in, 2 out" requirement places significant limitations on Winters Fire's ability to respond to structure fires, particularly when second and third calls are made. The proposed assessment would allow Winters Fire to optimize staffing levels and respond with the industry standard of "3 on an initial response" on significantly more emergency calls. Properties receive direct special benefit from the increased staffing because the increase in staffing in turn increases the likelihood that property and life will be protected. For example, if only two firefighters are available to respond to a structure fire, no firefighter would be allowed to enter the structure –significantly delaying critical fire suppression activity.

The increased firefighting staffing specifically satisfies the strict legal requirements of the *Silicon Valley* decision in that these Services are clearly defined, are available to and will be directly provided to all benefited property, and will provide a direct advantage that would not be received in the absence of the assessment.

General Versus Special Benefit

Article XIII D of the California Constitution requires any local agency proposing to increase or impose a benefit assessment to "separate the general benefits from the special benefits conferred on a parcel."

In other words:

Total Benefit	=	*General Benefit*	+	*Special Benefit*

The rationale for separating special and general benefits is to ensure that property owners subject to the benefit assessment are not paying for general benefits. The assessment, therefore, can fund special benefits but cannot fund general benefits.

Please note that the property owners of the parcels subject to the assessment *should not* and *cannot* be required to pay for the general benefits arising from the proposed service and equipment improvements – this is an essential assessment-payer-protection requirement of all Proposition 218–compliant assessments. In order to clearly and overwhelmingly satisfy this important requirement, the general benefit has been calculated in each step favoring its reasonable maximum to totally avoid any possibility that the total general benefit to be funded from other sources is under-calculated.

There is no statutory formula to calculate, quantify and separate general benefit in support of benefit assessment analysis. General benefits are benefits from improvements or services that are not special in nature, are not "particular and distinct," and are not "over and above" benefits received by other properties, or the public at large. *Silicon Valley* provides some clarification by indicating that general benefits provide "an indirect, derivative advantage" and are not necessarily proximate to the improvements. Again, in this Report, the general benefit is generously estimated and described, and then budgeted so that it is funded by sources other than the assessment. Although there is not an industry standard for this general benefit calculation, the three-component (plus an adjustment for emergency medical) approach shown in the formula below has been the most-widely used.

	1.) Benefit to Real Property Outside the Assessment District
+	*2.) Benefit to Real Property Inside the Assessment District that is Indirect and Derivative*
+	*3.) Benefit to the Public at Large*
+	*(Adjustment for Emergency Medical Services)*
=	*General Benefit*

Special benefit, on the other hand, is defined in the California Constitution as "a particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large." The *Silicon Valley* decision indicates that a special benefit is conferred to a property if the property "receives a direct advantage from the improvement (e.g., proximity to a park)." In this assessment, as noted previously, the improved Services are available when needed to all properties in the Assessment District, so the overwhelming proportion of the benefits conferred to property is special, and the benefits are only minimally received by property outside the Assessment District or the public at large.

Calculating General Benefit

This section provides a measure of the general benefits from the assessments.

1.) Benefit to Property Outside the Assessment District

Properties within the Assessment District receive almost all of the special benefits from the Services because the Services will be provided solely in the Assessment District boundaries. (It should be noted that the Services may, at times, be used outside the Winters Fire boundaries. However, this use is part of a mutual aid agreement and is offset, at least in part, by the provision of Services by other outside agencies within the Assessment District boundaries.)

Properties proximate to, but outside of, the boundaries of the Assessment District receive some benefit from the proposed Services due to some degree of indirectly reduced fire risk to their property. Specifically, the parcels immediately contiguous to Winters Fire's boundaries enjoy a reduction to the possibility of a fire "jumping" from an adjacent structure (within the Winters Fire boundaries) because Winters Fire controls structure fires within its boundaries. Because Winters Fire's primary role is directed towards structure fires, as opposed to wildland fires, and structure fires generally "jump" more slowly, it is reasonable to only consider the directly adjacent, but outside, parcels. These are estimated to receive some benefit relative to parcels within the Assessment District, but they do not directly receive the improved fire protection resulting from the Services funded by the Assessments.

At the time the Assessment was proposed, the Engineer of Work, using the Geographic Information Systems, quantified the number of parcels proximate to the Assessment District boundary but outside the Assessment District, and thereby determined that there were approximately 36 directly adjacent properties. Further consideration of the types, use, location and other attributes of the outside but proximate parcels is not warranted due to numeric insignificance, and would not materially increase the accuracy of this analysis:

36 parcels outside Winter Fire Department but proximate to the District Boundaries

***2,805** parcels in the Assessment District.*

Calculation:

General Benefit to Property Outside the Assessment District =

*36 / (2,805+36) = **1.27%:** ~ rounded to **2.0%***

It can reasonably be argued that properties protected inside, but near the Assessment District boundaries, are offset by similar fire protection provided outside, but near, the Assessment District's boundaries, through mutual aid agreements. However, this analysis uses the more generous approach of finding that 2.0% of the Services may be of general benefit to property outside the Assessment District, and cannot be funded by this assessment.

2.) Benefit to Property Inside the District that is *Indirect and Derivative*

In determining the proposed Assessment District area, Winters Fire has been careful to only include parcels that will directly receive the benefit of the improved Services. All parcels will directly benefit from the use of the improved Services throughout the Assessment District in order to maintain the same improved level of fire suppression and protection throughout the area. Fire protection and suppression will be provided as needed throughout the area. The shared special benefit - reduced severity and number of fires - would be received on an equivalent basis by all parcels in the Assessment District due to the proposed increased funding. Furthermore, all parcels in the Assessment District would directly benefit from the ability to request or receive service from Winters Fire and to have a Winters Fire resource promptly respond directly to the parcel and address the owner's or resident's service need.

The *Silicon Valley* decision indicates that the fact that a benefit is conferred throughout the Assessment District area does not make the benefit general rather than special, so long as the Assessment District is narrowly drawn and limited to the parcels directly receiving shared special benefits from the service. This concept is particularly applicable in situations involving a landowner-approved assessment-funded extension or improvement of a local government service to benefit lands. This Report therefore concludes that, other than the general benefit to properties outside the Assessment District (discussed above) and to the public at large (discussed below), the general benefit from the fire protection services that is "indirect and derivative" is negligible.

3.) Benefit To The Public At Large

Because the Services directly serve and benefit all of the property in the Assessment District, any general benefit conferred on the public at large would be small.

The public at large uses the public highways, and when traveling in and through the Assessment District the public may benefit from the services without contributing to the assessment. Although the protection of this critical infrastructure is certainly a benefit to all the property within Winters Fire, this protection is arguably "indirect and derivative" and possibly benefits people rather than property. A fair and appropriate measure of the general benefit to the public at large therefore is the amount of highway and throughway street area within the Assessment District relative to the overall land area. An analysis of maps of the Assessment District shows that approximately 0.78% of the land area in the Assessment District is covered by highways and throughway streets.

A 1.0% contribution therefore is a generous, fair and appropriate measure of the general benefit to the public at large within the Assessment District and cannot be funded by this assessment.

Adjustment to Account for Emergency Medical Services as General Benefit

For the purposes of this Report, an additional adjustment has been made to the general benefits calculation to account for general benefits that may result from the District's rescue and emergency medical services ("EMS") associated with the proposed Services. *(Limitations on the appropriateness of Proposition 218-compliant assessments to fund EMS is still debated - in any case, this assessment does not include funding for EMS).* This assessment is designed to provide funding for fire protection and emergency response services, including fire-related and non-fire-related rescue and associated medical services. However, it is not designed to fund typical, non-fire/non-rescue medical calls (e.g., a cardiac arrest medical call).

Winters Fire is authorized to provide EMS in addition to its primary responsibility of fire prevention and suppression. In fact, a significant portion of Winters Fire's emergency service calls are associated with providing EMS. Nonetheless, the largest portion by far of the costs associated with operating Winters Fire is support for fire suppression services as illustrated in Table 4, below.

Incremental costs associated with non-fire/non-rescue emergency medical service include almost exclusively the operating costs associated with transportation to such calls such as fuel and maintenance. For further clarification, these are costs that are only incurred because of EMS, and do not include fixed costs such as personnel who would be on active duty in any case as well (as the associated training), and would therefore be incurred in any event in satisfying Winters Fire's primary responsibility of fire protection and suppression.

Evaluation of the transportation associated with non-fire/non-rescue emergency medical calls for several similar Fire Departments in California indicates that typically around 2% of overall operating costs are for such calls. An analysis of Winters Fire's actual additional costs for non-fire/non-rescue emergency medical calls is shown in Table 4, below, and supports an adjustment of 6%.

Table 4 – Emergency Medical Expenses Versus Overall Budget

Emergency Medical Expenses	Annual Costs
EMS Apparatus Operations and Maintenance Cost	$105,361.01
EMS Supplies and Equipment Budget	$23,865.35
EMS Training and Certification Budget	$8,288.02
Total EMS Cost (a)	**$137,514.38**
Total Budget from Table 4 (b)	**$2,606,320.00**
Percentage of Total Budget on Emergency Medical (a/b)	**5.3%**

The proposed assessment, as indicated through this Report, will exclusively fund special benefits conferred upon the properties within Winters Fire boundaries, while EMS is directly funded from Winters Fire through non-assessment sources including property taxes. For purposes of this Report, EMS costs over and above those necessary for fire suppression have been treated as general benefits, and it is conceded that these general benefits may exist at the same percentage for the proposed Services as with the existing baseline services. Therefore, it can be concluded that Winters Fire's services are 6.0% general as a result of providing EMS services; The engineer is requiring a 6% adjustment for this component.

Summary of General Benefits

Using a sum of the measures of general benefit for the public at large and land outside the Assessment Area, we find that approximately 9% of the benefits conferred by the proposed Fire Protection and Emergency Response Assessment may be general in nature and must therefore be funded by sources other than the assessment.

General Benefit Calculation

2.0% (1. Outside the Assessment District - Adjacent parcels)
+ 0.0% (2. "Indirect and Derivative" Property within the Assessment District)
+ 1.0% (3. Public at Large)
= 3.0% (Subtotal of General Benefit)

+ 6.0% (Emergency Medical Adjustment)

*=9**.0%** (Total of General Benefits)*

The Assessment District's total budget for 2026-27 is $2,606,320. Of this total assessment budget amount, the City will contribute $1,970,851 which is more than 75% of the total budget from sources other than this proposed assessment including dedicated property taxes and the existing benefit assessment. This contribution constitutes significantly more than the 9% general benefits estimated by the Assessment Engineer, which must be paid for by non-assessment sources.

Zones of Benefit

The Assessment District has been narrowly drawn. The assessments will fund improved fire protection services relatively uniformly throughout the Assessment District. Properties of similar type will receive essentially equivalent types of special benefit with reasonable, parcel-by-parcel adjustments for fire hazard zone and proximity to fire stations (as explained later in the Method of Assessment section), and no broad, widespread Zones of Benefit are needed. Instead, each parcel is subject to geographic factors, acting as effective individual mini-zones.

The Assessment Area is extremely rural, and includes a patchwork of areas of moderate fire risk. Further, travel by roadway throughout the Assessment Area is very limited, and travel times from stations to specific parcels vary greatly. Accordingly, in lieu of traditional Zones of Benefits, the specific benefit of each parcel is individually calculated and adjusted for both fire risk zone and response travel time.

Assessment Apportionment

The Assessment Engineer determined that the appropriate method of assessment should be based on the type of property, the relative risk of fire by type of property, the relative fire hazard zone factor, the relative travel time factor, the relative size of the property, and the relative damage value (replacement cost) of fires by property type. This method is further described below.

Method of Assessment

The next step in apportioning assessments is to determine the relative special benefit for each property. This process involves determining the relative benefit received by each property in relation to a "benchmark" property, a single family detached dwelling on one parcel (one “Single Family Equivalent Benefit Unit” or “SFE”).

This SFE methodology is commonly used to distribute assessments in proportion to estimated special benefits and is generally recognized as providing the basis for a fair and appropriate distribution of assessments. In this Report, all properties are assigned an SFE value, which is each property’s relative benefit in relation to the benefit received by a single family home on one parcel.

The relative benefit to properties from fire related services is:

Equation 1 – Relative Special Benefit to Properties

Special Benefit =

∑(Fire Risk Factors) * ∑(Structure Replacement Factors) * ∑(Location/Topography Factors)

Simply put, the special benefit conferred to property is the product of the fire risk, the structure replacement costs and the location and topographic factors.

Typically, the development of the rate methodology for fire assessments is based upon fire risk and structure value. However, in this case, due to the particular nature of Winters Fire hazards and terrain, two additional factors (Fire Hazard Zone and Proximity (Travel Time) were added in support of a uniquely rigorous and detailed, parcel-by-parcel development of rate and assessment.

For example, by this formula, a hypothetical parcel used for a high fire risk operation (i.e., a fireworks factory), with high value structures, in a high fire hazard zone and very close to a fire station, receives a high amount of special benefit. Conversely, a vacant lot not in a high fire hazard area and a long way from a fire station would receive far less special benefit. It follows that the special benefit, and accordingly, the assessment amount, should be calculated and assigned consistent with this logic.

Overview of Approach

Each parcel is evaluated and the special benefit is calculated using 4 attribute criteria:

Risk and Replacement Factors:

1.) Fire Risk (see Table 5)

2.) Structure Replacement Value (see Table 6)

These factors are summarized in Table 7

Location and Topography Adjustments:

3.) Location and Topography - Hazard Zone (see Table 8)

4.) Location and Topography - Proximity (Travel Time) (see Table 9)

Overview of Normalization in Adjustments in Multi-Attribute Analysis

One of the greatest engineering challenges in modeling and calculating special benefit on a specific parcel is the need to balance the effect of various attributes in a multi-attribute analysis. In this case, the special benefit method of apportionment is based upon four different attributes and each must be "weighted" to affect the overall special benefit calculation in a reasonable way, commensurate with their effect on the overall special benefit. The general approach taken is to adjust each attribute value towards a reasonable proportion of 1, such that it is consistent with the base unit of 1 Single Family Equivalent. See the "Area Adjustment Factor" used in Table 6 and the Impact Factor used in Tables 8 and 9.

1.) Fire Risk Factors

This fire risk is based upon the specific parcel type and use, including use of structure (e.g., used for cooking), type of structure (centralized heating), etc.

In 2021, the National Fire Protection Association ("NFPA"), one of the preeminent authorities on fire protection in the United States, published the Structure Fires by Occupancy 2015-2019 Annual Averages Report. This report comprehensively tabulates the number of fires for each classification of property type within the United States from 2015-2019, and serves as a reasonable and rational basis to determine fire risk.

The percent of fires for each property is then divided by the total number of that property type to determine un-normalized fire risk factors. Finally, the risk factors are normalized based upon a factor of 1.00 for a single family property. Table 5 below tabulates the Fire Risk Factors for each property type.

Table 5 – Normalized Fire Risk Factors

Property Type	Percentage of Study Units(a)	Percentage of Fires(b)	Risk Factor(b/a)	Normalized Risk Factor
Single Family	68.4%	52.5%	0.7674	1.0000
Multi-Family	13.1%	23.9%	1.8294	2.3839
Commercial/Industrial	3.4%	14.9%	4.3716	5.6967
Office	0.6%	0.7%	1.2228	1.5934
Storage	0.5%	4.9%	10.6702	13.9045
Parking Lot(1)	NA	NA	0.0000	0.2151
Vacant	11.7%	1.9%	0.1651	0.2151
Agriculture	1.7%	1.2%	0.6983	0.9099
Range Land & Open Space	0.8%	0.1%	0.0837	0.1090

Structure Fires by Occupancy 2015-2019 Annual Averages, NFPA, and an analysis of the percentage of properties by property type in the State of California by SCI
(1) This study did not provide sufficient analysis to develop risk factors for parking lots, so the vacant property type is used as a proxy.
The effect of installed fire sprinklers on the special benefit received from the proposed services must be tempered by the fact that many factors including fire type, weather, roofing material, building materials response time, defensible space, use of working smoke detectors, type of windows, maintenance of sprinkler system, etc. likely more significantly affect fire protection. These factors are incorporated into our analysis. Sprinklers have been required for commercial parcels for many years, so that element is already incorporated into our risk analysis. However, more recently, sprinklers for new and renovated residential structures have become required. Special cases will be considered as part of the standard appeals process described later in this Report.

2.) Structure Replacement Value Factors

The relative value of different property types was evaluated within the Assessment District to determine the Structure Replacement Value Factor according to the following formula:

Equation 2 – Structure Replacement Value Factors

Structure Replacement Value =

Normalized: [((Structure Weighting Factor * (Average Improved Value)) +

((Land Weighting Factor * (Average Land Value))] * Area Adjustment Factor

Where:

- "Structure Weighting Factor" = 10 to "weight" relative importance of structure over land.
- "Average Improved Value" is average of value of all structures and improvements.
- "Normalized:[ ]" process is required to adjust the Structure Replacement Value factor as compared to a Single Family property type. The calculated structure replacement value for a specific property type is divided by the structure replacement value for a single family property type – and then it is multiplied by the area adjustment factor.
- Area Adjustment Factor adjusts for various average parcel size as compared to an average single family residence and only affects multi-family parcels for the service area. Hence, the adjustment factor is 0.42 for multi-family parcels and 1.0 (e.g. no effect) for all other property use types.
- "Land Weighting Factor" = 1
- "Average Land Value" is average of value of all land per property type

Table 6 below is a tabulation of the structure replacement values for each property type as defined by Equation 2, on the previous page.

Table 6 – Structure Replacement Factors

Property Type	Average Improvement Values (a)	Average Land Values (b)	Adjusted, Weighted Normalized Replacement Value Factor	Unit
Single Family	$285,614	$160,715.91	1.0000	each
Multi-Family	$120,073	$48,350.58	0.1741	res unit
Commercial/Industrial	$379,539	$142,183.00	1.3052	acre
Office	$351,315	$197,932.00	1.2301	acre
Storage	$110,620	$78,883.00	0.3928	acre
Parking Lot	$248,376	$84,928.00	0.8514	acre
Vacant	$32,533	$124,063.00	0.6223	each
Agriculture	$7,380	$10,377.00	0.0279	acre
Range Land & Open Space	$3,919	$1,889.00	0.0136	acre

- (a) and (b) values derived from an analysis of the 2022 Yolo County Assessor records.

Summary of Risk and Replacement Factors

Per Equation 1, the relative special benefit for each property type (the "SFE" or "Single Family Equivalent" Benefit Units) is determined as the product of the normalized Fire Risk Factors and the normalized Structure Replacement Value Factors. Table 7, below, summarizes the benefit for each property type.

Note that to derive an actual Assessment amount, each of these values needs to be then multiplied by the parcel specific Fire Hazard Zone Risk Factors and Proximity (Travel Time) Risk Factors in Tables 8 and 9, below.

Table 7 – Benefit Summary per Property Type

Property Type	Fire Risk Factors	Replacement Cost Factors	SFE Factors	Unit
Single Family	1.0000	1.0000	1.0000	each
Multi-Family	2.3839	0.1741	0.4149	res unit
Commercial/Industrial	5.6967	1.3052	7.4352	acre
Office	1.5934	1.2301	1.9601	acre
Storage	13.9045	0.3928	5.4620	acre
Parking Lot	0.2151	0.8514	0.1831	each
Vacant	0.2151	0.6223	0.1339	each
Agriculture	0.9099	0.0279	0.0254	acre
Range Land & Open Space	0.1090	0.0136	0.0015	acre

Residential Properties

All improved residential properties with a single residential dwelling unit are assigned one Single Family Equivalent or 1.0 SFE. Residential properties on parcels that are larger than one acre receive additional benefit and are assigned additional SFEs on an "Agricultural/Rangeland" basis. Detached or attached houses, zero lot-line houses and town homes are included in this category.

Properties with more than one residential unit are designated as multi-family residential properties. These properties benefit from the Services in proportion to the number of dwelling units that occupy each property. The relative benefit for multi-family properties was determined per Equation 1 to be 0.4149 SFEs per residential unit. This rate applies to condominiums as well.

Commercial/Industrial & Office Properties

Commercial and industrial properties are assigned benefit units per acre, since there is a relationship between parcel size, structure size and relative benefits. The relative benefit for commercial and industrial properties was determined per Equation 1 to be 7.4352 SFEs per acre. The relative benefit for office properties was determined per Equation 1 to be 1.9601 SFEs per acre.

Vacant and Undeveloped Properties

The relative benefit for vacant properties was determined per Equation 1 to be 0.1339 SFEs per parcel. The relative benefit for stand-alone parking lots was determined per Equation 1 to be 0.1831 SFEs per parcel.

Rangeland & Open Space Properties

The relative benefit for range land & open space properties was determined per Equation 1 to be 0.0015 SFEs per acre. (This group includes TPZ parcels.)

Agricultural Properties

The relative benefit for agricultural properties requires additional analysis, as required by Government Code 50078 *et seq* and the unique aspects of agricultural properties within the boundaries. This analysis considered how agricultural operations may mitigate risk, onsite or proximate water availability, response time, capability of the fire suppression service, and any other factors which reflect the benefit to the land resulting from the fire suppression service provided. Agricultural properties have been analyzed for fire risk and replacement cost per Equation 1. The relative benefit for agricultural properties was determined per Equation 1 to be 0.0254 SFEs per acre.

Other Properties

Properties that do not fit within the major categories described above have been individually reviewed and the special benefit has been individually calculated. These properties are primarily mixed-use properties with the relative special benefit calculated from the relative proportion of each of the underlying property uses.

Article XIIID, Section 4 of the California Constitution states that publicly owned properties shall not be exempt from assessment unless there is clear and convincing evidence that those properties receive no special benefit.

All public properties that are specially benefited are assessed. Publicly owned property that is used for purposes similar to private residential, commercial, industrial or institutional uses is benefited and assessed at the same rate as such privately owned property.

Miscellaneous, small and other parcels such as roads, and right-of-way parcels typically do not have significant risk of fire damage. Moreover, for common area parcels, the fire benefits are assigned to the other improved parcels in the project that share common ownership of the common area. These miscellaneous parcels receive minimal benefit from the Services and are assessed an SFE benefit factor of 0.

3.) Fire Hazard Zone Risk Factors

CAL FIRE works with local agencies to study various fire risk factors throughout rural California including terrain, vegetation, fuel load, wind, weather, etc. and designates specific geographic areas according to fire risk. Within the Assessment Area certain areas are designated as Very High, High, or Moderate as well as areas that do not fall into any of these zones ("None"). Accordingly, parcels receive higher special benefit from the fire protection and emergency response services if they are higher risk zones.

Refer to Appendix A for a diagram of the Fire Hazard Areas in Winters Fire.

Table 8 shows the normalized Fire Hazard Risk Factor for each fire risk zone.

Table 8 – Fire Hazard Zone Risk Factors

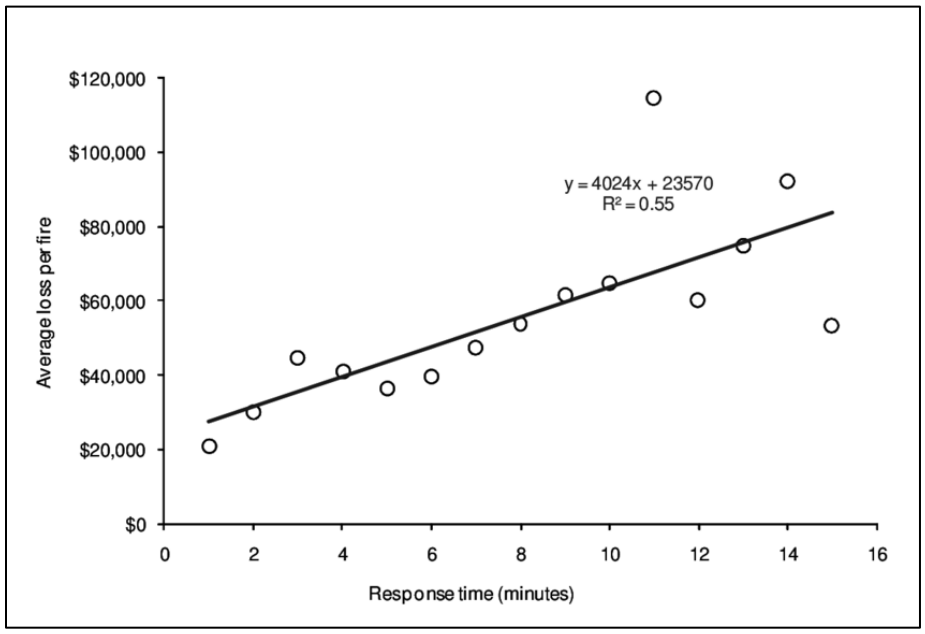
Fire Hazard Zone	Score	Impact Effect	Normalized Fire Hazard Zone Factor
Very High	2	120	1.20
High	1.2	112	1.12
Moderate	1	110	1.10
None	0	100	1

The Score is relative special benefit conferred for each risk zone. The Impact Factor is the relative weight for this risk factor on the overall special benefit calculation, and is the Score multiplied by 10 and added to the base value of 100.

4.) Proximity (Travel Time) Risk Factors

Timely response is a critical factor in responding to emergency calls to ensure the safety of people and protection of property. Numerous studies have confirmed this well-established understanding and the results of one such study is included with this Report. The graph below shows the linear function relationship ranking between response time and loss in dollars. Accordingly, parcels that are closer to a fire station require a shorter travel time for response, and receive a higher level of special benefit than parcels with a longer travel time.

Travel Time versus Property Loss



Source: Neil Challands "The Relationships Between Fire Service Response Time and Fire Outcomes," Fire Technology, July 2010.

Travel time from the fire station to each parcel was calculated and analyzed using Geographical Information Systems.

Refer to Appendix B for a diagram of the Response Areas Travel Time in Winters Fire.

Table 9 below shows the relative normalized value of travel time

Table 9 – Travel Time Premium Factor

Travel Time	Score ($)	Impact Effect	Normalized Travel Time Factor
<5	43,690	138	1.00
5 to 10	63,810	126	0.91
11-15	83,930	120	0.87
16-20	104,050	116	0.84
20+	124,170	114	0.82

Assessments Calculation

Each parcel's assessment is calculated by multiplying the assessment rate by the SFE benefit factor (Table 7), fire hazard zone factor (Table 8) and travel time premium factor (Table 9):

Example Calculations

Case #1: Single Family Residence in High Very Hazard Zone with a 5-10 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 7) * 1.20 (from table 8)

* 0.91 (from table 9) = 1.092 * Annual Base SFE Rate

Case #2: Single Family Residence in Moderate Hazard Zone with a 20+ minute Travel Time

Assessment Rate = Annual Base SFE Rate * 1.000 (from table 7) * 1.10 (from table 8)

* 0.82 (from table 9) = 0.902 * Annual Base SFE Rate

Case #3: Commercial Property on 2 Acres in High Very Hazard Zone with a 5–10 minute Travel Time

Assessment Rate = Annual Base SFE Rate * 7.4352 (from table 7) * 2 acres* 1.20 (from table 8) * 0.91 (from table 9) = 16.2385 * Annual Base SFE Rate

Case #4: Vacant Lot in a Moderate Hazard Zone with a <5 minute Travel Time

Assessment Rate = Annual Base SFE Rate * .1339 (from table 7) * 1.10 (from table 8)

* 1.00 (from table 9) = 0.1473* Annual Base SFE Rate

Annual Base SFE Rate = $184.45 for 2026-27

Appeals of Assessments Levied to Property

Any property owner who feels that the assessment levied on the subject property is in error as a result of incorrect information being used to apply the foregoing method of assessment or for any other reason, may file a written appeal with the Winters Fire Department Fire Chief, or his or her designee. Any such appeal is limited to correction of an assessment during the then current fiscal year. Upon the filing of any such appeal, the Chief, or his or her designee, will promptly review the appeal and any information provided by the property owner. If the Chief, or his or her designee, finds that the assessment should be modified, the appropriate changes shall be made to the assessment roll. If any such changes are approved after the assessment roll has been filed with the County for collection, the Chief, or his or her designee, is authorized to refund to the property owner the amount of any approved reduction. Any dispute over the decision of the Chief, or his or her designee, shall be referred to the City of Winters City Council; the decision of the City Council shall be final.

Additional Background on Relative Benefit

When property owners decide how to cast their ballot for a proposed assessment, each property owner should weigh the perceived value of the Services proposed to them and their property against the proposed cost of the assessment to their property. If property owners of a certain type of property are either opposed or in support of the assessment in much greater percentages than owners of other property types, this is an indication that, as a group, these property owners perceive that the proposed assessment has relatively higher or lower “utility” or value to their property relative to owners of other property types. One can also infer from these hypothetical ballot results, that the apportionment of benefit (and assessments) was too high or too low for that property type. In other words, property owners, by their balloting, ultimately indicate if they perceive the special benefits to their property to exceed the cost of the assessment, and, as a group, whether the determined level of benefit and proposed assessment (the benefit apportionment made by the Assessment Engineer) is consistent with the level of benefits perceived by the owners of their type of property relative to the owners of other types of property.

Criteria and Policies

This sub-section describes the criteria that shall govern the expenditure of assessment funds and ensures equal levels of benefit for properties of similar type. The criteria established in this Report cannot be substantially modified; however, the City Council may adopt additional criteria to further clarify certain criteria or policies established in this Report, or to establish additional criteria or policies that do not conflict with this Report.

Duration of Assessment

It is proposed that the Assessment be levied for fiscal year 2026-27 and continued every year thereafter, so long as the risk of fire on property in the Assessment District remains in existence and Winters Fire requires funding from the Assessment for improved fire protection and suppression services. As noted previously, if the Assessment and the duration of the Assessment are approved by property owners in an assessment ballot proceeding, the Assessment can be imposed and continued annually after the City Council approves an annually updated budget and rate for the Assessment. In addition, the City Council must hold an annual public hearing to continue the Assessment.

Assessment

WHEREAS, the City Council of the City of Winters formed the Fire Protection and Emergency Response Services Assessment District and is proceeding with the proposed levy of assessments under California Government Code sections 50078 et seq. (the "Code") and Article XIIID of the California Constitution (the "Article");

WHEREAS, the undersigned Engineer of Work has prepared and filed a report presenting an estimate of costs, a diagram for the Assessment District and an allocation of the estimated costs of the Services upon all assessable parcels within the Assessment District;

NOW, THEREFORE, the undersigned hereby recommends the following assessment to cover the estimated cost of said Services, including incidental costs.

The amount to be paid for said Services and the expense incidental thereto, to be paid by the Assessment District for the fiscal year 2026-27 is generally as follows:

Table 10– Summary Cost Estimate

FISCAL YEAR 2026-27 BUDGET	
Total for Servicing	$2,606,320
Contributions from Other Sources	($1,970,851)
Total Allowance for Collections	$2,746
Total Fire Suppression & Protection Services Budget	$638,215

An Assessment Diagram is hereto attached and made a part hereof showing the exterior boundaries of said Assessment District. The distinctive number of each parcel or lot of land in said Assessment District is its Assessor Parcel Number appearing on the Assessment Roll.

I do hereby assess and apportion said net amount of the cost and expenses of said Services, including the costs and expenses incident thereto, upon the parcels and lots of land within said Assessment District, in accordance with the special benefits to be received by each parcel or lot, from the Services, and more particularly set forth in the Cost Estimate and Method of Assessment hereto attached and by reference made a part hereof.

The assessment is subject to an annual adjustment tied to the Consumer Price Index-U for San Francisco-Oakland-Hayward as of December of each succeeding year (the "CPI"), with a maximum annual adjustment not to exceed 3%. The assessment rate for Fiscal Year 2025-26 was $184.45 per single family equivalent benefit unit. The annual change in the CPI from December 2024 to December 2025 was 3.03%. The maximum authorized assessment rate for Fiscal Year 2026-27 shall not be increased. The proposed rate for fiscal Year 2026-27 is $184.45.

Each parcel or lot of land is described in the Assessment Roll by reference to its parcel number as shown on the Assessor's Maps of Yolo County for the fiscal year 2026-27. For a more particular description of said property, reference is hereby made to the deeds and maps on file and of record in the office of the County Recorder of Yolo County.

I hereby place opposite the Assessor Parcel Number for each parcel or lot within the Assessment Roll, the amount of the assessment for the fiscal year 2026-27 for each parcel or lot of land within the said Assessment District.

Dated: May 6, 2026

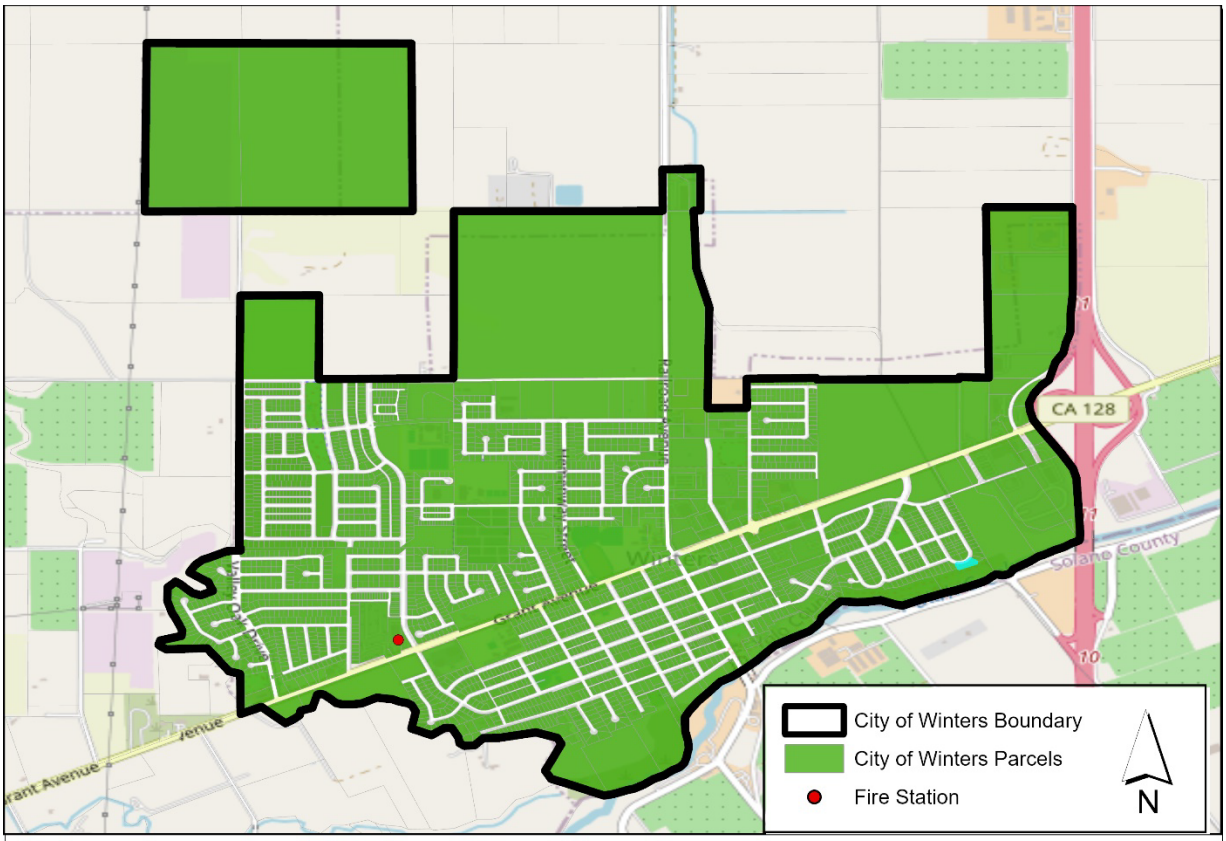
Engineer of Work

By _____

John W. Bliss, License No. C052091

Assessment Diagram

The Assessment District includes all properties within the boundaries of the Fire Protection and Emergency Response Services District. The boundaries of the Assessment District are displayed on the following Assessment Diagram. The lines and dimensions of each lot or parcel within the Assessment District are those lines and dimensions as shown on the maps of the Assessor of Yolo County, and are incorporated herein by reference, and made a part of this Diagram and this Report.



FILED IN THE OFFICE OF THE FIRE CHIEF OF THE CITY OF WINTERS, COUNTY OF YOLO, CALIFORNIA, THIS _____ DAY OF _____, 2026.

_____
CLERK OF THE CITY COUNCIL CITY OF WINTERS

RECORDED IN THE OFFICE OF THE FIRE CHIEF OF CITY OF WINTERS, COUNTY OF YOLO, CALIFORNIA THIS _____ DAY OF _____, 2026.

_____
CLERK OF THE CITY COUNCIL CITY OF WINTERS

Note:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF YOLO FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCEL SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

AN ASSESSMENT WAS CONFIRMED AND LEVIED BY THE CITY COUNCIL OF THE CITY OF WINTERS, COUNTY OF YOLO, ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE _____ DAY OF _____, 2026 FOR THE FISCAL YEAR 2026-27 AND SAID ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL FOR SAID FISCAL YEAR WERE FILED IN THE OFFICE OF THE COUNTY AUDITOR OF THE COUNTY OF YOLO ON THE _____ DAY OF _____, 2026. REFERENCE IS HEREBY MADE TO SAID RECORDED ASSESSMENT ROLL FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND.

_____
CLERK OF THE CITY COUNCIL CITY OF WINTERS

FILED THIS _____ DAY OF _____, 2026 AT THE HOUR OF _____ O'CLOCK __.M. IN THE OFFICE OF THE COUNTY TAX COLLECTOR OF THE COUNTY OF YOLO, STATE OF CALIFORNIA, AT THE REQUEST OF THE CITY COUNCIL OF THE CITY OF WINTERS.

_____
COUNTY TAX COLLECTOR, COUNTY OF YOLO

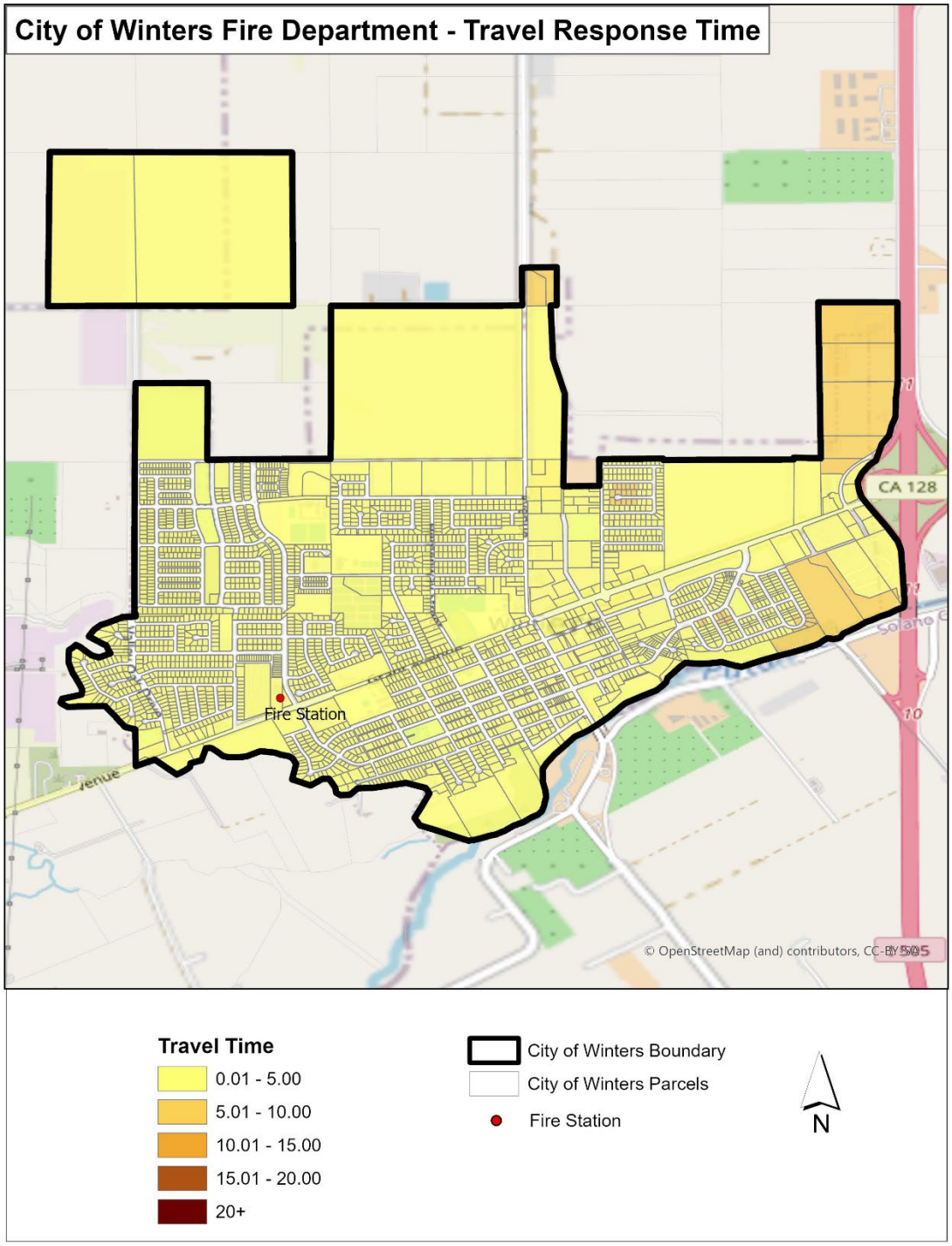
SCI Consulting Group
4745 Mangels Blvd
Fairfield, CA 94534
707-430-4300

City of Winters
Fire Protection and Emergency Services
Assessment Diagram

Appendix A – Fire Hazard Areas Diagram

The City of Winters does not have any high fire hazard areas currently identified.

Appendix B – Response Areas Travel Time Diagram



Appendix C – Assessment Roll, Fiscal Year 2026-27

The Assessment Roll is made part of this report and is available for public inspection during normal office hours. Each lot or parcel listed on the Assessment Roll is shown and illustrated on the latest County Assessor records and these records are, by reference, made part of this Report. These records shall govern for all details concerning the description of the lots of parcels.

End Notes

[1] Insurance Services Offices Inc. http://www.rockwall.com/documents/fire/ISO.pdf

[2] Institute for Business & Home Safety, "Protect Your Home Against Wildfire Damage," http://www.ibhs.org/publications/view.asp?id=125

[3] ibid., p.2

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: May 19, 2026

FROM: Jeremy Craig, City Manager

SUBJECT: Second Amendment to Agreement for Hearing Officer Services between City of Winters and Ryan Raftery

RECOMMENDATION:

Approve Second Amendment to Agreement for Hearing Officer Services between the City of Winters and Ryan Raftery.

BACKGROUND:

On July 1, 2022, the City entered into an Agreement for Hearing Officer Services with Ryan Raftery. The Agreement was amended and extended in 2023 but only until 2024.

DISCUSSION:

The City recently received an administrative citation appeal and requires the services of a Hearing Officer.

This Second Amendment to the original agreement extends the term of the agreement from May 19, 2026, to June 30, 2027. It also amends compensation as detailed in Exhibit “A” to $450 for each meeting over which the contractor presides as Hearing Officer.

FISCAL IMPACT:

Fiscal impact to General Fund is minimal and offset by any assessed fines.

ATTACHMENT(S):

1. Original Agreement
2. Second Amendment to Agreement
3. Exhibit “A”

AGREEMENT FOR HEARING OFFICER SERVICES BETWEEN CITY OF WINTERS AND RYAN RAFTERY

This Agreement is made and entered into as of July 1, 2022, by and between the City of Winters, a California municipal corporation with its principal place of business at 318 First Street, Winters, CA 95694 ("City"), and Ryan Raftery, a sole proprietorship, with its principal place of business at 3036 Rubicon Way, West Sacramento, CA 95691 (hereinafter referred to as "Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City seeks the services of an Administrative Hearing Officer ("Hearing Officer") as set forth in the City's Municipal Code.

B. Contractor is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Contractor to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Contractor shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A."

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with Section 2 (Compensation) of Exhibit "A", including a monthly retainer of $150 and hearing fee of $350 for each hearing Contractor presides as Hearing Officer, which shall be limited to one matter per hearing, and which may be adjusted by mutual agreement in writing by both Parties.

b. In no event shall the total amount paid for services rendered by Contractor under this Agreement exceed the sum of Five Thousand Dollars [$5,000]. This amount is to cover all related costs associated with providing such services, and the City will not pay any additional fees for expenses, printing or otherwise. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Contractor for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Contractor or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Contractor with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall

be prepared by the City and executed by both Parties before performance of such services, or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Contractor and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Term.

The term of this Agreement shall be from July 1, 2022 to June 30, 2023, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement as necessary.

6. Delays in Performance.

a. Neither City nor Contractor shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; pandemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Contractor shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Contractor shall assist the City, as requested, in obtaining and maintaining all permits required of Contractor by federal, state and local regulatory agencies.

c. Reserved.

8. Standard of Care.

Contractor's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Contractor shall be liable for its own negligence and negligent acts of its employees, agents, contractors and subcontractors.

9. Assignment and Subcontractor.

Contractor shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Contractor from employing independent associates, and subcontractors as Contractor may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor.

Contractor is retained as an independent contractor and is not an employee of City. No employee or agent of Contractor shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Reserved.

12. Indemnification.

a. To the fullest extent permitted by law, Contractor shall defend (with counsel of City's choosing), indemnify and hold the 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 of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Contractor, its officials, officers, employees, subcontractors, contractors or agents in connection with the performance of the Contractor's services, this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Contractor, the City, its officials, officers, employees, agents, or volunteers.

b. If Contractor's obligation to defend, indemnify, and/or hold harmless arises out of Contractor's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Contractor's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor, and, upon Contractor obtaining a final adjudication by a court of competent jurisdiction, Contractor's liability for such claim, including the cost to defend, shall not exceed the Contractor's proportionate percentage of fault.

13. Reserved.

14. Verification of Employment Eligibility.

By executing this Agreement, Contractor verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subcontractors and sub-subcontractors to comply with the same.

15. Reserved.

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of Yolo, State of California.

17. Termination or Abandonment.

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Contractor. In such event, City shall be immediately given title and possession to all original notes, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Contractor the reasonable value of services rendered for any portion of the work completed prior to termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Contractor shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Contractor may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Contractor.

18. Documents.

Except as otherwise provided in "Termination or Abandonment," above, all original notes, written reports, and other documents, produced or developed in connection with this Agreement shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization.

Contractor serves as an independent contractor and not an employee of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the services described above.

21. Notice.

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:
City of Winters
318 First Street
Winters, CA 95694
Attn: Kathleen Salguero Trepa
City Manager

CONTRACTOR:
Ryan Raftery
3036 Rubicon Way
West Sacramento, CA 95691

and shall be effective upon receipt thereof.

22. Third Party Rights.

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Contractor.

23. Equal Opportunity Employment.

Contractor represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. 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.

24. Entire Agreement.

This Agreement, with its exhibits, represents the entire understanding of City and Contractor as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability.

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns.

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Contractor shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver.

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence.

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

29. City's Right to Employ Other Contractors.

City reserves its right to employ other contractors in connection with this Agreement.

30. 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 director, official, 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.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE AGREEMENT
FOR HEARING OFFICER SERVICES BETWEEN CITY OF WINTERS
AND RYAN RAFTERY

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

CITY OF WINTERS

By: _____
Kathleen Salguero Trepa
City Manager

RYAN RAFTERY

By: _____

Its: _____

Printed Name: Ryan J. Raftery

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM:

By: _____
Ethan Walsh, City Attorney

RYAN RAFTERY SCOPE OF SERVICES

EXHIBIT A

1. SCOPE OF SERVICES:

A. Mr. Raftery shall do all work, attend all meetings, produce all reports and carry out all activities necessary for the completion of the services described in the Request for Qualifications (RFQ) and, including, familiarity with Title 19 of the City's Municipal Code. As Hearing Officer, Mr. Raftery agrees to preside over all administrative hearings for matters that are within the jurisdiction of the Hearing Officer and, pursuant to the City's Municipal Code. The Hearing Officer shall conduct the meetings, listen to testimony, accept evidence as appropriate, and render a decision in the matter. Upon the conclusion of a hearing, the Hearing Officer shall determine whether a nuisance exists. If a nuisance exists, the Hearing Officer shall prepare an order of abatement, containing finding of fact, and shall direct and order the public nuisance abated within the time and in the manner set forth in the order.

B. This Contract and its exhibits shall be known as the "Contract Documents." Terms set forth in any Contact Document shall be deemed to be incorporated in all Contract Documents as if set forth in full therein. In the event of conflict between terms contained in these Contract Documents, the more specific term shall control. If any portion of the Contract Documents shall be in conflict with any other portion, provisions contained in the Contract shall govern over conflicting provisions contained in the exhibits to the Contract.

C. Mr. Raftery enters this Contract as an independent contractor and not as an employee of the City. Mr. Raftery shall have no power or authority by this Contract to bind the City in any respect, beyond the scope and authority in his position as Hearing Officer. Nothing in this Contract shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by Mr. Raftery are employee, agents, contractors or subcontractors of Mr. Raftery and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Mr. Raftery by any such employees, agents, contractors or subcontractors, or any other person resulting from performance of this Contract.

2. COMPENSATION

A. Mr. Raftery shall be paid monthly at the rate of $150 and will be compensated $350 for each meeting over which he presides as Hearing Officer. If the number of hearings is greater than initially anticipated by the parties, the Hearing Officer reserves the right to renegotiate the fee with the City.

B. Mr. Raftery's failure to complete work in accordance with the Scope of Work described in Section 1 may result in delayed compensation.

C. Compensation shall be paid monthly.

D. If the work is halted at the request of the City, compensation shall be based upon the proportion that the work performed bears to the total work required by this Contract.

E. Mr. Raftery may ask for a review of the compensation terms after two years of performance. The City is not obligated to modify the compensation terms.

Ellena Branson

From: Kathleen Trepa
Sent: Thursday, July 21, 2022 5:03 PM
To: Ellena Branson
Subject: FW: Admin Hearing Officer Agreement
Attachments: Winters Agreement.pdf; RyanRaftery_PSA (7-14-22)-c1.docx

Whew. Finally done. So this agreement requires that we pay him $150 / month. Please prepare a PO for $150 x 11 months – beginning August and then we'll need to process his retainer each month. Any hearing fees will be check requests based on actual need.

Many thanks, Kathleen

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

From: Ryan Raftery <rraftery@rocketmail.com>
Sent: Thursday, July 21, 2022 1:01 PM
To: Kathleen Trepa <kathleen.trepa@cityofwinters.org>
Subject: Re: Admin Hearing Officer Agreement

Good afternoon Kathleen.

Attached is the signed agreement. The document has some margin and placement errors but it's not on my end so I couldn't fix it. I am fine with it as it is if you are. Thanks for your patience and I look forward to working with you and Winters. Have a wonderful day.

Best,
Ryan

> On Jul 15, 2022, at 8:51 AM, Kathleen Trepa <kathleen.trepa@cityofwinters.org> wrote:
>
> Good morning, Ryan. Please see the attached changes to the hearing officer agreement, which mirror W. Sac's. I look forward to working with you soon.
>
> Best, Kathleen

SECOND AMENDMENT TO
AGREEMENT FOR HEARING OFFICER SERVICES BETWEEN
CITY OF WINTERS AND RYAN RAFTERY

This Second Amendment to Agreement for Hearing Officer Services between City of Winters and Ryan Raftery ("Second Amendment") is made and entered into as of **May 19, 2026** by and between the City of Winters, a California municipal corporation with its principal place of business at 318 First Street, Winters, CA 95694 ("City"), and Ryan Raftery, with its principal place of business at 3036 Rubicon Way, West Sacramento, CA 95691 (hereinafter referred to as "Contractor"). City and Contractor are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. On July 1, 2022, City and Contractor entered into an Agreement for Hearing Officer Services between City of Winters and Ryan Raftery ("Agreement").

B. City and Contractor desire to amend the Agreement to extend the term.

C. The Parties desire by this Second Amendment to establish the terms for City to retain Contractor to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Incorporation of Recitals. The above recitals are true and correct and are incorporated into this Second Amendment by reference.

2. Amendment. Section 5 of the Agreement is hereby amended in its entirety to read as follows:

3. Term

The term of this Agreement shall be from **May 19, 2026** to **June 30, 2027**, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement as necessary."

4. Continuing Effect of Agreement. Except as amended by this Second Amendment, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Second Amendment. From and after the date of this Second Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Second Amendment.

5. Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Second Amendment.

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

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the date first written above.

CITY OF WINTERS

By: _____
Jeremy Craig
City Manager

RYAN RAFTERY

By: _____
Ryan Raftery

ATTEST:

By: _____
Jeremy Craig, City Clerk

APPROVED AS TO FORM:

By: _____
Brian Hughes, City Attorney

RYAN RAFTERY SCOPE OF SERVICES

EXHIBIT A

1. SCOPE OF SERVICES:

A. Mr. Raftery shall do all work, attend all meetings, produce all reports and carry out all activities necessary for the completion of the services described in the Request for Qualifications (RFQ) and, including, familiarity with Title 19 of the City's Municipal Code. As Hearing Officer, Mr. Raftery agrees to preside over all administrative hearings for matters that are within the jurisdiction of the Hearing Officer and, pursuant to the City's Municipal Code. The Hearing Officer shall conduct the meetings, listen to testimony, accept evidence as appropriate, and render a decision in the matter. Upon the conclusion of a hearing, the Hearing Officer shall determine whether a nuisance exists. If a nuisance exists, the Hearing Officer shall prepare an order of abatement, containing finding of fact, and shall direct and order the public nuisance abated within the time and in the manner set forth in the order.

B. This Contract and its exhibits shall be known as the "Contract Documents." Terms set forth in any Contact Document shall be deemed to be incorporated in all Contract Documents as if set forth in full therein. In the event of conflict between terms contained in these Contract Documents, the more specific term shall control. If any portion of the Contract Documents shall be in conflict with any other portion, provisions contained in the Contract shall govern over conflicting provisions contained in the exhibits to the Contract.

C. Mr. Raftery enters this Contract as an independent contractor and not as an employee of the City. Mr. Raftery shall have no power or authority by this Contract to bind the City in any respect, beyond the scope and authority in his position as Hearing Officer. Nothing in this Contract shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by Mr. Raftery are employee, agents, contractors or subcontractors of Mr. Raftery and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Mr. Raftery by any such employees, agents, contractors or subcontractors, or any other person resulting from performance of this Contract.

2. COMPENSATION

A. Mr. Raftery shall be paid monthly at the rate of $150 and will be compensated $450 for each meeting over which he presides as Hearing Officer. If the number of hearings is greater than initially anticipated by the parties, the Hearing Officer reserves the right to renegotiate the fee with the City.

B. Mr. Raftery's failure to complete work in accordance with the Scope of Work described in Section 1 may result in delayed compensation.

C. Compensation shall be paid monthly.

D. If the work is halted at the request of the City, compensation shall be based upon the proportion that the work performed bears to the total work required by this Contract.

E. Mr. Raftery may ask for a review of the compensation terms after two years of performance. The City is not obligated to modify the compensation terms.

CITY COUNCIL
STAFF REPORT

TO: Honorable Mayor and Councilmembers

DATE: May 19, 2026

FROM: David Dowswell, Contract Planner

SUBJECT: Annual Progress Report – 2024 General Plan and Housing Element

---

RECOMMENDATION:

That the City Council hold a public meeting to review the 2024 Annual Progress Report (APR) before submitting it to the California Governor's Office of Planning and Research and to Department of Housing and Community Development.

BACKGROUND/DISCUSSION:

On February 24, 2026, the Planning Commission adopted Resolution 2026-01 recommending the City Council receive the 2024 General Plan Annual Progress Report and Housing Element Report and direct staff to submit both reports to the California Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD).

General Plan Annual Progress Report

California Government Code Sections 65400 and 65700 require cities and counties to prepare a General Plan Annual Progress Report (General Plan APR) for each calendar year on the status of General Plan implementation. The report (Attachment B) is to be presented before the legislative body (City Council) and submitted to the California Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD). The 2024 General Plan APR (Attachment B) includes six sections: 1) Introduction, 2) Major Planning Activities in 2024, 3) General Plan Overview, 4) General Plan Elements, 5) General Plan Implementation Plan, and 6) Planning and Development Activities. The 2024 Housing Element Annual Progress Report is in Attachment C.

The Introduction section explains the requirements of California Government Code for preparing and circulating the General Plan APR. The Major Planning Activities section describes key milestones of projects or programs that are tied directly to the General Plan

for 2024. The General Plan Overview section provides a summary of recent General Plan updates, OPR's guidelines on the content included in the General Plan APR, and a summary of the implementation measures completed, in progress, and remaining to be addressed since adoption of the General Plan. The General Plan Elements section provides an overview of each of the nine elements included in the 2004 General Plan, as amended, and status of implementation measures. The General Plan Implementation Plan section provides a summary of state law requirements to implement a Mitigation Monitoring Program and the regular review of the mitigation measures. The Planning and Development Activities section summarizes the General Plan and Zoning Ordinance amendments and discretionary development applications approved during 2024. Housing Element Annual Progress Report California Government Code Section 65400 establishes the requirement that each local jurisdiction prepare a Housing Element Annual Progress Report (Housing Element APR) on the status of the General Plan Housing Element and provide a progress update on implementation using forms and definitions adopted by HCD. The Housing Element APR is used for reporting various metrics of housing development in the City and the status of its Housing Element implementation measures.

Housing Element Annual Progress Report

The Housing Element APR shows the City's annual progress in meeting its share of regional housing needs assessment or RHNA and describes the City's efforts to remove governmental constraints to the maintenance, improvement, and development of housing. In the current 2021-2029 6th Cycle Housing Element there are 31 programs the City is working to implement. They are listed in Attachment C, and each has a brief description, shown in italics, as to their status. Of the 31 programs all but 4 programs, highlighted in "bold" and "italics" already have been completed or partially completed.

In calendar year 2024, 148 housing units were finaled, (issued a certificate of occupancy), 6 units are deed restricted moderate-income, 4 are Accessory Dwelling Units, and 138 are above-moderate income. A comprehensive summary of the Housing Element APR data, which includes key housing metrics such as building permits issued by affordability, units categorized by structure type and a summary table of the City's Regional Housing Needs Allocation (RHNA) progress by all types of affordability are in the 2024 Annual Element Progress Report, Housing Element Implementation (Attachment D).

ATTACHEMENTS:

A. PC Resolution 2026-01
B. 2024 General Plan Annual Progress Report
C. 2024 Housing Element Annual Progress Report
D. Annual Element Progress Report, Housing Element Implementation
2024 housing-element-annual-progress-report ver 4 (version 1).xlsb.xlsm

ATTACHMENT A

Planning Commission Resolution No. 2026 – 01

A Resolution of the Planning Commission of the City of Winters Recommending the City Council consider the 2024 General Plan Annual Progress Report.

Whereas, Government Code 65300 requires each city and county to adopt a comprehensive. Long-term General Plan to guide the physical development of the incorporated city and land outside its boundaries within its Sphere of Influence that bears a relationship to its planning activities.

Whereas, Government Code 65400 requires each city and county to prepare an Annual Progress Report (APR) on the implementation of the General Plan, which includes the Housing Element, and said report shall be reviewed by the planning commission and city council before submitting to the Office of Planning and Research (OPR) and the state Department of Housing and Community Development by April 1 of each year.

Whereas, the City's Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on February 24, 2026; and

Now, Therefore Be It Resolved, that:

1. The Planning Commission finds preparation of the 2024 General Plan APR is not considered "project" and is exempt from the California Environmental Quality Act.

2. The Planning Commission recommends that the City Council receive the APR and recommends it be submitted to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development; and

It is hereby certified that the foregoing Planning Commission Resolution No. 2026-01 was duly adopted on a motion by Commissioner Dye and seconded by Commissioner Stone, at a regular meeting of the City of Winters Planning Commission held on February 24, 2026, by the following vote:

Ayes: Contreras, Dye, Lopez, Sandoval, Stone, Arce and Baker
Noes: None
Absent: None
Abstain: None

_____
Lisa Baker, Chairperson

Attest:

_____
Jeremy Craig, Planning Commission Secretary

ATTACHMENT B

2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

CITY OF WINTERS

City of Winters Planning and Building Department

City Council February 20, 2026

TABLE OF CONTENTS

1. INTRODUCTION ……..3
2. MAJOR PLANNING ACTIVITIES IN 2024 ……3
Zoning Ordinance Amendments ……3-4
Capital Improvement Program (CIP) Annual Update ……4
3. GENERAL PLAN OVERVIEW ……..4
Background and History ……..4
General Plan Updates ……..4-5
Upcoming General Plan Updates ……5
State General Plan Annual Progress Report Guidelines……5
State General Plan Annual Progress Report General Content……6
4. GENERAL PLAN ELEMENTS……7
Land Use Element……
…7
Transportation and Circulation Element……...……8

Housing Element…….
….9
Health and Safety…….
9
Natural Resources (Conservation and Open Space)……10
Community Design……..11
Public Facilities and Services…….12
Recreation and Cultural Resources……13
5. PLANNING AND DEVELOPMENT ACTIVITIES ……..14
General Plan Amendments …….14
Zoning Ordinance/Zoning Map Amendments…….14
Parcel Rezones…….
…..14
Discretionary Development Applications …….14

1. INTRODUCTION

An annual progress report for General Plan implementation is required to be submitted to the City of Winters City Council, the State Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD). This report was presented to the City Council on April 1, 2025. The report is available on the City's website, City Council Agenda Date: 04/01/2025. The annual report includes: • Status of the General Plan and progress in its

implementation; • City's progress in meeting its share of the regional housing needs; • Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and • Degree to which the City's approved General Plan complies with the State General Plan Guidelines and the date of the last revision to the General Plan. This report has been prepared pursuant to California Government Code Section 65400(a), which requires that all counties shall "investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the General Plan or element of the General Plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the General Plan." To further this goal, California Government Code requires annual reporting of the status and progress of General Plan implementation (Section 65400(a) (2)) as well as the City's progress in meeting its share of regional housing needs (Section 65584).

2. MAJOR PLANNING ACTIVITES

Major planning activities related to General Plan implementation either completed or ongoing during the 2024 calendar year summarized below. General Plan implementation tasks are discussed in detail under appropriate section(s) for each General Plan Element.

Title 17 Zoning Ordinance Amendments

Accessory Dwelling Unit Update

On July 2, 2024, the City Council adopted Ordinance 2024-08 which amended the City's current Accessory Dwelling Unit Ordinance to be consistent with the most recent State legislation regarding Accessory and Junior Accessory Dwellings.

Rezoning Amendment

On June 4, 2024, the City Council adopted Ordinance 2024-05 which amended the zoning on a 6.01-acre site (Assessor's Parcel Number 038-190-035) from C-1, Neighborhood Commercial to C-2, Central Business Commercial with a Planned Development Overlay. The zoning amendment was done to comply with a requirement by Housing and Community Development (HCD) as a condition of certifying the City's 6th Cycle (2021-2029) Housing Element to help meet the City's Regional Housing Needs Assessment (RHNA) obligation.

Capital Improvement Program (CIP) Annual Update

On June 18, 2024, the City Council adopted the 2024-25 Capital Improvement Program (CIP). The 2024-25 CIP includes the following four projects: ADA self-evaluation, biosolid removal, water master plan update, and pool replaster that were completed in 2023. The CIP includes three projects started and in progress: Paseo Park design, ADA implementation – City Hall customer service center, and I-505 bicycle/pedestrian overcrossing design and environmental. For 2024-25 CIP there are total of nine previously approved projects: Design and evaluation of 3 Oaks Park restroom, Community Center and City Hall building evaluations, Paseo Park Phase I improvements (after completed design), Community Center Patio enhancements, New Financial System, Completion of Biosolids removal ponds 1-3, Storm Drain Master Plan Update, Rehab Well #4, and Water Main replacement program begins. A new project was added to the 2025-25 CIP: Chromium-6 Compliance Project.

3. GENERAL PLAN OVERVIEW

Background and History

The City of Winters General Plan was adopted on May 19, 1992. Since the adoption of the General Plan only the Housing Element has been updated. On August 7, 2018, the City Council received a report on the status and overview of the implementation of the General Plan. On September 7, 2021, the 6th Cycle Housing Element was adopted. It was revised on March 15, 2021.

Upcoming General Plan Updates

AB 444 requires that cities and counties update their general plan circulation elements by January 1, 2028. The City will be updating the circulation element to comply with AB 444 before January 1, 2028.

State General Plan Annual Progress Report Guidance Memo

On January 1, 2025, the Governor's Office of Land Use & Climate Innovation released an updated *General Plan Annual Progress Report Guidance Memo* for the 2024 reporting year. The updated memo suggested the General Plan Annual Progress Report (APR) should include the following general contents:

1. Introduction.

2. Table of Contents.

3. Date of presentation/acceptance by the local legislative body (agenda item or resolution).

4. The date of the last update to the General Plan.

5. Measures associated with the implementation of the general plan with specific reference to an individual element.

6. Housing Element APR reporting requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584) and HCD's housing element guidelines (see https://www.hcd.ca.gov/community-development/annual-progressreports.shtml or email APR@hcd.ca.gov for more information).

7. The degree to which the General Plan complies with LCI's General Plan Guidelines, including environmental justice considerations, collaborative planning with military lands and facilities, and consultation with tribal communities.

8. Priorities for land use decision-making that have been established by the local legislative body (e.g., the passage of moratoria or emergency ordinances).

9. Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended or otherwise adjusted.

10. One or more lists of the following, including reference to the specific general plan element or policy, status (i.e., approved/denied, initiated/ongoing/completed, etc.), and a brief comment on how each advanced the implementation of the General Plan during the past year:

a. Planning activities initiated – These may include but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans.
b. General Plan amendments3 – These may include agency-driven as well as applicant-driven amendments.
c. c. Major development applications processed

State General Plan Annual Progress Report General Content

5. ***Measures associated with implementation of the General Plan with specific reference to individual element.***

The City Council approved an Implementation Plan as part of the 1992 General Plan. The Implementation Plan includes 109 implementing measures within the seven General Plan Elements. On November 16, 2004, the City Council received a status report on the 109 implementation measures. Fifty-five (55) implementation measures had been completed, eighteen (18) implementation measures had been partially completed and thirty-six (36) implementation measures were not yet completed.

6. ***Housing Element Reporting Requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65583 and 65584) and HCD's housing element guidelines.***

   Government Code Section 65400 establishes the requirement that each city or county prepare an annual report on the status of the General Plan Housing Element and progress in its implementation using forms and definitions adopted by HCD. The Amended 2021-2029 Housing Element Update includes 33 Implementation Measures. The implementation status of each of these measures is provided in Exhibit A.

7. ***The degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice considerations, collaborative planning with the military lands and facilities, and consultation with Native American tribes.***

   The City of Winters General Plan was prepared using OPR's General Plan Guidelines (pursuant to Government Code Section 65040.2) as applicable at the time of original adoption in 1992. At that time, the OPR General Plan Guidelines required seven mandatory elements or topic categories. The 1992 City of Winters General Plan is comprised of eight Elements, five elements address the seven mandatory elements: 1) Land Use, 2) Housing, 3) Transportation/Circulation, 4) Natural Resources, which includes the mandated provisions for Conservation and Open Space, and 5) Health and Safety. The three additional elements are: 6) Community Design, 7) Public Facilities and Services, and 8) Recreation and Cultural Resources.

4. GENERAL PLAN ELEMENTS

Land Use Element

The City's Land Use Element has not been updated or revised since the current General Plan was adopted in 1992. The Winters General Plan Land Use Element outlines the following goals:

♣ Orderly, well-planned, and balanced growth

♣ Development of a pedestrian-oriented central business district that includes retail commercial, office, residential, civic, cultural, and recreational uses.

♣ Range of residential densities to accommodate the housing needs of all income groups expected to reside in Winters.

♣ Adequate land for and promote the development of commercial uses providing goods and services to Winters' residents, employees, and visitors.

♣ Adequate land for and promote development of industrial uses that create jobs and enhance the economy of Winters.

♣ Adequate land for development of public and quasi-public uses to support existing and new residential, commercial, and industrial land uses.

On June 4, 2024, the City Council adopted Resolution 2024-38 amending the General Plan Land Use designation on a 6.01-acre site (Assessor's Parcel Number 038-190-035) from Neighborhood Commercial (NC) to Central Business Commercial (CBD). The amendment was made in combination with a rezoning to help meet the City's RHNA number.

Transportation and Circulation Element

The City's Transportation and Circulation Element has not been updated or revised since the current General Plan was adopted in 1992. The Winters Transportation element outlines the following goals:

♣ Create and maintain a roadway network that will ensure the safe and efficient movement of people and goods throughout the city.

♣ Promote and maintain public and private transit systems.

♣ Promote increased efficiency in automobile use.

♣ Consider air quality and noise impacts along with traffic flow efficiency.

♣ Promote intergovernmental communication and cooperation concerning transportation related issues.

♣ Ensure the adequate provision of both on- and off-street parking.

♣ Promote pedestrian and bicycle travel as alternatives to automobile use.

The Circulation Element Master Plan was updated in November 2017 and consists of a re-calculation of traffic estimations to include both existing conditions as well as the cumulative impacts of approved projects within the City. The plan also updates the City's impact fee program needs which will be included in the revised major projects

financing plan which is under review. The implementation of the Circulation includes the adoption and management of a number of critical documents which include:

♣ A Complete Streets Plan developed in conjunction with Caltrans for Grant Ave and includes the incorporation of bike, vehicle and pedestrian amenities to maximize flow and safety throughout the corridor from Railroad Ave to the Yolo Housing Community outside the City.

♣ The development of a Bike/Pedestrian Master Plan which provides current and projected amenities to maximize traffic safety and utilization of public assets for bikes and pedestrians.

♣ A Grant Ave Corridor Traffic Study which was most recently updated in 2012 to provide traffic counts and modeling which serves as a foundation element for the Complete Streets Plan and needed improvements on Grant Ave. The results include on demand traffic modeling accepted by traffic engineers and Caltrans to model development impacts.

♣ In 2006, the City, working with the Local Government Commission and extensive community outreach developed the Transportation Safety Plan which outlines alternatives to traditional traffic improvements to encourage higher levels of traffic safety through reduced street widths, roundabouts and pedestrian centered amenities.

Housing Element

The City's Housing Element was updated on September 7, 2021, and revised on March 15, 2022. Attached Exhibit A discusses the status of implementing the programs in the City's 6th Cycle Housing Element.

Health and Safety Element

The City's Health and Safety Element has not been updated or revised since the current General Plan was adopted in 1992. The City's Health and Safety Element provides goals and policies for a number of issues including seismic, fires, hazardous materials, emergency response and noise. This single element conforms to the State mandated elements for "Safety" and "Noise". The main goals of the Health and Safety Element are:

♣ Prevent loss of life, injury, and property damage due to

o geologic and seismic hazards

o flooding

o wild land and structural fires, explosions, and release of hazardous materials.

♣ City emergency response procedures are adequate in the event of natural or man-made disasters.

♣ Protect city residents from the harmful and undesirable effects of excessive noise.

♣ Prevent crime and promote the protection of people and property.

The Safety aspect of the General Plan is implemented through a variety of documents including:

♣ City-wide Multi Hazard Emergency Services Plan which is developed through a cooperative effort with Yolo County to meet local, State and Federal Guidelines for assessment and planning for all risks within the Winters Area. The document was last updated and adopted by the City in 2016.

♣ Building, Fire and Housing Codes are adopted on a periodic basis as new releases are provided from the State.

On September 16, 2025, the City Council adopted the 2022 California Building Standards Code (California Code of Regulations, Title 24), the 2022 California Residential Code, the 1997 Uniform Code for the Abatement of Dangerous Buildings, the 2022 California Electrical Code, the 2022 California Fire Code, the 1997 Uniform Housing Code, the 2022 California Mechanical Code, the 2022 California Plumbing Code, the 2022 California Green Building Standards Code, the 2022 California Historical Building Code, the 2022 California Existing Building Code, the 2022 California Administrative Code, the 2022 California Energy Code, and the 2022 California Referenced Standards Code, together with local amendments.

The City has an adopted "Noise Ordinance" which provides standards for measurement and acceptability of uses and noise produced throughout the various land uses within the City. The Ordinance was last updated in 2017.

Natural Resources Element

The City's Natural Resources Element has not been updated or revised since the current General Plan was adopted in 1992. The Natural Resources Element combines the structure for the State mandated Open Space and Conservation elements. The goals of this element are as follows:

♣ Protect water quality in Putah Creek, Dry Creek, and the area's groundwater.

♣ Productivity of agricultural land surrounding Winters and to prevent the premature conversion of agricultural land to urban uses.

♣ Protect sensitive native vegetation and wildlife communities and habitat.

♣ Promote the protection and enhancement of wetlands and the riparian and aquatic ecosystems of Putah Creek and Dry Creek.

♣ Improve air quality in Winters and the region.

♣ Promote energy efficient development in City's development review process through effective implementation of adopted state and local standards and guidelines.

The advancement of many of the conservation and open space goals are carried through multiple documents, initiatives and agencies including:

♣ Habitat issues are advanced through the City's participation in the Yolo Habitat Conservancy which is advancing a County-wide habitat conservation program HCP/NCCP, which replaced the City's previously adopted habitat conservation program.

♣ Water issues are addressed through groundwater monitoring programs through the Yolo Flood Control Agency and now through the Yolo Sustainable Groundwater Agency (previously the Water Resources Agency).

♣ Air quality is addressed through programs and initiatives with the Yolo-Solano Air Quality Management District.

On July 7, 2021, the City Council adopted a Climate Action Plan following State guidelines to address the effects of climate change, emissions and greenhouse gases.

♣ The city has three adopted stormwater plans: Putah Creek/Dry Creek Subbasins Drainage Report, August 2005: Moodt Slough Subbasin Drainage Report, 2005: Storm Drainage Master Plan Northeast Area, 2018, revised March 2022.

Community Design Element

An optional element of the City's General Plan is the Community Design Element, which incorporates the importance of architecture, pedestrian orientation and preservation of the uniqueness which embodies the community. The main goals of this element are as follows:

♣ Coherent and distinctive physical form and structure that reflects Winters' small-town qualities and agricultural heritage.

♣ Preserve existing community character and fabric and promote the development of neighborhoods and districts that emphasize pedestrian convenience.

♣ Maintain and enhance the quality of the Winters' landscape and streetscape.

The implementation of the Community Design Element has included policy implementation through the following:

♣ A comprehensive application of architectural, landscape and site plan guidelines throughout the City are provided through a variety of documents including the Grant Avenue Design Guidelines for the Grant Ave Corridor from the I505 to Railroad Ave, the Downtown Form Based Code, and the Winters Design Guidelines which relate to the balance of the City.

♣ The City has an established “Design Review Committee” consisting of the representatives from the City Council, Planning Commission and City Staff which review all projects prior to application submittal to work with applicants on the application of design standards.

♣ The City’s Public Works Standards have been amended to include public improvement standards which stress the importance of pedestrian, bike, landscape and lighting amenities which reflect the character and pedestrian orientation of the community.

♣ Through the use of Development Agreements and Subdivision Improvement Agreements, design elements are included as conditions of approval for all projects considered by either the Planning Commission or City Council.

♣ In 2017 the City conducted a Downtown Parking Plan to assess the need for additional parking and parking resources for both daily parking and overflow sites for event parking as the City in the years prior to the pandemic hosted a number of significant special events to draw people into town.

Public Facilities and Services Element

An optional element which serves as an implementing arm for multiple elements of the City’s General Plan, especially the Land Use, Health & Safety, Circulation Elements, the Public Facilities and Services Element include a series of “master plan” documents meant to facilitate the overall capacity of City infrastructure to support the overall goals of the General Plan. The main goals of this element are as follows:

♣ Adequate level of services in the Winters’ public facilities and services to meet the needs of existing and future development.

♣ City’s water system.

♣ City’s sewage collection and disposal system.

♣ Storm drainage system.

♣ Fire protection service.

♣ Public schools which serve as a neighborhood focus and to maintain a quality learning environment for Winters residents as the city's population increases.

♣ Library services.

♣ Efficiency, convenience, and harmonious relationships in the citing of public facilities.
City of Winters General Plan Status and Overview.

In advancement of these goals, the City has the following master plans adopted and are maintained through regular updating.

♣ Water Master Plan

♣Sewer Master Plan

♣Wastewater Treatment Facilities Master Plan • Sewer Collection System Master Plan

♣Sewer System Management Plan

♣Waste Diversion Plans

♣Storm Water Management Program • Moody Slough/Putah Creek Flood Plans

The City has also implemented the following:

♣Established the Winters Public Safety Facility which houses both Fire and Police Services, along with the City's Emergency Operations Center.

• Adopted and maintained a Source Reduction and Non-Disposal Facilities Plans to meet State guidelines regarding waste diversion and recycling.

♣ The City's Fiscal Year Budgets include Capital Improvement Programs for each of the City's water and wastewater utilities, storm drainage, streets and parks.

♣ The City maintains a Major Projects Financing Program (MPFP) which includes projects and financing programs which are facilitated through impact fees which are charged for all new development within the City.

♣ The Winters Community Library is an important element of the City and the City has worked to achieve a thriving library program through a joint services agreement with the Winters JUSD and Yolo County.

Recreation and Cultural Resources Element

An optional element, the Recreational and Cultural Resources Element focuses on expanding recreational opportunities throughout the community. The main goals of this element are as follows:

♣ Public park system and recreation facilities suited to the needs of Winters' residents and visitors.

♣ Provision of private recreational facilities and opportunities.

♣ Recreation programs suited to the broad needs and interests of all Winters residents.
City of Winters General Plan Status and Overview

♣ Preserve and enhance Winters' historical heritage.

♣ Protect Winters' Native American heritage.

In advancement of this element, the City has done the following:

- Established a joint use of facilities agreement with the Winters JUSD for the shared use of facilities including Winters High School, Community Pool and the use of the various schools and the Community Center.

- The Historic Preservation Ordinance provides guidance on the Downtown buildings and the impacts of new development.

- In 1995 and 2009, the City completed Market Feasibility Studies regarding the renovation and preservation of key Downtown structures including the DeVillibus Hotel, Cradwick, Masonic and Putah Creek Café buildings.

- The City, through the mandated CEQA process, regularly consults with the Yocha de He- Wintun Nation regarding cultural resources issues and concerns. The City is in the process of the development of a Senior Programs Assessment which will develop and implement an overall strategy for meeting the needs of multiple generations of seniors within the City. The City is actively working with the American Association of Retired Persons (AARP) on making the community a more senior friendly environment through the 8 Domains of Livability Planning model.

- Through a regular meeting process, the City meets with the Winters JUSD (2X2) regarding facilities planning and cooperation to maximize opportunities for all parts of the community.

5. PLANNING AND DEVELOPMENT ACTIVITIES

Planning and development activities in 2024 included one (1) application for a General Plan Amendment; one (1) application for a rezoning and one Zoning Ordinance text amendment.

General Plan Amendment

City-Initiated

On June 4, 2024, the City Council adopted Resolution 2024-38 amending the General Plan Land Use designation on a 6.01-acre site (Assessor's Parcel Number 038-190-035) from Neighborhood Commercial (NC) to Central Business Commercial (CBD). The amendment was made in combination with a rezoning in order to help meet the City's RHNA number.

Zoning Map/Zoning Ordinance Amendments

City-Initiated

On June 4, 2024, the City Council adopted Ordinance 2024-05 amending the zoning on a 6.01-acre site (Assessor's Parcel Number 038-190-035) from C-1, Neighborhood Commercial to C-2, Central Business District). The amendment was made in combination with the abovementioned General Plan Amendment in order to help meet the City's RHNA number.

On July 2, 2024, the City Council adopted Ordinance 2024-3 amending various section of the Municipal Code (Zoning Ordinance) regarding cannabis cultivation for personal use.

Discretionary Development Applications

On August 13, 2024, the Planning Commission adopted Resolution 2024-04 approving Design Review Permit 2024-01 for a new single-family home at 980 Degener Street.

ATTACHMENT C

Housing Element 2021-2029 6th Cycle IMPLEMENTATION PROGRAMS

The following is a list of programs which will guide the City's land use policies related to residential development for this Planning Period which ends in 2029. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

1) **General Plan Consistency Annual Review Program:** In accordance with Government Code Section 65400, the City will submit an annual progress report (APR) to the State describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the City's Housing Policies and Programs in meeting housing targets for new 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 29 housing, ensuring adequate vacant and underutilized sites to accommodate the 2021-2029 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets, as well as any additional information required by HCD, including identification of City-owned surplus sites.

The City is providing this annual report in accordance with Government Code Section 65400.

2) **Land Inventory Maintenance Program:** The City will make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the City's RHNA and the City's surplus land. The City shall maintain on its website a list and map of very low and low income housing sites (Table IV-3 and Figure IV-1), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the City's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the City's inventory of surplus sites, to assist in marketing new housing development areas. The list and map shall also be updated periodically to identify publicly-owned sites, including surplus sites, with potential to accommodate housing. In order to ensure adequate sites to accommodate lower income uses and equitable distribution of affordable housing sites, the City will support the rezone of Site J, or a comparable site in the western portion of the City, to R-4.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under

Community Development Reports & Resources, Maps.
https://www.cityofwinters.org/333/Community-Development-Reports-Resources

3) **Rezone to Accommodate RHNA:** As identified in the Background Report, the City can accommodate 130 units through approved projects, its inventory of lower income sites, and accessory dwelling units. To accommodate the remaining lower-income RHNA of 70 units, the City of Winters will identify and rezone a minimum of 4.25 acres of land to the R4A zoning district, a new zoning district that will allow exclusively residential uses and a minimum of 17.5 units per acre to a maximum of 22 units per acre. Rezoned sites will be no less than 0.5 acres and no more than 10 acres in size. Rezoned sites will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. The rezoned sites will be selected from the sites identified below (see Appendix D). Each site has the capacity to accommodate at least 16 units, will be available for development in the planning period, and is located where water, sewer, stormwater drainage, and dry utilities can be provided.

On June 4, 2024, the City Council adopted Resolution 2024-38 amending the Land Use designation on a 6.01-acre site (Assessor's Parcel Number (038-190-035) from Neighborhood Commercial (NC) to Central Business Commercial (CBD). The property was also rezoned from Neighborhood Commercial (C-1) to Central Business District (C-2). The amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.

4) ***Affordable Housing Steering Committee Program:*** *The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.*

The AHSC continues to meet on an as-needed basis. The AHSC has most recently met to review the proposed Farmstead Development.

5) **Inclusionary Housing Ordinance Program:** The City shall continue to implement Ordinance 2009- 18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout Winters. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. When alternatives to on-site inclusionary units are provided, the City shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include:

    a. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.
    b. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.
    c. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase the competitiveness of a funding request and providing documentation of housing needs that would increase the competitiveness of a funding request.
    d. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

The City continues to work with non-profit housing developers on obtaining State and federal funding to assist in the development of affordable housing. Developers have been granted modified developments standards, including smaller lot sizes and reduced setbacks.

6) **Displacement/Relocation Assistance and Replacement of Affordable Units Program:** Consistent with the requirements of Government Code Section

65583.2(g), development projects that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3). Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300. Should potential displacement of lower income households be identified, the City will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in Winters.

No development projects have been approved in the past five years with residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households.

7) **Duplex Allowance Program:** The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:
    a. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.

The City's R-1, Single Family Residential (7,000) and R-2, Single Family Residential (6,000) zoning allows affordable or market rate units on all corner lots citywide. The developer of the Winters Highlands built 17 duplexes affordable to Moderate income homebuyers on corner lots. Due to the popularity of these units additional duplexes were built with no affordability restrictions.

    b. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
    c. The City will offer reduced or deferred fees for duplexes affordable to very low- and low-income households.
    d. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

During the construction of the Winters Highlands development the developer substituted duplex units on some of the corner lots originally approved with a

detached single-family home. The City granted alternative development standards, including reduced lot sizes and setbacks and increased lot coverage through the planned development zoning process.

8) **Increased Density Program:** The City shall require development in the upper one-quarter of the density range in the Medium High-Density Residential designation and in the upper one-quarter of the density range in the High-Density Residential designation, except for projects exempted from this requirement as described below. The Winters Municipal Code Chapter 17.60 (Residential Densities and Standards) establishes the residential density range for the R-3 district (General Plan Medium High Density Residential designation) as 6.1 to 10.0 units per acre and the R-4 district (General Plan High Density Residential designation) as 10.1 to 20.0 units per acre. Therefore, the upper one-quarter of the density range in the Medium High Density Residential designation is 9.0 to 10.0 while 17.5 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible. A narrowly-defined exception is in the case of rental housing or single-family housing affordable to low and very low income units where a reduction in the overall number of units results in the increase in the number of larger, family units that would serve large households. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

The Neighborhood Works affordable housing project, which is zoned High-Density Residential, was approved at 17.5 units per acre. The Farmstead Development is deeding an affordable housing site to the City. The City will be preparing a Request for Proposal (RFP) seeking to partner with a non-profit to developed the site with affordable housing. The City will be providing both financial and non-financial incentives to maximize the number of affordable housing units.

9) **Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program:** State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Programs II.9 and II.11 addresses specific constraints identified in this Housing Element, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and to ensure

implementation of requirements to affirmatively further fair housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

The City continues to monitor changes in housing legislation that affects housing and where necessary amend our development processes to comply with state law.

10) **Zoning Ordinance Amendments – Housing Constraints Program:** The City shall update the Zoning Ordinance to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

a. Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

The City will be updating the Zoning Code to comply with SB 35 and SB 330 and with applicable Government Codes.

b. Accessory dwelling units: The Zoning Ordinance will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

The City adopted on March 18, 2025, Ordinance 2025-03 which updated its Accessory Dwelling Unit Ordinance to be consistent with Government Code Section 65852.2 and Sections 66310–66342.

c. Residential care facilities: The Zoning Ordinance shall be updated to specify that residential care facilities that serve six or fewer persons will be

treated as a residential use subject to the same permit requirements as a residence of the same type in all zoning districts. Additionally, the Zoning Ordinance shall be updated to define residential care facilities for more than six persons, which is not defined in the current Zoning Ordinance and to ensure that any conditions required of such uses are limited to objective standards that do not create barriers for housing for seniors, persons with disabilities, or other special needs populations. The revision shall also clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

The City will be amending the Zoning Ordinance to allow residential care facilities of six or fewer persons by right and amend the use classification for residential care facilities to include facilities with more than six persons.

d. Low barrier navigation centers: The Zoning Ordinance shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65666, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

The City will be updating the Zoning Ordinance to include a definition for low barrier navigation centers and to allow them by right.

e. Agricultural worker housing: The Zoning Ordinance will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Open Space (OS) and Rural Residential (R-R) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Ordinance will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

Chapter 17.123 of the Zoning Ordinance uses the uses the term "Farmworker Housing" instead of "Agricultural Worker Housing".

f. Employee housing: The Zoning Ordinance will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be

deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

g. Transitional and supportive housing: The Zoning Ordinance shall be revised to allow and supportive housing subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multi-family and mixed uses are permitted pursuance to Government Code Sections 65650 through 65656.
h. Manufactured Homes: The Zoning Ordinance shall be updated to remove the restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.
i. Emergency Shelters: The Zoning Ordinance shall be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more City of Winters 36 parking for emergency shelters than other residential or commercial uses within the same zone.
j. Design Review. The Zoning Ordinance shall be revised to address subjective language, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, in the design review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

k. **Height Limits and Development Standards.** The City shall review its development standards in the R-3, R-4, C-1, C-2, D-A, and D-B zones to ensure that development can occur at maximum densities and intensities and shall revise the Zoning Code to address standards that constrain development at maximum allowed densities. At a minimum, the revision shall remove or reduce the requirement for an additional foot of setback for each foot of height above 30 feet in the R-3, R-4, and C-2 zones and reduce the minimum side yard requirement to ensure that development can occur at the maximum permitted residential densities for each zone.

The City will be updating the Zoning Ordinance to eliminate the requirement for an additional foot of setback for each foot of height above 30 feet in R-3, R-4 and C-2 zones.

11) **ADU Incentives Program:** The City shall encourage development of ADUs and JADUs through a variety of measures, including:

a. Promotional Campaign:
    1. Provide guidance and educational materials to the public, including an ADU Handbook available at City Hall and information on the City's website, that describe the streamlined permitting process, potential methods of accommodating an ADU (garage conversion, separate detached structure, expansion of existing unit, or within existing unit). fee reductions for ADUs, the ADU Amnesty Program, and construction resources.
    2. Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas,
b. ADU Amnesty: Establish a process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years, consistent with the AB 670. The City should also advertise the ADU Amnesty Program on the City's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

The City does, per Section 17.98.020C of the Municipal Code, "Existing Accessory Dwelling Units. This section shall in no way validate an illegal accessory dwelling unit. An application for an ADU may be made pursuant to the provisions of this chapter to convert an illegal ADU into a lawful ADU, or to allow for the replacement, alteration, or expansion of an existing nonconforming ADU. The conversion of an illegal ADU into a lawful ADU, or the replacement, alteration, or expansion of an existing nonconforming ADU, shall be subject to the requirements of this chapter." The City will be updating this section to be compliant with the most recent legislation governing ADUs.

c. Prototype ADU Plans: Developing pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

The City currently offers to property owners three different pre-approved ADU plans, free of charge. These plans are available on the City's website.

12) **Density Bonus Program:** The City will update continue to provide for density bonuses consistent with State law. The City will update Section 17.60.030 (Affordable Housing Development) of the Zoning Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units and no parking requirements for eligible special needs or supportive housing.

The City continues to monitor changes to State laws that affect density bonuses. The City is in the process of reviewing and updating its density bonus regulations to be consistent with current State laws.

13) **Facilitate Affordable and Special Needs Housing Construction Program:** The City shall continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations. The City will market housing opportunities and assist developers with the construction of affordable and special needs housing through the following actions:

a. To affirmatively further fair housing, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the city that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under Community Development Reports & Resources Maps. https://www.cityofwinters.org/333/Community-Development-Reports-Resources

b. The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

Chapter 17.200.060 of the City's Municipal Code identifies a number of incentives and assistance available to affordable housing developers, they include: Fee waivers or deferrals, modified development standards, inclusionary housing credits and density bonuses. formally implemented this program. The City does reduce fees

c. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites and write letters of support to help secure governmental and private-sector funding.

The City continues to work with affordable housing developers to provide housing for all types of special needs residents.

d. The City will consider on a case-by-case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

The City continues to partner with affordable housing developers in obtaining grant funding for affordable housing projects.

e. The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

The City continues to allow developers to request density bonuses in compliance with applicable State laws.

f. The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable and special housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.

Chapter 17.200.060 of the City's Municipal Code allows for the City grant fee waivers or deferrals, including reduction in development fees and administrative fees.

g. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards,

street improvement standards, maximum density, setbacks standards, and lot coverage requirements.

The City, through its Planned Development Overlay process, has approved reduced setbacks and increased lot coverage to allow for more housing and a diversity of housing products.

h. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for affordable and special needs housing projects.

The City has applied for CDBG and HOME funds to help finance affordable housing. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units.

i. The City will offer assistance in accessing local, State, and federal funding for affordable and special needs housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

The City continues to collaborate with affordable housing developers to develop two potential affordable housing sites, one located within the Winters Highlands Development and the other with the Farmstead Development, which is completing the entitlement process. The developer is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units. Frontage improvements will be installed. The City will be partnering with a non-profit to develop the site.

14) **Housing Rehabilitation and Weatherization Program:** The City will continue to seek funding, such as CDBG or HOME, to provide housing rehabilitation, weatherization, and emergency repair assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance. While the City will continue to implement the program citywide, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

The City has applied for CDBG and HOME funds to help finance affordable housing. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units. When affordable housing has become available to rent or purchase the City has used various social medias to reach out to the community.

15) **Mixed Use Development Incentives Program:** The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:
    a. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.
        1. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
        2. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
        3. The City will continue to implement its Downtown Master Plan.
        4. The City will continue to implement its commercial condominium conversion ordinance.
        5. Continued implementation of the Downtown Form Based Code.

The City has approved projects allowing tandem parking for single-family detached housing, increased lot coverage and floor area ratios using the planned development process. The City has applied for both CDBG and Home funding to help subsidize affordable housing. The City continues to implement its Downtown Master plan and Form Based Code.

The City will promote mixed use developments in the following ways:

a. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers.
b. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

The City will advertise these incentives to developers or other interested parties through published information available at the Community Development Department's counter, in the general development application packet, and on the local community access television channel.

On June 4, 2024, the City Council adopted Resolution 2024-38 amending the Land Use designation on a 6.01-acre site (Assessor's Parcel Number (038-190-035) from

Neighborhood Commercial (NC) to Central Business Commercial (CBD). The property was also rezoned from Neighborhood Commercial (C-1) to Central Business District (C-2). The amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.

16) **Energy Conservation and Solar Energy Use Program:** The City will require energy conservation and will encourage solar energy use through the following actions:
    a. Continue to implement CalGreen (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
    b. Annually provide information in the Winters Express on the availability of funding through the PG&E Energy Partners Program and any funding resources available through Valley Clean Energy.
    c. Provide information at City Hall and on the City's website identifying local, regional, and State loan and grant programs available to assist with energy-efficient improvements, replacement of appliances and fixtures, and solar energy access.
    d. Continue to review proposed developments for compliance with the CalGreen solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
    e. Continue to study potential approaches and incentives for encouraging energy saving practices in new development and housing rehabilitation projects.

The City continues to require all new development to comply with the CalGreen codes (Title 24) of the California Code of Regulations).

17) **Title 15 Amendments Program:** While the City enforces the 2019 California Building Standards Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. The City shall update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code. Additionally, the City shall monitor the release of triennial updates to the California Building Standards Code (i.e., 2022, 2025, and 2028) and revise Title 15 accordingly to ensure it is up to date.

The City is currently working under the 2022 California Building Standards Code (CBSC) and will be updating the CBSC by the end of 2025.

18)**Housing Choice Mobility:**

1) Yolo County Housing Coordination.

   The City shall continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. Housing Choice Vouchers are the primary method of providing a housing mobility for lower income households, by allowing households to use the vouchers in neighborhoods and housing of their choice.

   The City Housing Manager will continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including supporting State and Federal funding applications that would provide Yolo County Housing with additional vouchers, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

   In conjunction with Program II.29, the City will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods and to educate the community on the important of integrating affordable housing throughout all geographic areas of the city, and County, to help create more balanced and integrated neighborhoods. The City will work with the Yolo County Housing to conduct outreach to property owners in high opportunity and resource areas to advertise and encourage participation in the Housing Choice Voucher program.

2) Local Housing Mobility.

   The City will review available State and Federal funding sources to identify opportunities to develop a source of funds that could be used to create a pilot local housing mobility program to ensure availability of Housing Choice Vouchers within the City limits. If a program is identified that could fund a pilot housing mobility program, the City will work with Yolo County Housing or other qualified housing program administrators to develop capacity to create and manage a program that provides dedicated housing

vouchers within the City. For housing projects receiving City assistance, the City shall require that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

19) **Homeless Support Program:** The City shall coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. The City will continue to coordinate and work with the Davis/Woodland/Yolo County Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

20) **Local Builder Program:** The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis. The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots. This program is intended to meet local housing needs through providing an opportunity for more diversity in the design of individual housing units.

The City recently approved the Farmstead Subdivision. Condition of Approval #4 states "Pursuant to General Plan Policy II.A.19, a minimum of ten percent (10%) of the single-family residential lots (i.e., 19 lots) shall be reserved for and sold to local builders or owner-builders. The location of said lots shall be identified on the first Final Map or Parcel Map.

21) **Conservation of Existing and Future Affordable Units Program:** While no housing units are considered at risk of converting to market rate during the 2021-2029 period, City staff will continue to monitor the status of existing and future affordable housing.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will assist non-profit housing corporations or any other entities seeking to acquire and maintain government-assisted housing developments. The City will seek or support developer applications for available state, federal, and other

grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To ensure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion. Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and that the property owner provides all required notices in both English and Spanish. Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

The City hasn't had assisted multi-family properties become at risk of being converted to market rate. The City will continue to monitor the affordable for-sale units to ensure when they are resold the affordability restrictions and requirements are enforced.

22) **Development Review Committee Program:** The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.

The City continues to convene its DRC to expedite the processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.

23) **In-Lieu Fee Review Program:** The City shall regularly review the feasibility of adjusting in lieu fees for qualifying affordable housing projects to ensure sufficient fees are collected based on historical and projected costs to reflect the actual cost of producing an affordable unit. If any fee reductions are determined to be feasible, the City shall revise its in-lieu fee ordinance and promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications. If an increase in the fee is determined to be appropriate, the City shall review the fee increase to ensure that it would not serve as an impediment to housing development and would not significantly increase the cost of market rate units.

The Affordable Housing Steering Committee meets on an as need basis. In-lieu fees are updated to current costs to ensure that sufficient fees are collected to reflect the actual cost of producing an affordable unit.

24) **California Accessibility Standards Compliance Program:** The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

The City continues to ensure all construction projects comply with the State of California accessibility standards. In 2024 the City adopted a new ADA Transition Plan and Self-Evaluation – Public Rights-of-Way. In 2025 the City completed a remodel of the old police department to be ADA accessible for customers seeking to open a business, pay water and ser bills, and rent city facilities.

25) **Homeowner Training Program:** The City will work to ensure the success of new homeowners by providing opportunities for pre- and post-purchase counseling for all participants in the City's homeownership-based housing programs. New Agreements: The City will ensure that all new agreements for homeownership units include the requirement that the homeowner complete a homeowner training or counseling session. Existing/Resale Agreements: At the time of

income certification for any existing and resale agreements for homeownership units, the City will ensure that the new homeowner is offered an opportunity for homeowner training or counseling and is provided with a list of homeowner resources.

The City continues to work with NeighborWorks to provide counseling and training to those participants wishing to purchase a new affordable home.

26) **Housing Diversification Program:** Seek to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing. Review the Zoning Ordinance to identify potential opportunities and methods to accommodate additional housing variety in single family zones, such as allowing a percentage of units in a 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 49 residential subdivision to develop as triplex or fourplex units, to expand the allowance for duplexes on corner lots to also include triplex and fourplex units on corner lots, and to identify appropriate development standards for lots accommodate triplex and fourplex units within a R-1 or R-2 zone. Regularly review the Zoning Ordinance and City standards to ensure that permitted densities, use types, and development standards are consistent with the requirements of State law. This review shall include a bi-annual review of requirements related to affordable housing, employee and agricultural worker housing, senior housing, housing for disabled persons, including developmentally disabled persons, large family units, and housing for the homeless and at-risk of-homelessness populations.

The City does allow duplexes by right to be built of corner lots that are zoned R-1, Single Family (7,000) and R-2, Single-Family Residential (6,000). The City has not yet has not yet amended the Zoning Ordinance to allow tri-plexes or four-plexes of corner lots.

27) **Reasonable Accommodation Program:** The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The City shall review its reasonable accommodation procedures within one year and shall update procedures and findings to remove constraints consistent with the requirements of State law. If requests for reasonable accommodation identify constraints or barriers to accessible housing in the City's standards and

requirements, including the Zoning Ordinance, identify whether revisions should be made to the Zoning Ordinance to address those constraints or if such constraints should continue to be addressed through a reasonable accommodation request.

28) **Affirmatively Further Fair Housing Outreach and Coordination Program:** Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

a. Providing public information and brochures in English and Spanish regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
b. Provide a list of available renter and homebuyer assistance programs and resources at City Hall, Winters Library, and on the City's website to assist renters and homebuyers with identifying available financial resources. The information shall include any financing programs specifically available to extremely low income households and special needs groups.
c. City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the city. The City will refer fair housing complaints to agencies that address claims and organizations that may provide assistance with filing a claim. Agencies and entities to refer housing complaints to include:
    1. California Department of Fair Employment and Housing: Receives and valuates discrimination complaints statewide, investigates violations of the civil rights laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

2. U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.
3. Legal Services of Northern California: Provides legal aid and complaint assistance to lower income persons and persons over the age of 60 for fair housing and other issues.
4. Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.
5. Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.

d. Maintain a log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainee/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution). Provide log to Yolo County District Attorney.
e. Requiring the City's fair housing staff or service provider to provide an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in the city which have higher levels of discrimination claims.
f. Targeting an annual outreach and education effort focused on the property owners and residents in areas where a higher level of discrimination claims has been documented.
g. Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-

up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

h. Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast) and in English and in Spanish.
i. Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
j. Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
k. Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
l. Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
m. Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.
n. Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.
o. Develop housing data. Coordinate with Yolo County Housing, HPAC, and local service providers to identify and enumerate Winters fair housing issues and needs when regional surveys and other community outreach efforts are conducted that address fair housing and other related housing issues for local jurisdictions. For example, the 2019 Pointin-Time survey to identify homelessness identified the homeless population for the cities of Davis, Woodland, and West Sacramento, but grouped Winters homeless population with the unincorporated area.

29) **Increase Access to Local Services and Employment Opportunities:**

a. Economic Development to Attract Industries and Services. Develop and implement an Economic Development Strategy that addresses factors that have contributed to the City's low place-based opportunities score. The primary contributing factor is economy (most influenced by job availability, job quality, job growth, and bank accessibility), followed by education (teacher experience, high school discipline rate, and US/CSU eligibility) and health and environment (most influenced by health care availability, access to supermarket, and prenatal care). The strategy shall include meaningful actions with measurable metrics related to the place-based opportunity factors to gauge the effectiveness of the strategy.
b. Mobility. Work with Yolobus and SACOG to identify options and grant funding sources to provide improved transit and transportation services between Winters and regional destinations (Davis, Vacaville, Woodland, Downtown Sacramento) to better connect the City's residents with high-quality employment opportunities as well as healthcare and other services throughout the region. Options for Winters to explore in conjunction with Yolobus and SACOG include, but are not limited to, microtransit (on-demand shuttle bus system similar to that operated by Sacramento Regional Transit District), micromobility (such as bicycle share), ridesharing connections (a community-based ridesharing app or other resource that could connect residents with similar destinations), and more transit stops to improve access to existing routes.

30) **Facilitate Farmworker Housing:** Encourage qualified farmworker housing developers to pursue development of housing for farmworkers through:

1) Develop a farmworker housing outreach package for developers that includes:

1. Map and list of vacant sites where farmworker housing is a permitted (by-right) use, including sites in high resource areas that may optimize access to opportunities.

2. List of State and Federal fundings programs targeted to farmworker and agricultural worker housing

3. Programs and incentives that may be available to farmworker housing developers, including fee reductions, density bonuses, and permit streamlining,

3) Distribute the farmworker housing outreach package to local and regional developers, as well as Yolo County Housing. 3) Follow up with developers

within three months of initial outreach and bi-annually thereafter to identify interest in any farmworker housing projects.

4) Where there is interest, assist the developer with understanding the City's development standards and potentially available incentives.
5) The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.
6) The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.
7) The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Farmworker housing projects that address the needs of large families or extremely low-income households or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
8) The City will negotiate alternative development standards, such as such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements, through the density bonus program incentives or through the planned development process.
9) When a project is identified and a request for assistance is made, the City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvements for farmworker projects. If multiple affordable housing projects request funding, the City will prioritize projects that meet more than one special housing need, such as a farmworker project that provides units for large families or a farmworker project with on-site daycare to support single female-headed households.
10) The City will offer assistance in accessing local, State, and federal funding for farmworker housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary, such as such as completing a site visit, documenting development standards, documenting fee requirements, documenting other requested information available to the City, and preparing letter of local support, to support an application for funding.

In addition to the targeted outreach, the City will provide the farmworker housing outreach package on the City's website, through published information available at the Community Development Department's counter, and in the general development application packet.

31) **Community Preservation:** The City shall identify under resourced areas of the City that would benefit from investment in revitalization and stabilization. These areas shall include, but are not limited to neighborhoods or areas with 50% or more low-income housing, areas with a high concentration of persons with disabilities, female-headed households with children, seniors, and large families, and areas with a more than 10% substandard or dilapidated housing (based on HCD's housing conditions rating form and methodology). Currently, the HCD AFFH Tool does not provide data for persons with disabilities, female-headed households with children, seniors, and large families at the block or block group level, so this data is only available Citywide and will be reviewed bi-annually to update the maps if/when data is available. Areas with substandard and dilapidated housing will be identified by a windshield survey of the City's neighborhoods built prior to 1990. As part of the City's funding plans, including the Annual Budget and the Capital Improvement Program, the City shall ensure that community preservation investments in underresourced areas are prioritized. Community preservation investments may include park and recreation improvements, including funds to construction play areas on-site at multi-family housing projects, housing and infrastructure rehabilitation, educational facilities and amenities, transit improvements, and landscaping, beautification, and pedestrian/bicycle amenities for greenways, entry points to a neighborhood or area, multi-family housing developments, and sites that offer community-oriented services.

City Council Staff Report

TO: City Council

DATE: May 19, 2026

FROM: Barbara Carr, Housing Analyst

SUBJECT: Annual Progress Report – 2023-2025 Housing Element

RECOMMENDATION:

The Planning Commission adopted Resolution No. PC2026-04 (Attachment A) Recommending the Housing Element Annual Progress Reports for 2023-2025 to be submitted to the California Governor's Office of Planning and Research and to the Department of Housing and Community Development.

BACKGROUND/DISCUSSION:

Housing Element Annual Progress Report

California Government Code Sections 65400 and 65700 require cities and counties to prepare a Housing Element Annual Progress Report for each calendar year on the status of the Housing Element implementation. The 2025 Housing Element Annual Progress report (Attachment B) is to be submitted to the California Governor's Office of Planning and Research (OPR) and to the California Department of Housing and Community Development (HCD). The 2025 Housing Element Annual Progress Report titled, "Winters2025" in excel format is in Attachment C as a PDF. Attachment D is the Public Notice for the April 28, 2026, inviting public comment and sharing the outcomes on our housing development since the Housing Element was approved in 2021.

The Implementation Programs were adopted in the 6th Cycle Housing Element Housing Plan in 2021, and consideration was given to public comment in determining the housing plan. The City of Winters Regional Housing Needs Allocation (RHNA) indicates Winters regional share of units is five hundred and fifty-two (552). The goals and policies found in the 2025 Housing Element Annual Progress Report are targeted towards supporting and increasing the supply of affordable housing to lower income and special needs groups

and provide guidance in the development of future plans and programs. Within the "Winters2025" excel report prepared for the HCD are the relevant documents describing implementation of programs during 2025. Our efforts to generate and distribute resources for the development and preservation of affordable housing continue to be in compliance with Housing Element Law. There have been three hundred and seventy (370) units built between 2021 and 2025. A goal to consider for 2026-2029 is to enter into development agreements for one hundred and eighty-two (182) units. This would meet our regional share of units.

As you review "Table A2" within the Winters2025 excel (PDF) please note, there is an option to record "non-deed restricted" income levels. We would want to confirm the income determination and family size for accurate recording of our past housing development, as currently, without resident input our only option is to record those households as "above moderate". We are recording an additional thirty-seven (37) households over our required two hundred and forty-eight (248) units for "above moderate". Also, due to income eligibility changes at the county level, we may see residents falling from moderate to low income depending on income and family size. This is important for accurate reporting to our residents who are in newly constructed housing units. Community workshops, online survey, and direct contact with residents may provide us with more accurate information on income groups in the recently built housing. If we expand the request, we may also identify needs of other residents to address what barriers they face to equal housing in our community. Planning for our 7th Cycle Housing Element will start at the Sacramento Area Council of Governments (SACOG) this summer and we want our data to accurately describe our current residents and their needs.

In 2025, forty-three (43) housing units received their certificate of occupancy. Two (2)units in Walnut 10 were income restricted as "moderate income" as required in the Walnut 10 development agreement. "Table C" recognizes the successful general plan designation for rezoning Farmstead (apn-038-050-018-000) for future housing development with a realistic capacity of three hundred and forty-nine (349) units. There is also Olive Grove's development of fifteen (15) units. Finally, there is the opportunity to find another developer for the city-owned property in Winters Highland's development.

ATTACHMENTS:

1. PC Resolution 2026-04
2. 2025 Housing Element Annual Progress Report
3. 2025 Winters2025 Excel in PDF
4. Public Notice

Planning Commission Resolution No. PC2026-04

A Resolution of the Planning Commission of the City of Winters Recommending the City Council consider the 2025 General Plan Annual Progress Report.

Whereas, Government Code 65300 requires each city and county to adopt a comprehensive. Long-term General Plan to guide the physical development of the incorporated city and land outside its boundaries within its Sphere of Influence that bears a relationship to its planning activities.

Whereas, Government Code 65400 requires each city and county to prepare an Annual Progress Report (APR) on the implementation of the General Plan, which includes the Housing Element, and said report shall be reviewed by the planning commission and city council before submitting to the Office of Planning and Research (OPR) and the state Department of Housing and Community Development by April 1 of each year.

Whereas, the City's Planning Division presented its oral and written staff report on the proposed project at a regular meeting of the Planning Commission on April 28, 2026; and

Now, Therefore Be It Resolved, that:

1. The Planning Commission finds preparation of the 2025 General Plan APR is not considered "project" and is exempt from the California Environmental Quality Act.

2. The Planning Commission recommends that the City Council receive the APR and recommends it be submitted to the Office of Planning and Research (OPR) and the State Department of Housing and Community Development; and

It is hereby certified that the foregoing Planning Commission Resolution No. 2026-04 was duly adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting of the City of Winters Planning Commission held on April 28, 2026, by the following vote:

Ayes:
Noes:
Absent:
Abstain:

_____
Lisa Baker, Chairperson

Attest:

_____
Jeremy Craig, Planning Commission Secretary

ATTACHMENT B

2025 HOUSING ELEMENT PROGRESS REPORT

Housing Element 2021-2029 6th Cycle IMPLEMENTATION PROGRAMS

The following is a list of programs which will guide the City's land use policies related to residential development for this Planning Period which ends in 2029. The City will work to implement these programs and to continue its efforts to generate and distribute resources for the development and preservation of affordable housing.

II.1 General Plan Consistency Annual Review Program: In accordance with Government Code Section 65400, the City will submit an annual progress report (APR) to the State describing the achievements and shortfalls of the Housing Element. Included in this report will be an analysis of the effectiveness of the City's Housing Policies and Programs in meeting housing targets for new 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 29 housing, ensuring adequate vacant and underutilized sites to accommodate the 2021-2029 RHNA, and removing or reducing constraints to housing as well as accomplishments in realizing rehabilitation and conservation targets, as well as any additional information required by HCD, including identification of City-owned surplus sites.

The City is providing this annual report in accordance with Government Code Section 65400.

II.2 Land Inventory Maintenance Program: The City will make available up-to-date information regarding underutilized and vacant residential sites appropriate to accommodate the City's RHNA and the City's surplus land. The City shall maintain on its website a list and map of very low and low income housing sites (Table IV-3 and Figure IV-1), which shall be revised as necessary to ensure that the vacant and underutilized residential land inventory is adequate to accommodate the City's RHNA (very low, low, moderate, and above moderate income housing needs) and housing for special needs groups and to reflect the City's inventory of surplus sites, to assist in marketing new housing development areas. The list and map shall also be updated periodically to identify publicly-owned sites, including surplus sites, with potential to accommodate housing. In order to ensure adequate sites to accommodate lower income uses and equitable distribution of affordable housing sites, the City will support the rezone of Site J, or a comparable site in the western portion of the City, to R-4.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under

Community Development Reports & Resources, Maps.
https://www.cityofwinters.org/333/Community-Development-Reports-Resources

II.3 Rezone to Accommodate RHNA: COMPLETED As identified in the Background Report, the City can accommodate 130 units through approved projects, its inventory of lower income sites, and accessory dwelling units. To accommodate the remaining lower-income RHNA of 70 units, the City of Winters will identify and rezone a minimum of 4.25 acres of land to the R4A zoning district, a new zoning district that will allow exclusively residential uses and a minimum of 17.5 units per acre to a maximum of 22 units per acre. Rezoned sites will be no less than 0.5 acres and no more than 10 acres in size. Rezoned sites will permit owner-occupied and rental multi-family uses by right pursuant to Government Code section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households. The rezoned sites will be selected from the sites identified below (see Appendix D). Each site has the capacity to accommodate at least 16 units, will be available for development in the planning period, and is located where water, sewer, stormwater drainage, and dry utilities can be provided.

Planning Commission Resolution no 2025-06 recommended the City Council approve an amendment to the General Plan Use for the Farmstead 33.7 acres (29500 Russell Blvd) as follows:

- *16.1 acres Open Space (o-s)*
- *4.4 acres High Density Multi-family Residential (r-4)*
- *5.7 acres Multi-Family Residential (r-3)*
- *3.3 acres Neighborhood Commercial (c-1)*
- *16.1 acres Medium Density Residential (r-2)*

The new designation is suitable for the location, access, visual character and topography of the subject property and has the realistic capacity of 364 housing units with a mix of household income levels. Resolution by the City Council was approved September 16, 2025, for the General Plan amendment and rezone of the property.

On November 19, 2025 the City Council also approved plans for the development of Olive Grove's 18-unit housing development.

II.4 Affordable Housing Steering Committee Program: *The City shall maintain the Affordable Housing Steering Committee (AHSC) to review housing projects subject to the City's Ordinance 94-10 as well as any affordable housing development seeking City*

financial support either directly or via City-sponsored applications for subsidies. The City shall encourage project applicants to receive concurrent reviews by the AHSC and the Development Review Committee (DRC). The AHSC shall also advise the City Council, Planning Commission, and Successor Agency (CDA/redevelopment) on housing policy, City incentives to encourage the production of affordable housing units above the minimum inclusionary housing requirements, housing policy implementation, and the allocation of the CDA's Tax Increment Housing Set-Aside Funds. The AHSC does not have the power to alter project review, design review, or development standards.

The AHSC continues to meet on an as-needed basis. The AHSC has most recently met to review the proposed Farmstead Development. Future plans to discuss supportive services needed for acutely low-income households and invite Yolo County Homeless and Poverty Action Coalition (HPAC) to assist with strategic planning to met the RHNA goals and provide adequate services as part of the housing strategy.

II.5 Inclusionary Housing Ordinance Program: The City shall continue to implement Ordinance 2009- 18 (aka Inclusionary Ordinance) that requires at least 15 percent of all new development projects, with certain exceptions, within the City be affordable to very low-, low-, or moderate-income households. Development of the affordable units on-site will normally be encouraged to promote integration of all income levels throughout Winters. When this is found to be infeasible or inappropriate, the City may allow off-site development of the affordable units, accept in-lieu contributions of cash or land, or may approve a combination of these and other methods. When alternatives to on-site inclusionary units are provided, the City shall prioritize receiving sites or committing inclusionary housing in-lieu funds in areas that are designated the same or higher opportunity area, based on the current California Tax Credit Allocation Committee/Housing and Community Development Department resource maps, as the market rates units in the development to affirmatively further fair housing opportunities. The City shall provide regulatory and financial incentives geared to the financial need of each project, which may include:

a. The appropriate density bonus for projects meeting requirements of the Density Bonus Ordinance.
b. Providing financial assistance as funds are available and by connecting buyers with resources such as Mortgage Credit Certificates.
c. Assistance in accessing State or federal funding by lending support to such requests, priority permit processing for entitlements necessary to increase

the competitiveness of a funding request and providing documentation of housing needs that would increase the competitiveness of a funding request.

d. Modified development standards, such as for parking, setbacks, on- or off-site improvements, street improvement standards, and less stringent site plan (design review) requirements under the City's Planned Development Process.

To date we have achieved Inclusionary 15% requirement from the 2021-2025 (Housing Element period to-date)

	INCLUSIONARY REQUIREMENTS
370 UNITS BUILT BETWEEN 2021-2025	**370**
66 UNITS QUALIFY AS INCLUSIONARY	**66**
15 % INCLUSIONARY REQUIREMENT	**56**
ACHIEVED INCLUSIONARY REQUIREMENT ON CURRENT BUILD OUT FROM 2021-2025	

We believe the increasing income levels to qualify as low-income may already exist due to an increase in the income level to qualify. We are working on a city-wide report to determine factual information on residents within the City of Winters based on family-size and income level.

The City continues to work with non-profit housing developers on obtaining State and federal funding to assist in the development of affordable housing. Developers have been granted modified developments standards, including smaller lot sizes and reduced setbacks.

II.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program: Consistent with the requirements of Government Code Section 65583.2(g), development projects that have, or have had within the past five years, residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site and such replacement requirements shall be consistent with Section 65915(c)(3). Further, any lower income tenants shall be provided relocation assistance by the developer as required by Government Code Section 66300. Should potential displacement of lower income households be identified, the City will seek funding for a Downpayment Assistance Program, if it determined that funds are available at a level that would be adequate to assist lower income households with purchasing market-rate homes in Winters.

We are closely monitoring 32 East Main St. It is currently a market-rate 32-unit apartment building. We have had conversations with potential buyers about keeping the

property available to moderate-income families and not displacing the current residents. The property is currently for sale. No development projects have been approved in the past five years with residential uses restricted to rents affordable to low or very low income households or residential uses occupied by lower (including extremely low, very low, and low) income households.

II.7 Duplex Allowance Program: The City shall continue to allow for the development of duplexes on corner lots as a permitted use within the single-family zoning designation (R-1 and R-2 zones). The City will promote the construction of duplexes, including duplexes affordable to very low- or low-income households, through the following actions:

e. The City will encourage homebuilders to construct duplexes on corner lots as part of pre-application conferences.

The City's R-1, Single Family Residential (7,000) and R-2, Single Family Residential (6,000) zoning allows affordable or market rate units on all corner lots citywide. The developer of the Winters Highlands built 17 duplexes affordable to Moderate income homebuyers on corner lots. Due to the popularity of these units additional duplexes were built with no affordability restrictions.

f. The City will provide documentation necessary to support applications for State or federal financial assistance for affordable duplexes.
g. The City will offer reduced or deferred fees for duplexes affordable to very low- and low-income households.
h. For larger projects, the City will negotiate alternative development standards, such as flexible yard and setback requirements through its planned development process.

The following duplex properties were built between 2021-2025:

				DUPLEX BUILT BETWEEN 2021-2025		
ADDRESS	DEVELOPMENT	APN		ADDRESS	DEVELOPMENT	APN
973 Carbahal St	Winters Highlands	030-462-002-000		1203 Hamakawa St	Winters Highlands	030-434-018-000
1150 Chapman	Winters Highlands	030-455-028-000		1215 Hamakawa st	Winters Highlands	030-434-011-000
1165 Chapman	Winters Highlands	030-454-011-000		1301 Niemann Street	Winters Highlands	030-432-016-000
1100 Hiramatsu Ln	Winters Highlands	030-455-008-000		1303 Niemann Street	Winters Highlands	030-432-008-000
1116 Hiramatsu Ln	Winters Highlands	030-455-017-000		1202 Ramos Drive	Winters Highlands	030-432-017-000
1003 Ramos Dr.	Winters Highlands	030-462-001-000		1213 Ramos Drive	Winters Highlands	030-434-010-000
1061 Ramos Dr	Winters Highlands	030-455-009-000		1214 Rojo Street	Winters Highlands	030-434-001-000
1159 Ramos Dr	Winters Highlands	030-452-013-000		1215 Ramos Drive	Winters Highlands	030-434-010-000
1145 Rubio Way	Winters Highlands	030-454-008-000		1202 Rojo St.	Winters Highland	030-434-008-000
1100 Scotty Way	Winters Highlands	030-455-018-000		1501 Scotty Way	Winters Highlands	030-434-017-000
1250 Scotty Way	Winters Highlands	030-454-010-000		1503 Valley Oak Drive	Winters Highlands	030-432-007-000
1252 Scotty Way	Winters Highlands	030-454-009-000		1513 Valley Oak Drive	Winters Highlands	030-432-018-000
1111 Kato Ln	Winters Highland	030-451-013-000		1228 Rojo Street	Winters Highlands	030-432-002-000
1204 Niemann	Winters Highland	030-451-012-000		655 Overhouse Dr	Walnut 10	038-230-038-000
1216 Niemann St	Winters Highland	030-452-012-000		224 Almond	Walnut 10	038-230-037-000
1501 Scotty Way	Winters Highlands	030-434-017-000		1503 Scotty Way	Winters Highlands	030-434-009-000

During the construction of the Winters Highlands development the developer substituted duplex units on some of the corner lots originally approved with a detached single-family home. The City granted alternative development standards, including reduced lot sizes and setbacks and increased lot coverage through the planned development zoning process.

Income determinations on the duplex properties at the time of purchase included:

- *15 moderate- income*
- *5 low-income*
- *1 very-low income*

II.8 Increased Density Program: The City shall require development in the upper one-quarter of the density range in the Medium High-Density Residential designation and in the upper one-quarter of the density range in the High-Density Residential designation, except for projects exempted from this requirement as described below. The Winters Municipal Code Chapter 17.60 (Residential Densities and Standards) establishes the residential density range for the R-3 district (General Plan Medium High Density

Residential designation) as 6.1 to 10.0 units per acre and the R-4 district (General Plan High Density Residential designation) as 10.1 to 20.0 units per acre. Therefore, the upper one-quarter of the density range in the Medium High Density Residential designation is 9.0 to 10.0 while 17.5 to 20.0 is the upper one-quarter of the density range in the High Density Residential designation. When a project is proposed in the upper one-quarter of the density range in the Medium High-Density Residential or High-Density Residential designations, the City shall not reduce the project density below 75 percent of the density range, unless there are specific site constraints that make such density infeasible. A narrowly-defined exception is in the case of rental housing or single-family housing affordable to low and very low income units where a reduction in the overall number of units results in the increase in the number of larger, family units that would serve large households. For affordable multi-family projects proposed in the upper one-quarter of the density range, the City shall provide non-financial incentives (such as reductions in street standards, setback requirements, and parking standards) and shall consider the provision of financial incentives where a financing gap can be demonstrated.

Neighborhood Works affordable housing project, which is zoned High-Density Residential, was approved at 17.5 units per acre has decided not to pursue development of the property owned by the City of Winters . The City will be preparing a Request for Proposal (RFP) seeking a developer/partner non-profit to develop the site with affordable housing. The City will be providing both financial and non-financial incentives to maximize the number of affordable housing units.

On April 15, 2025, the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.

II.9 Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Program: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. While Programs II.9 and II.11 address specific constraints identified in this Housing Element, the City will continue to monitor its development processes and zoning regulations to identify and remove constraints to the development of housing and to ensure implementation of requirements to affirmatively further fair housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of

governmental constraints to the development, improvement, and maintenance of housing.

The City continues to monitor changes in housing legislation that affect housing and where necessary amend our development processes to comply with state law. Resolution 2025-01 and Ordinance amending the Winters Municipal Code relating to Ministerial Review of Affordable Housing Projects and Finding the Ordinance exempt from the California Environmental Quality Act.

II.10 Zoning Ordinance Amendments – Housing Constraints Program: The City shall update the Zoning Ordinance to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

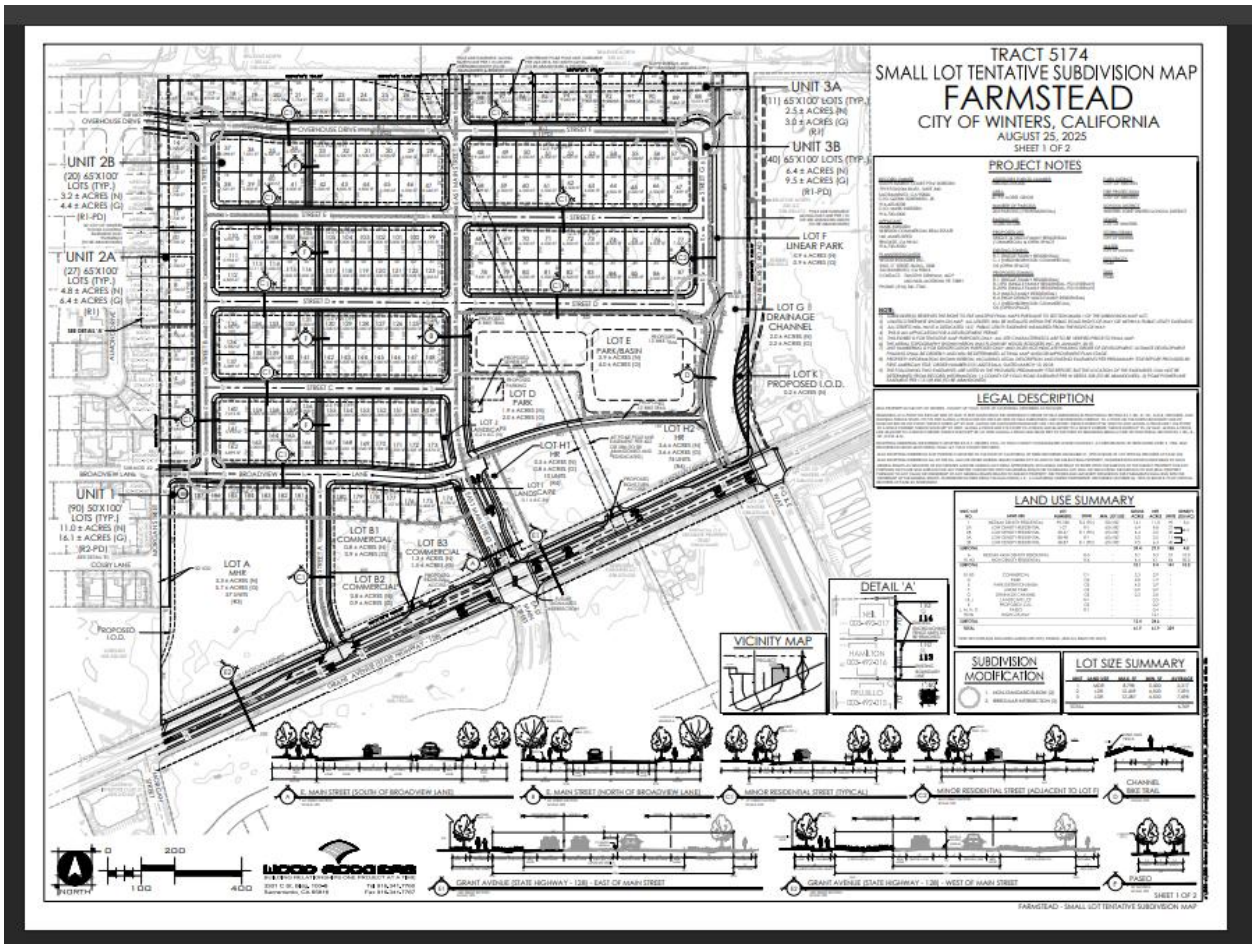
> Streamlined and Ministerial Review for Eligible Affordable Housing Projects: The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300.

The City will be updating the Zoning Code to comply with SB 35 and SB 330 and with applicable Government Codes.

> Accessory dwelling units: The Zoning Ordinance will be updated to address accessory dwelling units consistent with recent changes to State law, including AB 68, AB 587, AB 670, AB 671, AB 881, and SB 13, to ensure that standards addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

The City adopted on March 18, 2025, Ordinance 2025-03 which updated its Accessory Dwelling Unit Ordinance to be consistent with Government Code Section 65852.2 and Sections 66310–66342.

Tentative Small Lot Subdivision Map for Farmstead Development:



Residential care facilities: The Zoning Ordinance shall be updated to specify that residential care facilities that serve six or fewer persons will be treated as a residential use subject to the same permit requirements as a residence of the same type in all zoning districts. Additionally, the Zoning Ordinance shall be updated to define residential care facilities for more than six persons, which is not defined in the current Zoning Ordinance and to ensure that any conditions required of such uses are limited to objective standards that do not create barriers for housing for seniors, persons with disabilities, or other special needs populations. The revision shall also clarify that this type of facility is intended to serve as a residence for individuals in need of assistance with daily living activities.

The City will be amending the Zoning Ordinance to allow residential care facilities of six or fewer persons by right and amend the use classification for residential care facilities to include facilities with more than six persons.

Low barrier navigation centers: The Zoning Ordinance shall be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65666, including treating low barrier navigation centers as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses.

The City will be updating the Zoning Ordinance to include a definition for low barrier navigation centers and to allow them by right.

Agricultural worker housing: The Zoning Ordinance will be updated to define agricultural worker housing and to identify that any agricultural worker housing consisting of no more than 36 beds in a group quarters or 12 units or spaces shall be deemed an agricultural land use and permitted in the same manner as agricultural uses consistent with Health and Safety Code Section 17021.5 and 17021.6. This will include allowing agricultural worker housing as a permitted use in the Open Space (OS) and Rural Residential (R-R) districts and to ensure that agricultural worker housing with no more than 36 beds or 12 units is permitted in the same manner as an agricultural use. The Zoning Ordinance will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.

Chapter 17.123 of the Zoning Ordinance uses the uses the term "Farmworker Housing" instead of "Agricultural Worker Housing".

Employee housing: The Zoning Ordinance will be updated to define employee housing separately from agricultural worker housing and to clarify that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.

Transitional and supportive housing: The Zoning Ordinance shall be revised to allow and supportive housing subject to the same standards as a residence of the same type consistent with Government Code Section 65583(c)(3) and to allow eligible supportive housing as a use by right in zones where multi-family and mixed uses are permitted pursuance to Government Code Sections 65650 through 65656.

Manufactured Homes: The Zoning Ordinance shall be updated to remove the restrictions on manufactured housing and factory-built homes that conflict with the provisions of Government Code Section 65583.

Emergency Shelters: The Zoning Ordinance shall be updated to revise parking requirements for emergency shelters to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more City of Winters 36 parking for emergency shelters than other residential or commercial uses within the same zone. Design Review. The Zoning Ordinance shall be revised to address subjective language, such as requirements for compatibility with the setting of the property and visual character of the neighborhood, in the design review criteria. Subjectivity may be addressed through providing objective definitions of subjective terminology or providing illustrations that demonstrate how the potentially subjective terminology will be implemented.

i. **Height Limits and Development Standards.** The City shall review its development standards in the R-3, R-4, C-1, C-2, D-A, and D-B zones to ensure that development can occur at maximum densities and intensities and shall revise the Zoning Code to address standards that constrain development at maximum allowed densities. At a minimum, the revision shall remove or reduce the requirement for an additional foot of setback for each foot of height above 30 feet in the R-3, R-4, and C-2 zones and reduce the minimum side yard requirement to ensure that development can occur at the maximum permitted residential densities for each zone.

The City will be updating the Zoning Ordinance to eliminate the requirement for an additional foot of setback for each foot of height above 30 feet in R-3, R-4 and C-2 zones.

II.11 ADU Incentives Program: The City shall encourage development of ADUs and JADUs through a variety of measures, including:

Promotional Campaign:

Provide guidance and educational materials to the public, including an ADU Handbook available at City Hall and information on the City's website, that describe the streamlined permitting process, potential methods of accommodating an ADU (garage conversion, separate detached structure, expansion of existing unit, or within existing unit). fee reductions for ADUs, the ADU Amnesty Program, and construction resources.

Present homeowner and neighborhood associations with the benefits of ADUs and work with associations to ensure associations are aware of the requirements of State law that invalidate prohibitions on ADUs on lots zoned for single-family residential use, including

provisions restricting the rental of ADUs. This outreach shall prioritize contacting homeowner and neighborhood associations in high opportunity areas,

> ADU Amnesty: Establish a process for property owners to bring an illegally built ADU structure into compliance with permit and code requirements within five years, consistent with the AB 670. The City should also advertise the ADU Amnesty Program on the City's website, identifying eligibility requirements, reasons to legalize units, and the steps that property owners would need to take to legalize units.

The City does, per Section 17.98.020C of the Municipal Code, "Existing Accessory Dwelling Units. This section shall in no way validate an illegal accessory dwelling unit. An application for an ADU may be made pursuant to the provisions of this chapter to convert an illegal ADU into a lawful ADU, or to allow for the replacement, alteration, or expansion of an existing nonconforming ADU. The conversion of an illegal ADU into a lawful ADU, or the replacement, alteration, or expansion of an existing nonconforming ADU, shall be subject to the requirements of this chapter." The City will be updating this section to be compliant with the most recent legislation governing ADUs.

Prototype ADU Plans: Developing pre-approved ADU plans that property owners may use, free of charge, in order to incentivize development of ADUs through decreasing the property owner's costs associated with plan preparation, reducing the review time, and providing greater certainty in the process.

The City currently offers to property owners three different pre-approved ADU plans, free of charge. These plans are available on the City's website.
https://www.cityofwinters.org/DocumentCenter/View/794/496-SF-ADU-Sedge?bidId=

There is also a checklist on the website.
https://www.cityofwinters.org/DocumentCenter/View/793/ADU-Program_Building-Submittal-Checklist-07_2022?bidId=

II.12 Density Bonus Program: The City will update continue to provide for density bonuses consistent with State law. The City will update Section 17.60.030 (Affordable Housing Development) of the Zoning Code to reflect recent changes to State law related to density bonuses, including provisions for density bonuses and incentives for projects that contain

100% very-low and low-income units and no parking requirements for eligible special needs or supportive housing.

The City continues to monitor changes to State laws that affect density bonuses. The City is in the process of reviewing and updating its density bonus regulations to be consistent with current State laws.

II.13 Facilitate Affordable and Special Needs Housing Construction Program: The City shall continue to encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs. The City shall continue to pursue available and appropriate State and Federal funding sources to support efforts to meet new construction needs of extremely low-, very low-, low-, and moderate-income households, as well as households with special needs, including seniors, disabled, developmentally disabled, large families, female heads of household with children, homeless, and other potentially disadvantaged populations. The City will market housing opportunities and assist developers with the construction of affordable and special needs housing through the following actions:

j. To affirmatively further fair housing, the City will proactively provide affordable housing developers with maps illustrating high resource areas in the city that include potential sites for lower income housing from the inventory of residential sites to highlight opportunities for development projects to increase access to affordable housing in areas with high levels of resources and opportunities.

The map of vacant and underutilized sites is available in the Housing Element City. The City has added it as a stand-alone map on the Community Development web site under Community Development Reports & Resources Maps.
https://www.cityofwinters.org/333/Community-Development-Reports-Resources

k. The City will develop a list of special programs, financing strategies, or incentives, such as fee reductions, density bonuses, and permit streamlining, that may be available specifically for development in high resource areas and will proactively provide this information to affordable housing developers.

Chapter 17.200.060 of the City's Municipal Code identifies a number of incentives and assistance available to affordable housing developers, they include: Fee waivers or deferrals, modified development standards, inclusionary housing credits

and density bonuses. formally implemented this program. The City does reduce fees

l. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites and write letters of support to help secure governmental and private-sector funding.

The City continues to work with affordable housing developers to provide housing for all types of special needs residents.

m. The City will consider on a case-by-case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.

The City continues to partner with affordable housing developers in obtaining grant funding for affordable housing projects.

n. The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.

The City continues to allow developers to request density bonuses in compliance with applicable State laws.

o. The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Affordable and special housing projects that address the needs of large families or extremely low-income households, or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.

Chapter 17.200.060 of the City's Municipal Code allows for the City grant fee waivers or deferrals, including reduction in development fees and administrative fees.

p. The City will negotiate alternative development standards through its planned development process, such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements.

The City, through its Planned Development Overlay process, has approved reduced setbacks and increased lot coverage to allow for more housing and a diversity of housing products.

q. The City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvement for affordable and special needs housing projects.

The City has applied for CDBG and HOME funds to help finance affordable housing. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units.

r. The City will offer assistance in accessing local, State, and federal funding for affordable and special needs housing by applying for such funding on behalf of the affordable housing developer or providing technical assistance or documentation necessary to support an application for funding.

Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrooms, and roll in shower pans. Large flat panels for light switches, curb cuts in sidewalks. Two affordable housing sites were built as a duplex.

The developer of Farmstead is dedicating to the City a 4.4-acre site planned for a minimum of 84 affordable units. Frontage improvements will be installed. The City will be partnering with a non-profit to develop the site.

II.14 Housing Rehabilitation and Weatherization Program: The City will continue to seek funding, such as CDBG or HOME, to provide housing rehabilitation, weatherization, and emergency repair assistance to extremely low-, very low- and low-income homeowners and to rental property owners with extremely low-, very low- or low-income tenants. When funds are procured, the City will continue to implement its housing rehabilitation program and will review and revise, as needed, the program guidelines for housing rehabilitation assistance. While the City will continue to implement the program citywide, to the extent that funding is available, the City will target assisting homeowners in the City's moderate resource areas or in areas with lower levels of place-based opportunities. Interested homeowners and other applicable parties can acquire information about this program through fliers at the Community Development Department's counter, the City's utility billing mailings, and targeted property mailings.

We are reviewing a past Senior Housing Rehabilitation program as a possible future opportunity to provide assistance to existing homeowners at a certain income-level. The developer of the Farmstead Subdivision is dedicating to the City a 4.4 acre site planned for a minimum of 84 affordable units. When affordable housing has become available to rent or purchase the City has used various social medias to reach out to the community.

II.15 Mixed Use Development Incentives Program: The City will encourage mixed use residential/commercial development in the Central Business District (CBD), neighborhood commercial, and office zones through:

s. Financial and regulatory incentives for projects that include a specified number of housing units affordable to very low- or low-income households under the City's density bonus ordinance.
    1. Use of the planned development process to allow flexible development standards such as reduced or tandem parking, floor area ratio, and lot coverage limits.
    2. Assistance in accessing State or Federal funding to subsidize the construction of very low- and low-income housing units.
    3. The City will continue to implement its Downtown Master Plan.
    4. The City will continue to implement its commercial condominium conversion ordinance.
    5. Continued implementation of the Downtown Form Based Code.

The City has approved projects allowing tandem parking for single-family detached housing, increased lot coverage and floor area ratios using the planned development process. The City has applied for both CDBG and Home funding to help subsidize affordable housing. The City continues to implement its Downtown Master plan and Form Based Code.

The City will promote mixed use developments in the following ways:

a. The City will prepare an inventory of sites with mixed use potential (based on current site and building conditions) and distribute this information to interested developers.
b. The City will post information about mixed use opportunities and the site inventory in the Community Development Department.

The City will advertise these incentives to developers or other interested parties through published information available at the Community Development

Department's counter, in the general development application packet, and on the local community access television channel.

On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right. We are reviewing an Affordable Housing Development request for qualifications.

II.16 Energy Conservation and Solar Energy Use Program: The City will require energy conservation and will encourage solar energy use through the following actions:

a. Continue to implement CalGreen (Title 24 of the California Code of Regulations) regarding energy efficiency in residential construction.
b. Annually provide information in the Winters Express on the availability of funding through the PG&E Energy Partners Program and any funding resources available through Valley Clean Energy.
c. Provide information at City Hall and on the City's website identifying local, regional, and State loan and grant programs available to assist with energy-efficient improvements, replacement of appliances and fixtures, and solar energy access.
d. Continue to review proposed developments for compliance with the CalGreen solar access, on-site solar energy utilization, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
e. Continue to study potential approaches and incentives for encouraging energy saving practices in new development and housing rehabilitation projects.

The City continues to require all new development to comply with the CalGreen codes (Title 24) of the California Code of Regulations).

II.17 Title 15 Amendments Program: While the City enforces the 2019 California Building Standards Code, Title 15 of the City's Municipal Code identifies that the 2007 version of the State building codes are adopted and the 1997 version of select portions of the Uniform Building Code, identifying amendments specific to these outdated codes. The City shall update Title 15 of the Zoning Ordinance to reflect the current California Building Standards Code. Additionally, the City shall monitor the release of triennial updates to the California Building Standards Code (i.e., 2022, 2025, and 2028) and revise Title 15 accordingly to ensure it is up to date.

2025-10 The City Council approved the repealing and recasting Title 15 of the Winters Municipal Code and adoption of the 2025 California Residential code. under the California Building Standards Code (CBSC)

II.18 Housing Choice Mobility:

1) Yolo County Housing Coordination.

   The City shall continue to participate with Yolo County Housing in administration of the Housing Choice Voucher and Project-Based Voucher rental assistance programs. Housing Choice Vouchers are the primary method of providing a housing mobility for lower income households, by allowing households to use the vouchers in neighborhoods and housing of their choice.

   The City Housing Manager will continue meet with Yolo County Housing representatives to identify opportunities to increase access to Housing Choice Vouchers in Winters, including supporting State and Federal funding applications that would provide Yolo County Housing with additional vouchers, and to explore avenues for collaboration and mutual support of the City, County, and Housing Authority affordable housing goals for extremely low-, very low-, and low-income and special needs units.

   In conjunction with Program II.29, the City will coordinate with Yolo County Housing to ensure that access to vouchers and assistance is available in all developments and neighborhoods and to educate the community on the important of integrating affordable housing throughout all geographic areas of the city, and County, to help create more balanced and integrated neighborhoods. The City will work with the Yolo County Housing to conduct outreach to property owners in high opportunity and resource areas to advertise and encourage participation in the Housing Choice Voucher program.

2) Local Housing Mobility.

   The City will review available State and Federal funding sources to identify opportunities to develop a source of funds that could be used to create a pilot local housing mobility program to ensure availability of Housing Choice Vouchers within the City limits. If a program is identified that could fund a

pilot housing mobility program, the City will work with Yolo County Housing or other qualified housing program administrators to develop capacity to create and manage a program that provides dedicated housing vouchers within the City. For housing projects receiving City assistance, the City shall require that these projects accept Housing Choice Vouchers (formerly Section 8); and in accordance with the Fair Employment and Housing Act (FEHA) source of income protections for vouchers, effective January 1, 2020.

Blue Mountain Terrace Apartments and Winters II Apartments long-term monitoring was completed in 2025 to confirm income levels of tenants, review of the rents and utility allowance, and recommended compliance of fair housing laws, including review of wait list.

II.19 Homeless Support Program: The City shall coordinate with regional partners to address homelessness, including efforts to providing emergency shelter, transitional, and supportive housing and services to the homeless and at-risk-of-homelessness populations. The City will continue to coordinate and work with the Davis/Woodland/Yolo County Continuum of Care, known as the Yolo County Homeless and Poverty Action Coalition (HPAC) to provide ongoing homeless services and will continue participate in the Yolo County Homeless Plan Executive Commission, working cooperatively with other County jurisdictions to identify and address the needs of the homeless and at-risk population.

Attend meetings to discuss how to get affordable housing built and SWOT analysis to plan ways to address homelessness with our community partners, Yolo County, and non-profit agencies.

II.20 Local Builder Program: The City shall require, to the extent practicable, that 10 percent of the lots in residential subdivisions of 20 or more lots be marketed to local builders or owner-builders. The City will implement this goal through negotiated development agreements with residential developers. The pricing of these lots shall be based on a real estate analysis. The City will require residential developers to place an ad in the local newspaper on at least three occasions and to publicly post the availability of the lots. This program is intended to meet local housing needs through providing an opportunity for more diversity in the design of individual housing units.

The City recently approved the Farmstead Subdivision. Condition of Approval #4 states "Pursuant to General Plan Policy II.A.19, a minimum of ten percent

(10%) of the single-family residential lots (i.e., 19 lots) shall be reserved for and sold to local builders or owner-builders. The location of said lots shall be identified on the first Final Map or Parcel Map. (see tentative map on page 9 of this report)

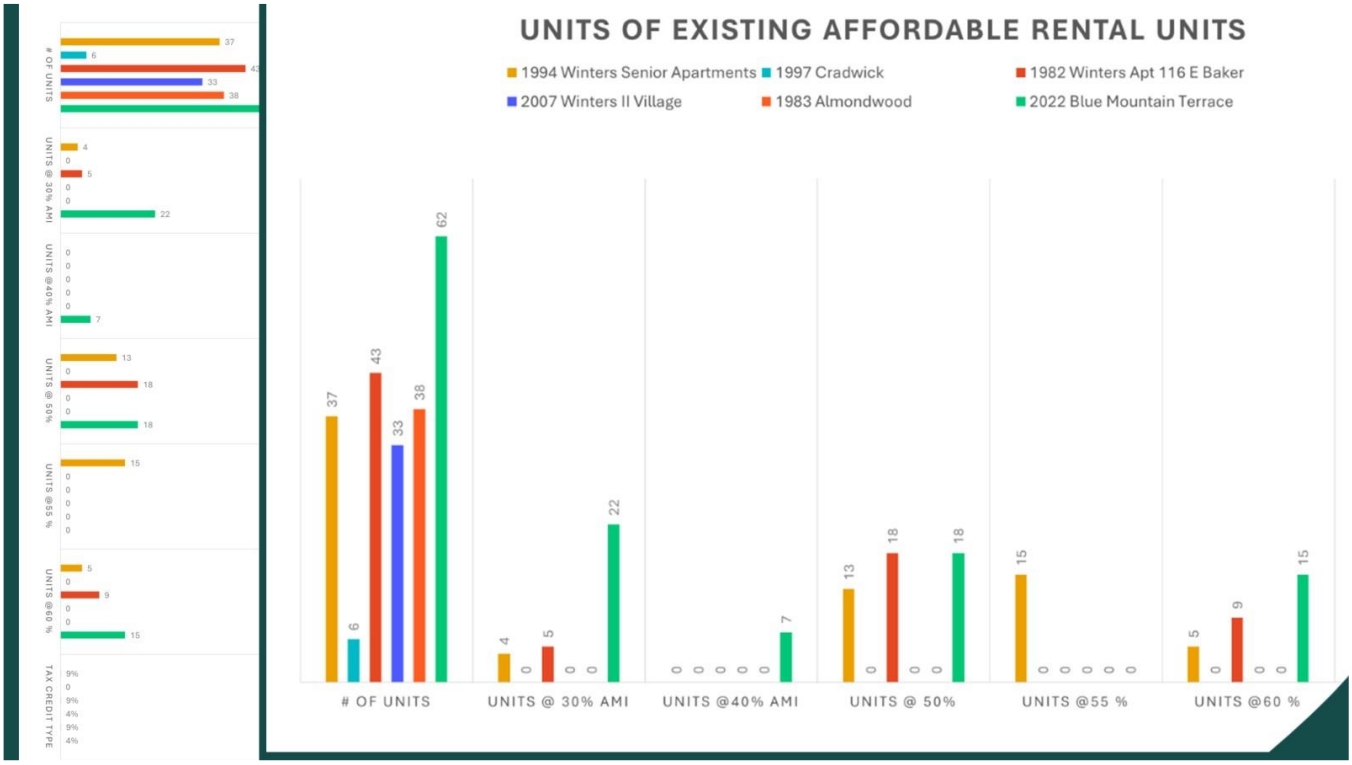
II.21 Conservation of Existing and Future Affordable Units Program: While no housing units are considered at risk of converting to market rate during the 2021-2029 period, City staff will continue to monitor the status of existing and future affordable housing.

Should any of the assisted multi-family properties become at risk of converting to market rate, the City will assist non-profit housing corporations or any other entities seeking to acquire and maintain government-assisted housing developments. The City will seek or support developer applications for available state, federal, and other grant or loan programs to acquire or rehabilitate such units, if necessary, to preserve their use for extremely low-, very low-, and low-income households. To ensure sufficient time to prevent the conversion of income-restricted units, the City will maintain a database of all assisted rental units which will include, address, ownership information, and date of possible conversion. Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to implement the following programs on an ongoing basis to conserve the affordable housing stock:

- Work with Potential Purchasers: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.
- Tenant Education: The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and that the property owner provides all required notices in both English and Spanish. Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

Continue to monitor the City's affordable for-sale units to ensure that as the units are resold, affordability restrictions and requirements are enforced in order to conserve these affordable units.

The City hasn't had assisted multi-family properties become at risk of being converted to market rate. The City will continue to monitor the affordable for-sale units to ensure when they are resold the affordability restrictions and requirements are enforced. The Preservation Notice Law applies to any assisted housing development, defined as multifamily rental housing development of five or more units that have received governmental assistance. There is a specific timeline relative to the expiration of rental restrictions that must be followed for notices. Here are the properties currently listed as Affordable Rental Units:



II.22 Development Review Committee Program: The City shall continue to convene its DRC to expedite processing and approval of residential projects that conform to General Plan policies and City regulatory requirements. The DRC was formed to help facilitate the development review process by streamlining departmental comments at the beginning of applications and mitigating any potential conflicts later on in the approval process. The DRC brings together representatives from planning, engineering/public works, police, fire, school district, planning commission, and city council to provide pre-application comments for a project. Utilization of the DRC process is at the discretion of the applicant. The DRC meets on an as-needed basis.

The City continues to convene its DRC to expedite the processing and approval of residential projects that conform to General Plan policies and City regulatory requirements.

II.23 In-Lieu Fee Review Program: The City shall regularly review the feasibility of adjusting in lieu fees for qualifying affordable housing projects to ensure sufficient fees are collected based on historical and projected costs to reflect the actual cost of producing an affordable unit. If any fee reductions are determined to be feasible, the City shall revise its in-lieu fee ordinance and promote the benefits of this program to the development community by posting information on its web site and creating a handout to be distributed with land development applications. If an increase in the fee is determined to be appropriate, the City shall review the fee increase to ensure that it would not serve as an impediment to housing development and would not significantly increase the cost of market rate units.

On September 16, 2025, the development agreement was created for Farmstead and In November of 2025, Olive Grove development that included In-lieu fees. The Affordable Housing Steering Committee meets on an as needed basis. In-lieu fees are updated to current costs to ensure that sufficient fees are collected to reflect the actual cost of producing an affordable unit. Reviewing In-Lieu Fee program to create more opportunities to have funding to meet low-income inclusionary housing as well as build the necessary homes and move developments toward completion.

II.24 Universal Design Program

New residential subdivisions incorporate universal design features to assist person with disabilities.

The Farmstead tentative map includes locations for bike paths and we will closely monitor the final map to include design features to assist persons with disabilities in the build out of homes and the development of curbs, and any commercial properties to be ADA compliant.

II.25 California Accessibility Standards Compliance Program: The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

The City continues to ensure all construction projects comply with the State of California accessibility standards. In 2025, the City completed a remodel of the old police department to be ADA accessible for customers seeking to open a business, pay water bills, and rent city facilities.

II.26 Homeowner Training Program: The City will work to ensure the success of new homeowners by providing opportunities for pre- and post-purchase counseling for all participants in the City's homeownership-based housing programs. New Agreements: The City will ensure that all new agreements for homeownership units include the requirement that the homeowner complete a homeowner training or counseling session. Existing/Resale Agreements: At the time of income certification for any existing and resale agreements for homeownership units, the City will ensure that the new homeowner is offered an opportunity for homeowner training or counseling and is provided with a list of homeowner resources.

The City continues to work with NeighborWorks to provide counseling and training to those participants wishing to purchase a new affordable home.

II.27 Housing Diversification Program: Seek to provide a variety of housing types and will continue to implement Zoning Ordinance provisions to provide a variety of housing types, including emergency shelters, supportive and transitional housing, manufactured housing, second units, single room occupancies, mixed use housing, and multi-family housing. Review the Zoning Ordinance to identify potential opportunities and methods to accommodate additional housing variety in single family zones, such as allowing a percentage of units in a 6 TH CYCLE HOUSING ELEMENT HOUSING PLAN March 2022 49 residential subdivision to develop as triplex or fourplex units, to expand the allowance for duplexes on corner lots to also include triplex and fourplex units on corner lots, and to identify appropriate development standards for lots accommodate triplex and fourplex units within a R-1 or R-2 zone. Regularly review the Zoning Ordinance and City standards to ensure that permitted densities, use types, and development standards are consistent with the requirements of State law. This review shall include a bi-annual review of requirements related to affordable housing, employee and agricultural worker housing, senior housing, housing for disabled persons, including developmentally disabled persons, large family units, and housing for the homeless and at-risk of-homelessness populations.

The City does allow duplexes by right to be built of corner lots that are zoned R-1, Single Family (7,000) and R-2, Single-Family Residential (6,000). The City has not yet has not

yet amended the Zoning Ordinance to allow tri-plexes or four-plexes of corner lots. (see listing on page 6)

II.28 Reasonable Accommodation Program: The City shall continue to implement its written procedures for requests of reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations, policies, and procedures. The City shall review its reasonable accommodation procedures within one year and shall update procedures and findings to remove constraints consistent with the requirements of State law. If requests for reasonable accommodation identify constraints or barriers to accessible housing in the City's standards and requirements, including the Zoning Ordinance, identify whether revisions should be made to the Zoning Ordinance to address those constraints or if such constraints should continue to be addressed through a reasonable accommodation request.

II.29 Affirmatively Further Fair Housing Outreach and Coordination Program: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing services and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through providing information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. Efforts will include, but may not be limited to:

Providing public information and brochures in English and Spanish regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available by placing information on the City's website and in schools, libraries, other public buildings and meeting places, and by advertising in the local media. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.

Provide a list of available renter and homebuyer assistance programs and resources at City Hall, Winters Library, and on the City's website to assist renters and homebuyers with identifying available financial resources. The information shall include any financing programs specifically available to extremely low income households and special needs groups.

City staff serving as liaison between the public and appropriate agencies in matters concerning housing discrimination within the city. The City will refer fair housing complaints to agencies that address claims and organizations that may provide assistance with filing a claim. Agencies and entities to refer housing complaints to include:

California Department of Fair Employment and Housing: Receives and valuates discrimination complaints statewide, investigates violations of the civil rights laws that DFEH enforces, and if DFEH identifies reasonable cause to believe a law it enforces has been violated, it accepts the case and attempts to resolve the complaint through dispute resolution, and may file a lawsuit if a case is not settled through mediation.

U.S. Department of Housing and Urban Development: Receives and evaluates discrimination complaints under the federal Fair Housing Act as well as other discrimination and civil rights violations in housing and community development programs, HUD's Fair Housing and Equal Opportunity Office either investigates the complaint or refers it to another agency for investigation, making efforts to help the parties reach an agreement, makes findings if the complaint cannot be resolved voluntarily, and potentially taking legal action if the law has been violated.

Legal Services of Northern California: Provides legal aid and complaint assistance to lower-income persons and persons over the age of 60 for fair housing and other issues.

Yolo Conflict Resolution Center: Free assistance with conflict or dispute resolution, such as tenant/landlord issues regarding rent, security deposit, and cleaning fees and disagreements between neighbors regarding noise, landscaping, and parking.

Other agencies that offer free and low-cost services to Yolo County residents. Such organizations will be identified through reaching out to service providers and interviewing organizations that may provide related assistance to determine if the organization is appropriate to include.

Maintain a log to ensure information is collected regarding the complainant (name, phone number, mailing address, email), date of the complaint, property location, property owner, property management company, issue, complainee/respondent (property owner, property management company, homeowners association, financial institution, etc.), staff member logging the complaint, and the follow-up actions (staff member following up, date of follow-up, and information regarding organizations/agencies contacted by the complainant, and resolution). Provide log to Yolo County District Attorney.

Requiring the City's fair housing staff or service provider to provide an annual report that identifies the types of claims received, outcomes, and to identify any specific geographic areas in the city which have higher levels of discrimination claims.

Targeting an annual outreach and education effort focused on the property owners and residents in areas where a higher level of discrimination claims has been documented.

Annual training of City staff, including through coordination with local advocacy groups, such as LSNC, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
Annual public service announcements, through coordination with the Housing Authority and HCD, via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts or podcast) and in English and in Spanish.
Assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
Working with local organizations, through Legal Services of Northern California, Continuum of Care, and Housing Authority efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.

Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.
Coordination with HCD and the Sacramento Area Council of Governments to identify opportunities for regional coordination to implement and address the above-identified actions so that fair housing is treated consistently throughout the region.

Develop housing data. Coordinate with Yolo County Housing, HPAC, and local service providers to identify and enumerate Winters fair housing issues and needs when regional surveys and other community outreach efforts are conducted that address fair housing and other related housing issues for local jurisdictions. For example, the 2019 Pointin-Time survey to identify homelessness identified the homeless population for the cities of Davis, Woodland, and West Sacramento, but grouped Winters homeless population with the unincorporated area.

II.31 Increase Access to Local Services and Employment Opportunities:

Economic Development to Attract Industries and Services. Develop and implement an Economic Development Strategy that addresses factors that have contributed to the City's low place-based opportunities score. The primary contributing factor is economy (most influenced by job availability, job quality, job growth, and bank accessibility), followed by education (teacher experience, high school discipline rate, and US/CSU eligibility) and health and environment (most influenced by health care availability, access to supermarket, and prenatal care). The strategy shall include meaningful actions with measurable metrics related to the place-based opportunity factors to gauge the effectiveness of the strategy.

Mobility. Work with Yolobus and SACOG to identify options and grant funding sources to provide improved transit and transportation services between Winters and regional destinations (Davis, Vacaville, Woodland, Downtown Sacramento) to better connect the City's residents with high-quality employment opportunities as well as healthcare and other services throughout the region. Options for Winters to explore in conjunction with Yolobus and SACOG include, but are not limited to, microtransit (on-demand shuttle bus system similar to that operated by Sacramento Regional Transit District), micromobility (such as bicycle share), ridesharing connections (a community-based ridesharing app or other resource that could connect residents with similar destinations), and more transit stops to improve access to existing routes.

December 17, 2025, Kiewit Concrete Prestress Casting and Batch plant development of 29 acres is not far from the planned development of Farmstead providing a potential of 50 jobs for local residents.

11.32 Facilitate Farmworker Housing: Encourage qualified farmworker housing developers to pursue development of housing for farmworkers through:

1) Develop a farmworker housing outreach package for developers that includes:

   1. Map and list of vacant sites where farmworker housing is a permitted (by-right) use, including sites in high resource areas that may optimize access to opportunities.

2. List of State and Federal fundings programs targeted to farmworker and agricultural worker housing

3. Programs and incentives that may be available to farmworker housing developers, including fee reductions, density bonuses, and permit streamlining,

3) Distribute the farmworker housing outreach package to local and regional developers, as well as Yolo County Housing. 3) Follow up with developers within three months of initial outreach and bi-annually thereafter to identify interest in any farmworker housing projects.
4) Where there is interest, assist the developer with understanding the City's development standards and potentially available incentives.
5) The City will consider on a case by case basis, the provision of financial assistance for the construction of affordable and special needs housing to the extent that funding sources are available.
6) The City shall provide for density bonuses consistent with State law, including provisions for density bonuses and incentives for projects that contain 100% very low and low income units.
7) The City shall consider reducing or deferring fees. The amount of fee reduction or deferral will be based on the financial needs of each development. Farmworker housing projects that address the needs of large families or extremely low-income households or incorporate educational amenities/programs shall receive priority for fee reductions and waivers.
8) The City will negotiate alternative development standards, such as such as alternative parking standards, street improvement standards, maximum density, setbacks standards, and lot coverage requirements, through the density bonus program incentives or through the planned development process.
9) When a project is identified and a request for assistance is made, the City will apply for State or federal funding (such as CDBG or HOME funds) to acquire land, subsidize construction, or provide on-and off-site infrastructure improvements for farmworker projects. If multiple affordable housing projects request funding, the City will prioritize projects that meet more than one special housing need, such as a farmworker project that provides units for large families or a farmworker project with on-site daycare to support single female-headed households.
10) The City will offer assistance in accessing local, State, and federal funding for farmworker housing by applying for such funding on behalf of the affordable

housing developer or providing technical assistance or documentation necessary, such as such as completing a site visit, documenting development standards, documenting fee requirements, documenting other requested information available to the City, and preparing letter of local support, to support an application for funding.

In addition to the targeted outreach, the City will provide the farmworker housing outreach package on the City's website, through published information available at the Community Development Department's counter, and in the general development application packet.

31) **Community Preservation:** The City shall identify under resourced areas of the City that would benefit from investment in revitalization and stabilization. These areas shall include, but are not limited to neighborhoods or areas with 50% or more low-income housing, areas with a high concentration of persons with disabilities, female-headed households with children, seniors, and large families, and areas with a more than 10% substandard or dilapidated housing (based on HCD's housing conditions rating form and methodology). Currently, the HCD AFFH Tool does not provide data for persons with disabilities, female-headed households with children, seniors, and large families at the block or block group level, so this data is only available Citywide and will be reviewed bi-annually to update the maps if/when data is available. Areas with substandard and dilapidated housing will be identified by a windshield survey of the City's neighborhoods built prior to 1990. As part of the City's funding plans, including the Annual Budget and the Capital Improvement Program, the City shall ensure that community preservation investments in underresourced areas are prioritized. Community preservation investments may include park and recreation improvements, including funds to construction play areas on-site at multi-family housing projects, housing and infrastructure rehabilitation, educational facilities and amenities, transit improvements, and landscaping, beautification, and pedestrian/bicycle amenities for greenways, entry points to a neighborhood or area, multi-family housing developments, and sites that offer community-oriented services.

List of Properties Built in 2025 and reported on the Annual Progress Report to HCD.

			2025 HOUSING ELEMENT				
PRIOR APN	CURRENT APN	ADDRESS	CERTIFICATE OF OCCUPANCY	ENTITLEMENT DATE	PERMIT ISSUED	DEVELOPMENT NAME	PERMIT #
038-050-019-000	038-230-042-000	216 Almond Dr	8/22/2025	4/7/2022	8/21/2024	Walnut 10	7689
038-050-019-000	038-230-040-000	220 Almond DR	10/23/2025	4/7/2022	7/10/2024	Walnut 10	7634
038-050-019-000	038-230-039-000	222 Almond DR	11/5/2025	4/7/2022	4/30/2024	Walnut 10	7542
	030-480-051-000	972 Carbahal St	7/1/2025	2/5/2016	1/26/2024	Winters Highlands	7399
	030-480-048-000	978 Carbahal St	2/21/2025	2/5/2016	4/3/2024	Winters Highlands	7440
	030-480-047-000	980 Carbahal St	2/5/2025	2/5/2016	2/13/2024	Winters Highlands	6977
	030-480-046-000	982 Carbahal St	2/7/2025	2/5/2016	2/28/2024	Winters Highlands	6962
	030-480-045-000	984 Carbahal St	10/31/2025	2/5/2016	2/28/2024	Winters Highlands	6945
	030-480-044-000	986 Carbahal St	10/31/2025	2/5/2016	2/28/2024	Winters Highlands	6961
	030-480-042-000	990 Carbahal St	4/22/2025	2/5/2016	4/19/2024	Winters Highlands	6976
	030-480-041-000	992 Carbahal St	2/27/2025	2/5/2016	4/19/2024	Winters Highlands	6944
	030-480-040-000	994 Carbahal St	10/31/2025	2/5/2016	1/26/2024	Winters Highlands	7398
	030-403-015-000	750 W Main St	4/24/2025	2/5/2016	7/9/2024	Winters Highlands	7642
	030-403-014-000	754 W Main ST	1/28/2025	2/5/2016	12/18/2024	Winters Highlands	7984
	030-403-013-000	758 W Main St	12/22/2025	2/5/2016	7/9/2024	Winters Highlands	7644
030-220-076-000	030-480-029-000	1079 Martin St	4/23/2025	2/5/2016	2/28/2024	Stone's Throw	6940
030-220-076-000	030-480-030-000	1081 Martin St	2/7/2025	2/5/2016	11/30/2024	Stone's Throw	6956
030-220-076-000	030-480-032-000	1085 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6941
030-220-076-000	030-480-033-000	1087 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6957
030-220-076-000	030-480-034-000	1089 Martin ST	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6933
030-220-076-000	030-480-035-000	1091 Martin St	2/7/2025	2/5/2016	2/27/2024	Stone's Throw	6958
030-220-076-000	030-480-036-000	1093 Martin St	3/14/2025	2/5/2016	4/19/2024	Stone's Throw	6975
030-220-076-000	030-480-037-000	1095 Martin St	3/3/2025	2/5/2016	4/19/2024	Stone's Throw	6942
030-220-076-000	030-480-038-000	1097 Martin St	3/12/2025	2/5/2016	4/19/2024	Stone's Throw	6959
030-220-076-000	030-480-039-000	1099 Martin St	2/13/2025	2/5/2016	2/28/2024	Stone's Throw	6943
038-050-019-000	030-230-002-000	608 Overhouse Dr	4/24/2025	4/7/2022	2/1/2024	Walnut 10	7382
038-050-019-000	038-230-003-000	612 Overhouse Dr	4/24/2025	4/7/2022	2/1/2024	Walnut 10	7383
038-050-019-000	038-230-023-000	613 Overhouse Dr	12/19/2025	4/7/2022	2/16/2024	Walnut 10	7434
038-050-019-000	038-230-021-000	621 Overhouse Dr	11/5/2025	4/7/2022	2/16/2024	Walnut 10	7432
038-050-019-000	038-230-008-000	632 Overhouse Dr	4/24/2025	4/7/2022	12/12/2023	Walnut 10	7337
	030-453-013-000	1410 Valley Oak Dr	2/13/2025	2/5/2016	2/4/2024	Winters Highlands	6661
	030-453-012-000	1412 Valley Oak Dr	3/13/2025	2/5/2016	8/31/2022	Winters Highlands	6660
	030-453-011-000	1414 Valley Oak Dr	4/1/2025	2/5/2016	11/18/2024	Winters Highlands	7938
	030-405-003-000	946 Vasey St	4/24/2025	2/5/2016	3/4/2024	Winters Highlands	7472
	030-461-005-000	980 Vasey St	4/23/2025	2/5/2016	5/7/2024	Winters Highlands	7556
038-050-019-000	038-230-054-000	403 Young Dr	3/14/2025	4/7/2022	10/31/2024	Walnut 10	7811
038-050-019-000	038-230-045-000	433 Young Dr	10/23/2025	4/7/2022	3/8/2024	Walnut 10	7462
038-050-019-000	038-230-044-000	441 Young Dr	10/23/2025	4/7/2022	7/10/2024	Walnut 10	7636
	003-423-015-000	101 A Martinez Way	12/9/2025	12/31/2025	12/11/2024	Infill Development	7913
	038-180-004-000	208 Madrone CT	12/9/2025	12/31/2025	11/25/2024	Infill Development	8047
	003-143-001-000	315 Abbey ST	12/9/2025	12/31/2025	11/25/2024	Infill Development	7932
	003-193-001-000	213 Main St	5/7/2025	12/31/2025	3/26/2025	Infill Development	8145
	003-202-002-000	112 Main St	3/12/2025	12/31/2025	3/12/2025	Infill Development	8092

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	06/30/2021 - 08/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes										Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5										6	7	8	9	10	11		12	13	14
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low Income Deed Restricted	Extremely Low Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes+
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	2	2	0	0						
003-343-006-000	003-343-006-000	101 First St and 14 Russell St	Iacinato Quail, LLC	2025-09	2 to 4	O	8/26/2025											2	2			NONE	No	No	No	Pending	Discretionary	Plans to sell both lots and not live at location

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										
1					2	3	4										5
Prior APN*	**Current APN**	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID**	**Unit Category** (SFA,SFD,2 to 4,5+,ADU,MH)	**Tenure** R=Renter O=Owner	**Acutely Low-Income Deed Restricted**	**Acutely Low-Income Non Deed Restricted**	**Extremely Low- Income Deed Restricted**	**Extremely Low- Income Non Deed Restricted**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**	**Entitlement Date Approved**
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	5	
038-050-019-000	038-230-042-000	216 Almond Dr	Walnut 10	7689	SFD	O											1	4/7/2022
038-050-019-000	038-230-040-000	220 Almond DR	Walnut 10	7634	SFD	O											1	4/7/2022
038-050-019-000	038-230-039-000	222 Almond DR	Walnut 10	7542	SFD	R											1	4/7/2022
	030-480-051-000	972 Carbahal St	Winters Highlands	7399	SFD	O											1	2/5/2016
	030-480-048-000	978 Carbahal St	Winters Highlands	7440	SFD	O											1	2/5/2016
	030-480-047-000	980 Carbahal St	Winters Highlands	6977	SFD	R											1	2/5/2016
	030-480-046-000	982 Carbahal St	Winters Highlands	6962	SFD	R											1	2/5/2016
	030-480-045-000	984 Carbahal St	Winters Highlands	6945	SFD	O											1	2/5/2016
	030-480-044-000	986 Carbahal St	Winters Highlands	6961	SFD	O											1	2/5/2016
	030-480-042-000	990 Carbahal St	Winters Highlands	6976	SFD	O											1	2/5/2016
	030-480-041-000	992 Carbahal St	Winters Highlands	6944	SFD	O											1	2/5/2016
	030-480-040-000	994 Carbahal St	Winters Highlands	7398	SFD	O											1	2/5/2016
	030-403-015-000	750 W Main St	Winters Highlands	7642	SFD	O											1	2/5/2016
	030-403-014-000	754 W Main ST	Winters Highlands	7984	SFD	O											1	2/5/2016
	030-403-013-000	758 W Main St	Winters Highlands	7644	SFD	O											1	2/5/2016
030-220-076-000	030-480-029-000	1079 Martin St	Stone's Throw	6940	SFD	O										1	0	2/5/2016
030-220-076-000	030-480-030-000	1081 Martin St	Stone's Throw	6956	SFD	O											1	2/5/2016
030-220-076-000	030-480-032-000	1085 Martin St	Stone's Throw	6941	SFD	O											1	2/5/2016
030-220-076-000	030-480-033-000	1087 Martin St	Stone's Throw	6957	SFD	O											1	2/5/2016
030-220-076-000	030-480-034-000	1089 Martin ST	Stone's Throw	6933	SFD	O											1	2/5/2016
030-220-076-000	030-480-035-000	1091 Martin St	Stone's Throw	6958	SFD	O											1	2/5/2016
030-220-076-000	030-480-036-000	1093 Martin St	Stone's Throw	6975	SFD	O											1	2/5/2016
030-220-076-000	030-480-037-000	1095 Martin St	Stone's Throw	6942	SFD	O										1	0	2/5/2016
030-220-076-000	030-480-038-000	1097 Martin St	Stone's Throw	6959	SFD	O											1	2/5/2016
030-220-076-000	030-480-039-000	1099 Martin St	Stone's Throw	6943	SFD	O											1	2/5/2016
038-050-019-000	030-230-002-000	608 Overhouse Dr	Walnut 10	7382	SFD	O											1	4/7/2022
038-050-019-000	038-230-003-000	612 Overhouse Dr	Walnut 10	7383	SFD	O											1	4/7/2022
038-050-019-000	038-230-023-000	613 Overhouse Dr	Walnut 10	7434	SFD	O											1	4/7/2022
038-050-019-000	038-230-021-000	621 Overhouse Dr	Walnut 10	7432	SFD	O											1	4/7/2022
038-050-019-000	038-230-008-000	632 Overhouse Dr	Walnut 10	7337	SFD	O											1	4/7/2022
	030-453-013-000	1410 Valley Oak Dr	Winters Highlands	6661	SFD	O											1	2/5/2016
	030-453-012-000	1412 Valley Oak Dr	Winters Highlands	6660	SFD	O											1	2/5/2016
	030-453-011-000	1414 Valley Oak Dr	Winters Highlands	7938	SFD	O											1	2/5/2016
	030-405-003-000	946 Vasey St	Winters Highlands	7472	SFD	O											1	2/5/2016
	030-461-005-000	980 Vasey St	Winters Highlands	7556	SFD	O											1	2/5/2016
038-050-019-000	038-230-054-000	403 Young Dr	Walnut 10	7811	SFD	O											1	4/7/2022
038-050-019-000	038-230-045-000	433 Young Dr	Walnut 10	7462	SFD	O											1	4/7/2022
038-050-019-000	038-230-044-000	441 Young Dr	Walnut 10	7636	SFD	O											1	4/7/2022
	003-423-015-000	101 A Martinez Way	Infill Development	7913	ADU	R											1	12/31/2025
	038-180-004-000	208 Madrone CT	Infill Development	8047	ADU	R											1	12/31/2025
	003-143-001-000	315 Abbey ST	Infill Development	7932	ADU	R											1	12/31/2025
	003-193-001-000	213 Main St	Infill Development	8145	ADU	R											1	12/31/2025
	003-202-002-000	112 Main St	Infill Development	8092	ADU	R											1	12/31/2025

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Affordability by Household Incomes - Building Permits													Affordability by Household Incom						
6	7											8	9	10						
# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted
5	0	0	0	0	0	0	0	0	0	0	2		2	0	0	0	0	0	0	0
1											1	8/21/2024	1							
1											1	7/10/2024	1							
1											1	4/30/2024	1							
1											1	1/26/2024	1							
1											1	4/3/2024	1							
1											1	2/13/2024	1							
1											1	2/28/2024	1							
1											1	2/28/2024	1							
1											1	2/28/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	1/26/2024	1							
1											1	7/9/2024	1							
1											1	12/18/2024	1							
1											1	7/9/2024	1							
1										1	0	2/28/2024	1							
1											1	11/30/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	2/27/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	4/19/2024	1							
1											1	2/28/2024	1							
1											1	2/1/2024	1							
1											1	2/1/2024	1							
1											1	2/16/2024	1							
1											1	2/16/2024	1							
1											1	12/12/2023	1							
1											1	2/4/2024	1							
1											1	8/31/2022	1							
1											1	11/18/2024	1							
1											1	3/4/2024	1							
1											1	5/7/2024	1							
1											1	10/31/2024	1							
1											1	3/8/2024	1							
1											1	7/10/2024	1							
1											1	12/11/2024	1							
1											1	11/25/2024	1							
1											1	11/25/2024	1							
1											1	3/26/2025	1							
1											1	3/12/2025	1							

ıes - Certificates of Occupancy						Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units		
				11	12	13	14	15	16	17	18	19	20		
Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/ Destroyed Units Owner or Renter
0	0	2	41		43								0		
			1	8/22/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	11/5/2025	1	NONE	No	N							
			1	7/1/2025	1	NONE	No	N							
			1	2/21/2025	1	NONE	No	N							
			1	2/5/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	4/22/2025	1	NONE	No	N							
			1	2/27/2025	1	NONE	No	N							
			1	10/31/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	1/28/2025	1	NONE	No	N							
			1	12/22/2025	1	NONE	No	N							
		1	0	4/23/2025	1	NONE	No	N			Survey response				
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	2/7/2025	1	NONE	No	N							
			1	3/14/2025	1	NONE	No	N							
		1	0	3/3/2025	1	NONE	No	N			survey response				
			1	3/12/2025	1	NONE	No	N							
			1	2/13/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	12/19/2025	1	NONE	No	n							
			1	11/5/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	2/13/2025	1	NONE	No	N							
			1	3/13/2025	1	NONE	No	N							
			1	4/1/2025	1	NONE	No	N							
			1	4/24/2025	1	NONE	No	N							
			1	4/23/2025	1	NONE	No	N							
			1	3/14/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	10/23/2025	1	NONE	No	N							
			1	12/9/2025	1	NONE	No	Y							
			1	12/9/2025	1	NONE	No	Y							
			1	12/9/2025	1	NONE	No	Y							
			1	5/7/2025	1	NONE	No	Y							
			1	3/12/2025	1	NONE	No	Y							

Density Bonus				Notes
21	22	23	24	25
Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below					38	56	19	241							364		
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025	37	47			No Net Loss	4.4	High Density Multi-Family Residential	r-4	10.1	20	84	Vacant	map 08/12/2025 planning vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025			6	51	No Net Loss	5.7	Multi-Family Residential	r-3	6.1	10	57	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025		8	12		No Net Loss	3.3	Neighborhood Commercial	c-1	6.1	10	20	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025				98	No Net Loss	23.3	Low Residential	r-1	1.1	4	98	Vacant	vacant land
038-050-018-000	29500 RUSSELL BLVD	FARMSTEAD		9/16/2025				90	No Net Loss	16.1	Medium density Residential	r-2	4.1	6	90	Vacant	vacant land
003-392-023-000	Apricot Avenue/Olive Court	OLIVE GROVE		11/19/2025	1	1	1		No Net Loss	2.09	Medium density Residential	r-2	4.1	6	13	Vacant	map 02.03.2026 city council vacant land
003-391-006-000	Apricot Avenue/Olive Court	OLIVE GROVE		11/19/2025				2	No Net Loss	1.42	Medium density Residential	r-2	4.1	6	2	Vacant	vacant land

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Winters	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
11.1 General Plan Consistency Annual Review Program	Submit an annual progress report describing achievements and shortfalls of the Housing Element	2/20/2026	6th Cycle	Continuous	City Planning Commission February 24, 2026	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3928306/2024_GENERAL_PLAN_ANNUAL_PROGRESS_REPORT_revised.pdf
11.2 Land Inventory Maintenance Program	up-to-date information on underutilized and vacant residential sites appropriate to accommodate the City's RHNA and City's Surplus Land.	3/1/2026	6th Cycle	Continuous	City of Winters Website	Other	1	https://www.cityofwinters.org/DocumentCenter/View/871/2023_Inventory-of-Vacant-and-Underdeveloped-Residential-Sites?bidId=
11.3 Rezone to accommodate RHNA	Rezone to accommodate RHNA	4/15/2025	6th Cycle	In Progress	Ordinance 2025-04 amending the land-use-zone matrix to allow multiple-family dwellings on the ground floor on a C-2 site by right. Ordinance 2025-06 General Plan amendment for Farmstead Project. 2024-05 rezoning May 21, 2024 allowed for 6.01 acre on e grant ave from c-1 to c-2 allows ground level multi family units	Units	20	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3309588/Ordinance_C-2_Zoning_Amendment__2_.pdf
11.3 Rezone to accommodate RHNA	Rezone to accommodate RHNA	9/16/2025	6th Cycle	Completed	Farmstead Subdivision Project and an amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2024the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right. applied to 038-190-035-000 Central Business Commercial c-2	Units	391	https://acrobat.adobe.com/id/urn:aaid:sc:US:5dff46b4-fbbb-4109-a886-ecd2c24d0d87 https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3528885/Farmstead_FEIR.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3528874/Farmstead_AHP__002_.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269431/02-25-25_PC_Resolution___Ordinance_re_Zoning_amendment__2_.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3164063/02-25-2025_PC_Staff_Report_C-2_zoning_amendment__002__1_.pdf
11.4 Affordable Housing Steering Committee Program	Review Housing Projects	6/3/2025	6th Cycle	Continuous	Job description and hiring process for Housing Analyst to prepare documentation and maintain records. Updates and reviews of housing projects is ongoing.	Meetings	2	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3461497/Housing_Analyst_2025-xx.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3383129/Staff_Report_-_affordable_housing_property_discussions_DD_edits.pdf

11.5 Inclusionary Housing Ordinance Program	Ordinance 2009-18 Inclusionary Ordinance	3/5/2026	6th Cycle	Continuous	Review New built Inclusionary housing and multi-family to track Rhna and Inclusionary Housing needs	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:dcd25c3d-12a2-4be5-a0aa-bf4f67c4303e
11.6 Displacement/Relocation Assistance and Replacement of Affordable Units Program	Developer of projects on sites restricted to rents affordable to low or very low will require the developer to provide relocation assistance	12/31/2025	6th Cycle	In Progress	We have not had any rehabilitation of existing low income/inclusionary housing. We do closely monitor and have had discussions with our existing sites on the reporting requirements to the tenants. We have also discussed market rate apartments for sale to encourage moderate to low income tenants.	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:986ff8ad-f09b-45f3-bab0-94c092f0dfd1
11.7Duplex Allowance Program	Continue to allow for the development of duplexes on cornder lots permitted in r-1 and r-2 zones	12/31/2025	6th Cycle	Continuous	Tracking all units that have been built as duplex and recording sales, 10 year downpayment forgiveness and comparision to values of detached homes. Working with small developers to use infill vacant lots more efficiently for the purpose of duplex buildings	Units	30	https://acrobat.adobe.com/id/urn:aaid:sc:US:0176a0d3-31e1-4256-8a07-24c4267d9114
11.8 Increased Density Program	Afordable multi-family projects the city will provide non-financial incentives (reduction in street standards, setback requirements, and parking standards) Possible financial incentives where a financing gap can be demonstrated. High desnsity zoning.	12/6/2022	6th Cycle	In Progress	Neighborworks was under contract to build 17.5 units per acre= 35 total units Contract extended and in 2024 the project was said to not pencil. The amendment and rezoning increased the allowable density from 0-10 units per acre to 10-20 units per acre. On April15, 2025 the City Council adopted Ordinance 2025-04 amending the Land Use/Zone Matrix to allow Multiple-Family Dwellings on the ground floor on a C-2 site by right.	Units	35	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1681801/Staff_Report_TM_Ext_Neighborworks.pdf RFP created after Surplus Land resolution for 2026 Parcel 038-190-035-000 density from 0-10 to 10-20 units MFD on ground floor c-2 site by right.
11.9 Monitor Changes in Federal and State Housing, Planning, and Zoning Laws Programs	Remove governmental constraints when legally possible for the maintenance, improvement, and development of housing.	2/25/2025	6th Cycle	Continuous	By monitoring changes updates are made to the Winters Municipal Code to be in compliance with Federal and State law	Meetings	4	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269430/Attachment_1_-_HCD_Letter_Dated_121224.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3269431/02-25-25_PC_Resolution___Ordinance_re_Zoning_amendment__2_.pdf

11.10 Zoning Ordinance Amendments-Housing Constraints Program	Streamlined and ministerial review for Eligible Affordable Housing Projects to ensure eligible multi-family projects with an affordable mult-family projects are consistent with SB 35 and SB330 and California government code	3/18/2025	6th Cycle	Continuous	B. Accessory dwelling units and the zoning ordinance update 2025-03 is consistent with California government code Purchased 3 adu plans to expediated the development of ADU. 4 ADU built in 2025	Meetings	3	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3199873/City_Council_ADU_Ordinance.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/1196204/Attachment_2_Jackson_and_Sands_Pre-Approved_ADU_Plans_Proposal.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3601945/Updated_Tentative_Map.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3608795/Farmstead_Large_Lot_Tentative_Map_082525.pdf
II.12 Density Bonus Program	Section 17.60.030 Affordable Housing Development related to density bonuses with provisions and incentives for projects that contain 110% very lo and low income units and no parking requirements for eligible special needs or supportive housing.	12/31/2025	6th Cycle	In Progress	Prepared Affordable Housing Request for Proposals Large and Small subdivision maps includes bike lanes and handicap accessibility.	Other	1	Edit in process of staff report and Request for Proposals on Affordable Housing Development https://acrobat.adobe.com/id/urn:aaid:sc:US:85834db5-5409-4e0b-b0e6-e8e44a8f44ff
II.11 ADU Incentives Program	Provide guidance and educational materials to the public, including information on the City's website methods to accommodate a Adu	7/1/2022	6th Cycle	Completed	website includes checklist, plans, and information for a successful ADU build. Guidance provided at the counter with prospective developers and homeowners.	Other	1	https://www.cityofwinters.org/DocumentCenter/View/794/496-SF-ADU-Sedge?bidId= https://www.cityofwinters.org/DocumentCenter/View/793/ADU-Program_Building-Submittal-Checklist-07_2022?bidId=
II.12 Density Bonus Program	Consistent with state law, provide density bonus.	12/1/2022	6th Cycle	Completed	Adopted zoning amendment	Meetings	2	City Council December 2022
II.13 Facilitate Affordable and Special needs Housing Construction Program	Encourage qualified housing developers to pursue development of affordable housing and housing that are accessible to and supportive of persons and households with special needs	7/25/2023	6th Cycle	Continuous	Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrroms, roll in shower pan. Large flat panels for light switches, curb cuts in sidewalks. Farmstead will provide an opportunity to secure gove	Units	53	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2074144/1._Walnut_10_Meritage_Homes_models_DR_SR.pdf
II.14 Housing Rehabilitation and Weatherization Program	Emergency repair assistance to extremely low, very low, and low income homeowners.	12/31/2025	6th Cycle	Not Yet Started	Funding to help finance the program. Review of the Winters Senior Housing Rehabilitation Program of 2006	Other	1	Senior Housing Rehabilitation.pdf
II.15 Mixed Use Development Incentives Program	Inventory of sites and post information about mixed use opportunities	12/31/2025	6th Cycle	In Progress	Inventory of sites on website and Housing Request for Proposals under review. Farmstead development approval	Other	1	RFP for Affordable Housing IN WINTERS HIGHLAND.pdf
II.16 Energy Conservation and Solar Energy Use Program	CalGreen in California code is used in residential construction.	12/31/2025	6th Cycle	Continuous	The city continues to require all new developments comply with the CALGreen codes (Title 24) of the California Code of Regulations Ordinance 2025-10	Other	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3721538/Ordinance.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3607909/WCAC_Farmstead_letter.pdf
II.17 Title 15 Amendment Program	Update Title 15 to reflect the current California Building Codes Standards.	10/21/2025	6th Cycle	Continuous	Replease and Recassting Title 15 and Adoption of the 2025 Building Standards Code and Fire Code	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3721538/Ordinance.pdf

.18 Housing Choice Mobility	Yolo County Housing administers Housinc Choice and Project Based Voucher rental assistance.	6/1/2025	6th Cycle	Continuous	Long Term Monitoring Completed for Blue Mountain Terrace and Winters II Apartments	Meetings	10	https://acrobat.adobe.com/id/urn:aaid:sc:US:a80b925a-56c7-4d3d-a24b-7892468bdf26
II.19 Homeless Support Program	Coordinate Regional Partners with efforts to provide shelter. Yolo County Homeless and Poverty Action Coalition (HPAC)	12/31/2025	6th Cycle	Continuous	Staff Report discussion on 2025 provided January 20, 2026 on 2025 Police and community partners asistance with providing resources. Attend HPAC meetings	Meetings	1	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3847746/Staff_report_2025_homeless_outreach_update_and_discussion__1_.pdf
II.20 Local Builder Program	10 % of lots in residential subdivision will be marketed to local builders or owner-builders	9/16/2025	6th Cycle	Continuous	Condition of Approvale #4 requires Pursuant to General Plan Policy II>A>19 a minimum of 10 % of the single-family lots (19) shall be reserved for local builders or owner-builders.	Meetings	5	https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3601945/Updated_Tentative_Map.pdf https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3609000/Ordinance_2025-xx__Approving_Farmstead_DA.pdf
II.21 Conservation of Existing and Future Affordable Units Program	Monitor the risk of converting to market rate any affordable units.	12/31/2025	6th Cycle	Continuous	Developed list and rules regarding Preservation Notice and the first property with an end to restriction is not until 2038 Will educate on notice requirements. Meeting with deed restricted homeowners to create awareness of requirements	Other	3	https://acrobat.adobe.com/id/urn:aaid:sc:us:986ff8ad-f09b-45f3-bab0-94c092f0dfd1
II.22 Development Review Committee Program	Expedite processing and approval of residential projects	12/31/2025	6th Cycle	Continuous	City of Winters continues to convene the DRC to expedite residential projects as Special Planning Agenda items	Meetings	2	https://cityofwinters.granicus.com/player/clip/249?view_id=1&meta_id=22356&redirect=true https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3803912/planning-commission_minutes_summary_11.19.2025.pdf
II.23 In-Lieu Fee Review Program	The City shall Regulary review the feasibility of adjusting in-lieu fee to ensure sufficient fee are collected.	12/31/2025	6th Cycle	Continuous	Tracking in lieu fees collected, market rate/sales prices/ suitable build sites. Determining Affordable Sales Price Determining Income Qualifications Affordable Housing Plan for Farmstead September 16, 2025 City Council meeting	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:1bc9610a-d04a-4527-bc30-7763cea62cc2 https://acrobat.adobe.com/id/urn:aaid:sc:US:0e79e415-90cb-4ec9-a70d-ad31b1a4f932 https://acrobat.adobe.com/id/urn:aaid:sc:US:5989d72a-33ea-4d87-a855-77a80a65922f https://acrobat.adobe.com/id/urn:aaid:sc:US:2e97a65f-76fe-496b-885e-a66a4d21c1eb https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3541435/Farmstead_AHP__002_.pdf
II.24 UNIVERSAL DESIGN PROGRAM	NEW RESIDENTIAL SUBDIVISION INCORPORATE UNIVERSL DESIGN FEATURES TO ASSIST PERSON WITH DISABILITIES	12/31/2025	6th Cycle	Continuous	Walnut 10 was built in 2025 and exceeds standards for building code, including aging in place updates such as 3' doors, pull up bars in bathrroms, roll in shower pan. Large flat panels for light switches, curb cuts in sidewalks. Farmstead will provide an opportunity to secure government funding to provide more inclusionary sites in the development	Units	85	https://acrobat.adobe.com/id/urn:aaid:sc:US:b4736757-dd88-4dbc-954b-90b5184b7089

II.25 CALIFORNIA ACCESSIBILITY STANDARDS COMPLIANCE PROGRAM	Construction projects will comply with the State of California accessibility standards	1/13/2026	6th Cycle	Continuous	California Accessibility Requirements Code Regulations Title 24 Part 2 volume 1 Chapters 10, 11a and 11B. TITLE 15 BUILDINGS AND CONSTRUCITON UPDATE	Other	1	https://www.cityofwinters.org/Search?searchPhrase=california%20accessibility%20standards&pageNumber=1&perPage=10&departmentId=-1 https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/3683311/Exhibit_B.pdf
II.26 Homeowner Training Program	Ensure the success of new homeowners by providing opportunities for pre and post purchase counseling	12/31/2025	6th Cycle	Continuous	Contract with Neighborworks to provide the training	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:04618f3d-2706-44c5-ac48-d0bb5892f31e
II.27 Housing Diversification Program	Variety of Housing Types including tri-plex and four-plex on corner lots.	12/31/2025	6th Cycle	Continuous	duplex development has been successful. Need zoning to allow for larger than duplex	Units	30	https://acrobat.adobe.com/id/urn:aaid:sc:US:64719cf2-f670-467b-b9c6-f1010f7bebae
II.28 REASONABLE ACCOMMODATION PROGRAM	Continue to implement written procedures for requests of reasonable accommodation for persons with disabilitiesseeking equal access to housing .	12/31/2025	6th Cycle	Continuous	Review zoning ordinance to address any constraints and address through a reasonable accommodation request.	Other	0	Within 30 days of receipt of completed application Community Development Department
II.29 Affirmatively Further Fair Housing Outeach and Coordination Program	Provide a list of available renter and homebuyer assistance program, develop housing data.	12/31/2025	6th Cycle	Continuous	Created details on recently built homes and sent survey to identify more about the household.	Other	1	https://acrobat.adobe.com/id/urn:aaid:sc:US:e8192035-e936-4965-916a-d2cb100f918f
II.31 Increase Access to Local Services and Employment Opportunities	Economid Development to attract Industries and services. Mobility access to employment lands	12/31/2025	6th Cycle	Continuous	December 17, 2025 Kiewit Concrete Prestress Castin Facility and Batch Plant 29 acres close to Farmstead on 2790 County Road 90	Meetings	1	December 17, 2025 Planning Commision review of light industry with potential of 50 jobs.
II.32 Facilitate Farmworker Housing	Vacant sites permitted by right for farmworker housing.	12/31/2025	6th Cycle	Not Yet Started	Monitoring state funding for farmworker housing	Other	1	no longer accepting application for FWHG

WINTERS
california
Est. 1875

Deed Restricted Properties
Located In Winters, CA 95694
As of May 2026

APN	SITUS/ address	Number of Units	UNIT TYPE	Number of Bedrooms	Year Built	Covenant/YOLO Recording Document	Recording Date	DEED Restrictions Expiration
030-434-008-000	1202 Rojo St.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0005428	2/22/2022	2032
030-434-018-000	1203 Hamakawa St.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0005470	3/2/2022	2032
030-392-031-000	434 Cottage Circle	1	SINGLE FAMILY DETACHED	4-Bedroom	2022	2022-0007383	3/22/2022	2032
030-434-017-000	1501 Scotty Way	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0007448	3/23/2022	2032
030-392-029-000	438 Cottage Circle	1	SINGLE FAMILY DETACHED	4-Bedroom	2022	2022-0007727	3/25/2022	2032
030-434-011-000	1215 Hamakawa St.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0008015	3/29/2022	2032
030-434-011-000	1215 Hamakawa St.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0008016	3/29/2022	
030-434-001-000	1214 Rojo St.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022	2022-0014518	6/15/2022	2032
030-392-023-000	450 Cottage Circle	1	SINGLE FAMILY DETACHED	4-Bedroom	2022	2022-0014681	6/17/2022	2032
030-392-027-000	442 Cottage Circle	1	SINGLE-FAMILY DETACHED	4-Bedroom	2022	2022-0020104	8/29/2022	2032
030-454-010-000	1250 Scotty Way	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0012665	8/2/2023	2033
030-454-009-000	1252 Scotty Way	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0012653	8/2/2023	2033
030-454-011-000	1165 Chapman St.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0012835	8/4/2023	2033

030-454-008-000	1145 Rubio Way	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0012861	8/4/2023	2033
030-454-011-000	1165 Chapman St.	1	SINGLE FAMILY DETACHED	4-Bedroom	2023	2023-0012834	8/4/2023	2033
030-455-009-000	1061 Ramos Dr.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0013983	8/22/2023	2033
030-455-018-000	1100 Scotty Way	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0014219	8/25/2023	2033
030-451-012-000	1204 Niemann St.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0014210	8/25/2023	2033
030-451-013-000	1111 Kato Ln.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0014512	8/30/2023	2033
030-452-012-000	1216 Niemann St.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0014888	9/6/2023	2033
030-455-017-000	1116 Hiramatsu Ln	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0015047	9/11/2023	2033
030-452-013-000	1159 Ramos Dr.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2023	2023-0018392	10/11/2023	2033
030-462-002-000	973 Carbahal St.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0018083	10/26/2023	2033
030-462-011-000	900 Scotty Way	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2023	2023-0018098	10/26/2023	2033
030 415 012-000	1003 Ramos Dr.	1	SINGLE FAMILY DETACHED	4-Bedroom	2023	2023-0020225	11/27/2023	2033
030-462-012-000	961 Vasey	1	SINGLE FAMILY DETACHED	4-Bedroom	2025	2024-0002814	2/20/2024	2034
030-470-016-000	657 Gurmit Court	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2024	2024-0007217	4/30/2024	2034
038-230-037-000	224 Almond Dr.	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2025	2025-0006574	4/25/2025	2035
038-230-038-000	655 Overhouse Dr.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2025	2025-0009644	6/13/2025	2035
038 205 151-000	221 Maple Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	98 0009 224 00	04 06 1998	perpetuity
030 391 141-000	426 Anderson Ave	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000412400	01 26 2005	01 26 2014
030 391 051-000	427 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000708500	02 14 2005	perpetuity
030 391 141-000	426 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000707800	02 14 2005	perpetuity

030 391 131-000	422 Anderson Ave	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005 000709800	02 14 2005	perpetuity
030 391 031-000	435 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000738800	02 15 2005	perpetuity
030-392-021-000	454 Cottage Circle	1	SINGLE FAMILY DETACHED	4-Bedroom	2022	2022-0010199	4/22/2022	2032
030 391 211-000	411 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000792600	02 18 2005	perpetuity
030 391 177-000	438 Anderson Ave	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	0029597	02 18 2005	perpetuity
030 391 121-000	418 Anderson Ave	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000809900	02 18 2005	perpetuity
030 391 071-000	419 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005-0009282	02 28 2005	perpetuity
030 392 131-000	408 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005-0009298	02 28 2005	perpetuity
030 392 051-000	458 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000912000	02 28 2005	perpetuity
030 392 121-000	410 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000933600	02 28 2005	perpetuity
030 392 011-000	474 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000912600	02 28 2005	perpetuity
030 391 151-000	430 Anderson Ave	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000982600	03 02 2005	perpetuity
030 392 071-000	430 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005 000983200	03 02 2005	perpetuity
030 392 101-000	418 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 000981100	03 02 2005	perpetuity
030 392 041-000	462 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005 001026000	03 04 2005	perpetuity
030 391 021-000	439 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 001122800	03 10 2005	perpetuity
030 391 161-000	434 Anderson Ave	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2005 001145500	03 11 2005	perpetuity
003 370 061-000	400 Morgan St	38	MULTI-FAMILY	1-Bedroom	1994/ 2015	2015-0006523	03 18 2015	2045
030 391 111-000	414 Anderson Ave.	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2005 001459900	03 30 2005	perpetuity
003 370 341-000	116 E Baker St	18	MULTI-FAMILY	1-Bedroom	1982 /2003	2003 0018526	04 03 2003	2058
003 370 341-000	116 E Baker St	20	MULTI-FAMILY	2-Bedroom	1982/ 2003	2003 0018526	04 03 2003	2058
003 370 341-000	116 E Baker St	6	MULTI-FAMILY	3-Bedroom	1982 /2003	2003 0018526	04 03 2003	2058
038 201 011-000	220 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 021-000	613 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity

038 201 031-000	609 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 041-000	605 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 051-000	601 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 201 061-000	221 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 201 071-000	225 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 201 081-000	229 Red Bud Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 201 091-000	233 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 111-000	241 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 181-000	232 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 191-000	228 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 201 201-000	224 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 202 011-000	600 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 021-000	604 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 031-000	608 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 051-000	208 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 061-000	204 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 071-000	200 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 081-000	196 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 202 111-000	197 Red Bud Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 202 121-000	201 Red Bud Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 202 131-000	205 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 202 141-000	209 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 203 041-000	233 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 051-000	229 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 061-000	225 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	1999	1998-0009224	04 06 1998	perpetuity

038 203 071-000	221 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 081-000	217 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 091-000	213 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 101-000	209 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 203 121-000	201 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 203 131-000	197 Wild Rose Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 203 141-000	193 Wild Rose Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 204 011-000	513 Creekside Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 021-000	509 Creekside Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 031-000	505 Creekside Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 041-000	501 Creekside Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 051-000	205 Maple Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 061-000	204 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 081-000	209 Maple Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 091-000	500 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 101-000	504 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 111-000	508 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 204 121-000	512 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 011-000	220 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 021-000	224 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 205 031-000	228 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 205 041-000	232 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	1999	1998-0009224	04 06 1998	perpetuity
038 205 091-000	245 Maple Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 101-000	241 Maple Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 111-000	237 Maple Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 121-000	233 Maple Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 131-000	229 Maple Ln	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 141-000	225 Maple Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity

038 205 161-000	501 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 171-000	505 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 181-000	509 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 205 191-000	513 Manzanita Way	1	SINGLE FAMILY DETACHED	4-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
038 202 041-000	612 Manzanita Way	1	SINGLE FAMILY DETACHED	3-Bedroom	2001	1998-0009224	04 06 1998	perpetuity
038 204 071-000	208 Red Bud Ln	1	SINGLE FAMILY DETACHED	3-Bedroom	2000	1998-0009224	04 06 1998	perpetuity
003 370 048-000	147 E. Baker Street	58	MULTI-FAMILY	1-Bedroom	2021	2016-0010385	04 22 2016	2071
003 370 048-000	147 E. Baker Street	5	MULTI-FAMILY	2-Bedroom	2021	2016-0010385	04 22 2016	2071
003 534 004-000	930 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-0009868	04 24 2017	perpetuity
003 534 005-000	928 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-00010841	05 02 2017	perpetuity
003 534 006-000	926 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-00011213	05 04 2017	perpetuity
003 534 007-000	924 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-11933	05 12 2017	perpetuity
003 534 002-000	934 Kennedy Street	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-00012555	05 19 2017	perpetuity
003 534 003-000	932 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-00013606	05 31 2017	perpetuity
003 360 026-000	955 Railroad Avenue	12	MULTI-FAMILY	1-Bedroom	2011	2010-18057	07 07 2010	2065
003 360 026-000	955 Railroad Avenue	26	MULTI-FAMILY	2-Bedroom	2011	2010-18057	07 07 2010	2065
003 360 026-000	955 Railroad Avenue	4	MULTI-FAMILY	4-Bedroom	2011	2010-18057	07 07 2010	2065
003 204 111-000	17 Main St	6	MULTI-FAMILY	Studio	1997	1997 0017355	07 23 1997	2053
003 534 008-000	922 Kennedy Drive	1	SINGLE FAMILY DETACHED	3-Bedroom	2017	2017-25660	09 29 2017	perpetuity
003 330 111-000	801 Dutton St	33	MULTI-FAMILY	2-Bedroom	1983/ 2010	2010-0027845	09 30 2010	2067

003 330 111-000	801 Dutton St	6	MULTI-FAMILY	3-Bedroom	1983 /2010	2010-0027845	09 30 2010	2067
003 370 381-000	110 E Baker St	4	MULTI-FAMILY	1-Bedroom	2007	2006 0042100	10 25 2006	2063
003 370 381-000	110 E Baker St	16	MULTI-FAMILY	2-Bedroom	2007	2006 0042100	10 25 2006	2063
003 370 381-000	110 E Baker St	12	MULTI-FAMILY	3-Bedroom	2007	2006 0042100	10 25 2006	2063
003 370 381-000	110 E Baker St	2	MULTI-FAMILY	4-Bedroom	2007	2006 0042100	10 25 2006	2063
030-455-008-000	1110 Hiramatsu Ln	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0018390	10/312023	2033
030 391 061-000	423 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2004 005071700	11 04 2004	11 04 2013
030 391 041-000	431 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2004 005096600	11 05 2004	11 05 2013
030 392 031-000	466 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2004 005200200	11 12 2004	11 12 2013
030 391 011-000	443 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2004 005342000	11 19 2004	11 19 2013
030 392 091-000	422 Cottage Cir	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2004 005322800	11 19 2004	11 19 2013
030 391 181-000	442 Anderson Ave	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2004 005411600	11 24 2004	11 24 2013
030 391 191-000	415 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2004 005507400	12 01 2004	12 01 2013
030 392 021-000	470 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2004 005573000	12 06 2004	12 06 2013
030 391 101-000	410 Anderson Ave	1	SINGLE FAMILY DETACHED	4-Bedroom	2004	2004 005506800	12 1 2004	12 1 2013
030 392 111-000	414 Cottage Cir	1	SINGLE FAMILY DETACHED	3-Bedroom	2004	2004 005741000	12 15 2004	12 15 2013
030 415 011-000	884 Wyatt Lane	1	SINGLE FAMILY DETACHED	3-Bedroom	2019	2019-00033266	12 31 2019	perpetuity
030-455-008-000	1100 Hiramatsu Ln	1	SINGLE-FAMILY ATTACHED	4-Bedroom	2023	2023-0018387		2033
030-434-008-000	1202 Hamakawa Ln.	1	SINGLE-FAMILY ATTACHED	3-Bedroom	2022			

Property Available for Purchase as of April 17, 2026

Please contact the City of Winters for details.